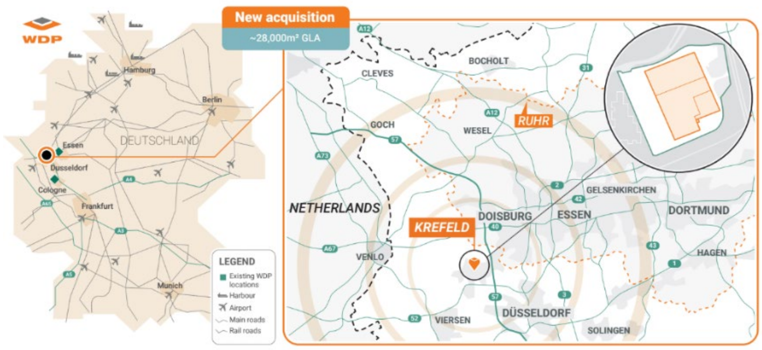
WDP expands German platform with €19 million acquisition in the Rhine-Ruhr region

WDP has acquired a logistics property in Krefeld, North Rhine-Westphalia, for approximately 19 million euros, further scaling its German platform through a selective value-add investment with future potential. The site comprises around 28,000 m² of warehouse space, including an automated high-bay facility, and is fully leased to an international automotive company under a triple-net, CPI-linked lease agreement. The investment generates an NOI yield[1] of approximately 8.5%.

The property serves as an important distribution centre supporting the tenant's operations across North Rhine-Westphalia, Belgium and the Netherlands. The lease maturity is foreseen in 2037, with a break option at the end of 2029.

Selective growth in one of Europe's largest logistics markets



The value-add acquisition combines an attractive initial yield with embedded value creation potential in North Rhine-Westphalia, one of Europe's leading logistics markets. Krefeld's central location within the Rhine-Ruhr region and dense transport network provide access to a significant share of the European consumer market, while its proximity to Düsseldorf and the Dutch border reinforces the connection between WDP's German activities and its established Benelux platform. Supported by its local team in Düsseldorf and the capabilities of the wider WDP platform, WDP continues to selectively pursue acquisitions and development opportunities where local market knowledge, active asset management and its European network can create long-term value. The acquisition fits WDP's disciplined, multi-driver approach to growth under #BLEND2030.

> *"This acquisition illustrates how we are building our German platform: selectively, with a clear focus on value creation and a strong local presence, as part of WDP's wider European footprint. Our team in Düsseldorf brings the market knowledge and proximity needed to identify and manage opportunities locally, while benefiting from the scale and capabilities of the wider WDP platform. This provides a strong basis for disciplined growth in Germany."* Christoph Telker, Country Manager Germany at WDP

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

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WDP develops and invests in logistics real estate (warehouses and offices). WDP's property portfolio comprises circa 9 million m². This international portfolio of semi-industrial and logistics buildings is spread over around 350 sites at prime logistics locations for storage and distribution in Belgium, the Netherlands, France, Luxembourg, Germany and Romania.

WDP NV/SA – BE-REIT (public regulated real estate company under Belgian law). Company number 0417.199.869 (RPR Brussels, Dutch-speaking section).

WDP is listed on Euronext Brussels (BEL 20) and Amsterdam (AEX) and is, among other things, part of the European Public Real Estate Association (EPRA), MSCI, STOXX, and the Dow Jones Sustainability Index (DJSI).

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