

## INTERIM STATEMENT BY THE MANAGER FOR THE PERIOD 01.01.2017 – 31.03.2017

- **EPRA Earnings for Q1 2017 amounts to 25.6 million euros, an increase of 15% compared to Q1 2016.**
- **The EPRA Earnings per share amounts to 1.20 euros, steady with respect to Q1 2016, including an increase of outstanding shares of 15% and a far lower gearing ratio (namely - 7% year-on-year to around 50%).**
- **WDP affirms its ambition to achieve EPRA Earnings per share of at least 5.35 euros for 2017 and 5.85 euros in 2018, a cumulative increase of 10% according to the 2016-20 growth plan.**

### 1. Summary

- EPRA Earnings<sup>1</sup> for Q1 2017 amount to 25.6 million euros, an increase of 15.2% over Q1 2016 (22.2 million euros). The EPRA Earnings per share<sup>2</sup> for Q1 2017 amount to 1.20 euros, steady with respect to 1.20 euros in Q1 2016, including an increase of outstanding shares of 15% and a far lower gearing ratio.
- The net result (IFRS) for Q1 2017 comes to 50.6 million euros, compared to 11.3 million euros in Q1 2016. The net result (IFRS) per share for Q1 2017 comes to 2.37 euros, compared to 0.61 euros in 2016.
- The occupancy rate<sup>3</sup> was 97.2% on 31 March 2017, compared to 97.0% at 2016 year-end. The average term (until the first termination date) of the lease agreements in the WDP portfolio is 6.3 years (including solar panels).
- On 31 March 2017, the gearing ratio (IFRS<sup>4</sup> and proportionate, respectively) amounted to 49.1% (50.3%), a decrease of more than 7% compared to 56,3% (57,6%) on 31 March 2016.

*In accordance with the guidelines issued by ESMA (the European Securities and Markets Authority), applicable as at 3 July 2016, the Alternative Performance Measures (APM) used by WDP must now be defined in a footnote on their first mention in this press release. This definition will also be accompanied by a symbol (▼) so the reader can easily recognise it as an APM definition. Chapters 7-8 of this press release also gives a reconciliation of these indicators.*

<sup>1</sup> ▼ EPRA Earnings: this is the underlying result of core activities and indicates the degree to which the current dividend payments are supported by the profit. This result is calculated as the net result (IFRS) exclusive of the result on the portfolio, the change in the fair value of financial instruments and depreciation and write-down on solar panels. See also [www.epra.com](http://www.epra.com).

<sup>2</sup> ▼ The EPRA Earnings per share is the EPRA Earnings based on the weighted average number of shares.

<sup>3</sup> The occupancy rate is calculated on the basis of the rental values of the leased buildings and the unleased space and includes income from solar panels. Projects under construction and/or renovations are not taken into account.

<sup>4</sup> ▼ The gearing ratio (IFRS) is calculated in the same manner as the gearing ratio (proportionate) in accordance with the GVV/SIR KB, but based on a consolidated balance sheet in accordance with IFRS that incorporates joint ventures using the equity method.

- The EPRA NAV<sup>5</sup> was 53.3 euros on 31 March 2017, compared to 51.2 euros on 31 December 2016. The IFRS NAV was 50.8 euros on 31 March 2017, compared to 48.4 euros on 31 December 2016.
- In late April 2017, the Board of Directors of WDP's statutory manager decided once again to offer an optional dividend to shareholders, with an issue price of 83.44 euros, which implies a discount of 5.2% compared to yesterday's closing price (2 May 2017). Shareholders are invited to make their choice and communicate this to their financial institution before 12 May 2017. The expected proceeds from the optional dividend will be used immediately to fund the projects under development.
- The total investment volume identified within the framework of the 2016-20 growth plan currently amounts to approx. 400 million euros. This is a package of complementary acquisitions (approx. one third) and pre-leased new developments for new and existing clients (approx. two thirds), resulting from the strong commercial platform in the Benelux region and Romania and WDP's position as both a developer and long-term final investor.
- In line with the announcement in the publication of the 2016 annual results, WDP confirms EPRA Earnings of at least 5.35 euros per share for 2017, with respect to 5.30 euros in 2016, including an increase in the projected number of outstanding shares<sup>6</sup>, mainly due to the capital increase at the end of 2016. Based on the strong project development pipeline, which will yield full returns in 2018, and the projected portfolio growth, WDP aims for an EPRA Earnings per share of 5.85 euros in 2018.<sup>7</sup>
- Based on this outlook, WDP intends to set a gross dividend of 4.45 euros for 2017 and 4.70 euros for 2018, i.e. an increase of 5% per year.

