

## WDP acquires Sip-Well site in Londerzeel through a capital increase of 9.4 million euros

Issue of 348,975 new WDP shares to (rounded) 26.94 euros per share

### Implications under the Transparency Law

WDP becomes owner of the Sip-Well site in Londerzeel. The site comprises approximately 11,000 m<sup>2</sup> of built-up area with additional future development potential. This acquisition enables WDP to strengthen its presence at the industrial site – after all, it is adjacent to the WDP location at Weversstraat 2, which is leased by Colfridis, and is centrally located in the middle of the WDP cluster of buildings in the Londerzeel industrial zone. Sip-Well will continue to lease the property for a period of 15 years.

This acquisition, with an overall investment value of 9.4 million euros, has been realised today through a contribution in kind of the site to WDP, in exchange for 348,975 new WDP shares. Indeed, today, Thursday 14 January 2021, using the authorised capital, WDP's Board of Directors approved this transaction, which leads to a capital increase of 9.4 million euros and the issuance of 348,975 new WDP shares. The shares are expected to be listed on Euronext Brussels and Amsterdam as of 15 January 2021. The issue price is (rounded) 26.94 euros per share. The transaction has led to an increase in shareholders' equity of 9.4 million euros, of which an amount of (around) 0.4 million euros was allocated to the *Capital* item and an amount of (around) 9 million euros to the *Issue Premium* item.

### WDP cluster in Londerzeel

The purchase of this site is part of the further expansion of the existing cluster of buildings owned by WDP at the Londerzeel industrial zone. Located along the A12 motorway, this business park is an ideal base for storage and domestic and European goods distribution. The industrial zone now includes seven WDP-owned properties - collectively accounting for approximately 125,000 m<sup>2</sup> of built-up area – lease by (a.o.) Colfridis and Lantmännén Unibake.



### Issue price, listing and profit sharing for new shares

The contributors were paid by the issue of 348,975 new WDP shares (i.e. around 0.20% of the total number of existing WDP shares). The issue price was set to (rounded) 26.94 euros based on the volume-weighted average price (VWAP) of WDP shares, provided on the Euronext Brussels website (including the dividend for the 2020 and 2021 financial years, starting on 1 January 2020 and 1 January 2021 respectively) for the three days leading up to 14 January 2021, minus five per cent.

The new WDP shares are of the same type and confer the same rights (including dividend rights) as existing WDP shares and make up (around) 0.20% of the total outstanding shares. WDP expects to secure admission of the new shares for trading on the regulated markets Euronext Brussels and Amsterdam on 15 January 2021.

### **Publication in accordance with article 15 of the law of 2 May 2007 (Transparency law)**

Following the capital increase and the issue of 348,975 new shares at a total issue price of 9,399,989.21 euros (i.e. 399,824.22 euros booked as capital and 9,000,164.99 euros booked as share premium), the total capital of WDP on 14 January 2021 amounts to 200,571,283.26 euros. As from that date, the capital is represented by 175,062,842 fully paid-up ordinary shares. There are no preferred shares. Each of these shares carries one voting right at the General Meeting of shareholders and these shares thus represent the denominator for the purposes of notifications under the transparency regulations (i.e. notifications in case of (a.o.) reaching, crossing or falling below the statutory or legal thresholds). In addition to the legal thresholds, the WDP Articles of Association specify an additional statutory threshold of 3% and 7.5% in accordance with article 18, §1 of the Transparency law. No outstanding options or subscription rights have been issued that entitle their holder to shares.



### More information



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WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 5 million m<sup>2</sup>. This international portfolio of semi-industrial and logistics buildings is spread over around 250 sites at prime logistics locations 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)