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<sup>5</sup> ▼ EPRA NAV: this is the NAV that was 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 real estate investments over the long term. See also [www.epra.com](http://www.epra.com).

<sup>6</sup> Including the expected optional dividend for 2017.

<sup>7</sup> This profit forecast is based on the current situation, barring presently unforeseen circumstances (such as a material deterioration of the economic and financial climate), and a normal number of hours of sunshine.

## 2. Operating and financial activities during Q1 2017

### 2.1. Occupancy rate and leases

On 31 March 2017, the portfolio's occupancy rate is at 97.2%. Out of the 13% lease agreements reaching their next expiry date in 2017, more than 70% are already extended.

### 2.2. Acquisitions and disposals

#### 2.2.1. Acquisitions

##### *Romania<sup>8</sup>*

*Bucharest (3)*: purchase of a site along the Ring Road - North West in Bucharest. This site comes with two existing warehouses (a building of approx. 7,400 m<sup>2</sup> and a building of approx. 5,500 m<sup>2</sup>). On the remaining land resources, a third building of over 6,000 m<sup>2</sup> is being constructed, with delivery slated in Q1 2018. The buildings are leased to Aquila under a fixed six-year lease agreement (with extension option). The investment budget amounts to a total of approx. 8 million euros.

#### 2.2.2. Disposals

*Leuven, Vaart 25-35*: anticipating the need for more housing in this part of the city, WDP entered into a partnership agreement with project developer L.I.F.E. to convert the existing Hungaria building into a residential tower block. I love Hungaria is slated for completion in late 2018. As part of this project, WDP along with L.I.F.E. will sell this site in phases.<sup>9</sup> The percentage of space sold is currently 37%.

In addition, Q1 2017 also saw the sale of a building in Estaimpuis, at rue du Pont Bleu 21. The sale of this property shows a loss of 1.4 million euros in the result on the portfolio, which has been compensated by a lease termination fee that was recognised in EPRA Earnings.

At this time, there are no *Assets held for sale*.

### 2.3. Projects completed during the first quarter of 2017

##### *The Netherlands*

*Oosterhout, Denariusstraat*: new development site of approx. 10,000 m<sup>2</sup> for Brand Masters, specialising in the development and distribution of chocolate and confectionery, under an eleven-year lease agreement. The investment budget amounts to approx. 7 million euros.

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<sup>8</sup> Based on 100% of the investment.

<sup>9</sup> See press release dated 30 April 2015.

## 2.4. Projects under development

WDP expects the total projects under development of approx. 220 million euros to generate an initial gross rental yield of around 6.80%.

### *Belgium*

*Zellik, Z4 Broekooi 290:* now that tenant Antalis has pulled out and moved into a smaller, more customised building, the space that became available is being redeveloped into a service centre tailored to the needs of Euro Pool System. In total, an area of 30,000 m<sup>2</sup> (ground floor and mezzanine) will be developed under a fixed fifteen-year lease agreement. Completion of this project is planned for the autumn of 2017. The investment for this redevelopment amounts to approx. 14 million euros for WDP.

*WDPort of Ghent:* during Q3 2017, logistics service provider Mainfreight will move into a new warehouse of 9,000 m<sup>2</sup> (with expansion potential to 30,000 m<sup>2</sup>) based on a long-term ten-year lease agreement (with first termination date after five years). The investment budget amounts to approx. 4 million euros.

### *The Netherlands*

*Barendrecht, Dierensteinweg 30:* a new construction for the expansion of The Greenery's existing Retail DC. The new development will also accommodate the logistics activities of Hagé International, the import department of The Greenery. A second new development is underway for the existing Euro Pool System container washing plant, where The Greenery's crates are washed. Building B was delivered during Q3 2016 as planned. Building A is being delivered in phases in late 2016 and in the spring of 2017. Altogether this represents a surface of 40,000 m<sup>2</sup>. The investment budget amounts to approx. 18 million euros.

*Barendrecht, Dierensteinweg 30:* in line with the purchase of building C-D, this site will be redeveloped with a future gross area of approx. 23,700 m<sup>2</sup>, customised for tenant The Greenery, for a term of at least fifteen years (completion slated for Q4 2017 and Q4 2018, respectively). The investment budget amounts to approx. 10 million euros.

*Bleiswijk, Maansteenweg/Spectrumlaan:* in early 2016, WDP purchased a landholding of approx. 7 hectares on this site. For Mediq, a distribution centre of around 25,000 m<sup>2</sup> is being set up, with delivery slated for Q3 2017. Moreover, for Total Exotics, a tailored warehouse measuring 6,000 m<sup>2</sup> is being erected, with delivery slated for Q1 2018, based on a lease agreement of twelve years (with a first termination option after six years). The total investment budget for both projects amounts to approx. 17 million euros.

*Heerlen, Earl Bakkenstraat:* in Heerlen, near Maastricht, logistics service provider CEVA Logistics, along with WDP, will expand a pharma hub with growth potential. CEVA Logistics organises logistics for

medical devices for Medtronic. The new development, fully GDP-compliant<sup>10</sup>, covers an area of over 33,000 m<sup>2</sup> in the first phase currently getting underway, with delivery slated for Q3 2017. CEVA Logistics is signing on to a basic five-year lease agreement. The investment budget for WDP amounts to approx. 32 million euros.

*Veghel, Marshallweg 2*: partial redevelopment of a strategic FMCG<sup>11</sup> campus for Kuehne + Nagel, already property of WDP. This phased redevelopment involves replacing 31,000 m<sup>2</sup> in old storage space with a brand-new, state-of-the-art distribution centre totalling around 35,000 m<sup>2</sup>. WDP expects final delivery of this site during Q2 2018. The investment budget amounts to approx. 22 million euros.

*Venlo, Trade Port Noord*: on a newly acquired land resource, WDP welcomes logistics service provider DB Schenker, already a WDP tenant in France, which plans to use this site to expand its operations within the Dutch Limburg region. WDP is fitting out its tenant with a new multi-user warehouse totalling some 50,000 m<sup>2</sup>, with delivery slated in the course of Q3 2017. The investment budget for this project amounts to approx. 30 million euros.

### *Romania<sup>12</sup>*

*Bucharest (1)*: a distribution centre is being set up for Decathlon on a newly purchased parcel to the north of Bucharest. This warehouse offers around 22,000 m<sup>2</sup> in space and features a mezzanine of another 6,000 m<sup>2</sup> as well as a planned expansion for 10,000 m<sup>2</sup>. Decathlon will provision its shops from this site and has signed on to a thirty-year lease agreement (with the first option to terminate after seven years). Delivery is slated for the first half of 2017. The investment budget amounts to approx. 15 million euros.

*Bucharest (2)*: a second project on this site is underway for retailer Carrefour who, after delivery (scheduled for Q4 2017), will move into a distribution centre of around 11,000 m<sup>2</sup> with an expansion to 16,000 m<sup>2</sup> under a ten-year lease agreement. WDP projects an investment budget of some 8 million euros.

*Timișoara*: international logistics service provider Kuehne + Nagel will move into a new distribution centre of approx. 5,000 m<sup>2</sup> and has signed on to a five-year lease agreement. The new site is being set up in Timișoara, a new region in Western Romania where WDP wants to offer logistics storage space. WDP projects an investment budget of approx. 2 million euros for this new development project. Delivery of this project is slated for Q3 2017.

*Cluj-Napoca (3)*: at this site, supermarket chain Profi is centralising its retail service for fruits and vegetables for the Transylvania region. In phases, WDP will custom-develop a refrigerated distribution centre, with offices, totalling over 15,000 m<sup>2</sup>, with delivery slated for Q1 2018. Profi is signing on to a

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<sup>10</sup> Good Distribution Practice, primarily known by its abbreviation GDP, refers to the guidelines for proper distribution of medicine and related products for human use.

<sup>11</sup> FMCG stands for Fast Moving Consumer Goods.

<sup>12</sup> Based on 100% of the investment.

long-term ten-year lease agreement. The investment budget amounts to approx. 10 million euros.

*Cluj-Napoca (4):* new development project for Arcese. After delivery, slated for Q3 2017, this logistics service provider will enjoy over 4,700 m<sup>2</sup> under a five-year lease agreement. WDP projects an investment budget of some 2 million euros.

*Oarja (1):* the existing tenant, Röchling, wishes to double its current warehouse space. By Q4 2017, WDP will therefore deliver over 7,700 m<sup>2</sup> of distribution space under a long-term ten-year lease agreement. The investment budget amounts to approx. 3 million euros.

*Oarja (2):* construction of a distribution centre for logistics service provider CEVA Logistics, which wants to set up logistics activities for Pirelli here. This newly built warehouse, customized for a total of more than 11,000 m<sup>2</sup>, will be leased on the basis of a fixed three-year lease agreement after delivery (scheduled during Q4 2017). WDP projects an investment budget of some 4 million euros.

*Aricestii Rahtivani (Ploiesti):* newly built warehouse with offices of about 4,500 m<sup>2</sup> for Kamtec, a specialist in car parts, which is signing on to a long-term ten-year lease agreement. Delivery of this site is scheduled for Q1 2018. The investment budget amounts to approx. 3 million euros.

*Roman:* in Roman, located in the north-east of Romania, a new development project of around 29,000 m<sup>2</sup> is starting up in phases. Profi is signing on for a fixed long-term ten-year lease agreement after delivery of the site, scheduled during Q4 2017. The investment budget amounts to approx. 15 million euros.

## **2.5. Sustainability**

### *30MWp solar panel programme in Dutch property portfolio*

Within the framework of WDP's strategy to improve the sustainability of its portfolio, WDP has launched a green energy programme by installing solar panels in the Netherlands, with a total capacity of approx. 30 MWp. Project execution is in full swing in cooperation with the clients. Installation is currently in execution on roofs at thirteen sites, bringing the total installed capacity to 15 MWp. In addition to this, installation of 10 MWp in capacity is also in execution, with staggered deliveries by mid-2017. WDP is one of the top ten investors in solar panels in the Netherlands.<sup>13</sup>

## **2.6. Management of financial resources**

### *Extension of ING credit line for 40 million euros*

WDP has successfully extended two loans with ING for 20 million euros each, maturing in 2018, in a package totalling 40 million euros until 2024.

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<sup>13</sup> More information is available via [www.thesolarfuture.nl](http://www.thesolarfuture.nl).

## 2.7. Significant events after the balance sheet date

### 2.7.1. Additional acquisitions and projects under development

#### *Belgium*

*Bornem, Sluisweg:* following purchase of the FMCG site in Bornem, leased to DHL, WDP will also acquire the third and final phase after delivery in 2017. Along with the first two phases, this site constitutes an XXL platform of approx. 100,000 m<sup>2</sup>. The investment involves an amount of approx. 7 million euros.

#### *The Netherlands*

*Rotterdam region:* WDP has signed an agreement in principle for a new development. The investment involves an amount of approx. 18 million euros. More information will be submitted together with the client after final closing.

*Echt, Fahrenheitweg:* in the ML business park in Echt, where WDP is already present with a site leased to Action, WDP will acquire a turnkey project, where logistics service provider Dick Vijn has a fixed ten-year lease, for a sum of over 9 million euros.

### 2.7.2. The optional dividend

The statutory manager's Board of Directors decided once again to offer an optional dividend to the shareholders this year. The shareholders were informed at the General Meeting held on 26 April 2017 of the specific conditions of this optional dividend.<sup>14</sup>

For payment of the dividend of 4.26 euros gross (rounded) or 2.98 euros net (exactly) per share for 2016, the shareholders have a choice between:

- **Payment of the dividend in cash:**  
Coupon no. 27 provides the right to a dividend of 4.26 euros gross (rounded) or 2.98 euros net (exactly) per share (after deduction of a 30% withholding tax<sup>15</sup>).
- **Investment of the dividend in return for new WDP shares:**  
A subscription can be made for one new share by the investment of 28 of no. 27 coupons (each for the amount of the net dividend of 2.98 euros, or 83.44 euros in total).

This final issue price of 83.44 euros implies a discount of 5.2% in relation to yesterday's closing price (2 May 2017).

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<sup>14</sup> See press release dated 26 April 2017.

<sup>15</sup> See Article 269 of the Belgian Income Tax Code 1992, as amended by Articles 93 to 95 of the Belgian Programme Act of 25 December 2016.

- **Combination of payment methods:**

A mix between contribution in kind of dividend rights in exchange for the issue of new shares, and a payment of the dividend in cash.

All shareholders must report their choice to their financial institution during the period ending on 12 May 2017 (16:00 CET) – either the issue of new shares in exchange for the investment of dividend rights, or payment of the dividend in cash, or a combination of the two foregoing payment methods. The actual dividend payment shall therefore take place on Friday, 19 May 2017 – before trading. The newly created shares will be listed immediately as at this date and will be tradable immediately. The results of the optional dividend will also be made public on this day.



### **3. Financial results**

#### **3.1. Summary**

The EPRA Earnings of WDP for Q1 2017 amounts to 25.6 million euros. This result marks an increase of 15.2% compared to the result of 22.2 million euros in Q1 2016. The EPRA Earnings per share amounts to 1.20 euros, steady with respect to the previous year, including an increase of 15% of outstanding shares and a far lower gearing ratio (namely -7% year-on-year to around 50%). This result puts WDP's performance in line with the projections published with the 2016 annual results.

This sharp increase in EPRA Earnings primarily stems from strong growth in the WDP portfolio in 2016-17 by means of acquisitions and pre-leased projects. In addition, operational and financial costs were actively managed and kept under control.

### 3.2. Key figures

KEY FIGURES		
<b>OPERATIONAL</b>		
	31.03.2017	31.12.2016
Fair value of property portfolio (including solar panels) (in million euros)	2 269,7	2 203,8
Gross initial yield (including vacancies) <sup>1</sup> (in %)	7,4	7,5
Net initial yield (EPRA) <sup>2</sup> (in %)	6,6	6,8
Average lease term (until first break) <sup>3</sup> (in years)	6,3	6,3
Occupancy rate <sup>4</sup> (in %)	97,2	97,0
Like-for-like rental growth <sup>5</sup> (in %)	1,2	-2,1
Operating margin <sup>6</sup> (in %)	91,6	94,5
<b>FINANCIAL</b>		
	31.03.2017	31.12.2016
Gearing ratio (IFRS) <sup>7</sup>	49,1	49,2
Gearing ratio (proportional) (in line with the GVV/SIR Royal Decree)	50,3	50,5
Interest Coverage Ratio <sup>8</sup> (in x)	4,5	4,1
Average cost of debt (in %) <sup>9</sup>	2,8	2,8
Average remaining duration of outstanding debt (in years)	4,0	4,2
Average remaining duration of long term credit facilities (in years)	4,7	4,8
Hedge ratio <sup>10</sup> (in %)	91	93
Average remaining term of hedges <sup>11</sup> (in years)	7,3	7,2
<b>RESULT (in million euros)</b>		
	31.03.2017	31.03.2016
Property result	35,0	31,1
Operating result (before result on the portfolio)	32,1	29,4
Financial result (excluding changes in the fair value of the financial instruments) <sup>12</sup>	-6,8	-7,3
EPRA Earnings <sup>13</sup>	25,6	22,2
Result on the portfolio (including participation joint ventures) <sup>14</sup>	18,5	5,8
Changes in the fair value of financial instruments	7,5	-15,8
Write-down and depreciation of solar panels (including participation joint ventures)	-1,0	-0,8
Net result (IFRS)	50,6	11,3
<b>DETAILS PER SHARE (in euros)</b>		
	31.03.2017	31.03.2016
EPRA Earnings <sup>15</sup>	1,20	1,20
Result on the portfolio (including participation joint ventures) <sup>16</sup>	0,87	0,31
Changes in fair value of the financial instruments	0,35	-0,86
Write-down and depreciation of solar panels	-0,04	-0,05
Net result (IFRS)	2,37	0,61
IFRS NAV <sup>17</sup>	50,8	42,1
EPRA NAV <sup>18</sup>	53,3	46,3
EPRA NNNNAV <sup>19</sup>	50,3	41,5

<sup>1</sup> 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).

<sup>2</sup> Financial performance indicator calculated according to EPRA's (European Public Real Estate Association) Best Practices Recommendations van EPRA. See also [www.epra.com](http://www.epra.com).

<sup>3</sup> Including the solar panels which are included in the remaining weighted average term of the green energy certificates.

<sup>4</sup> Calculated based on the rental values for the leased properties and the non-leased surfaces, including the income from solar panels. Ongoing projects and/or renovations are not considered.

<sup>5</sup> Like-for-like rental growth: 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.

<sup>6</sup> The operating margin, obtained by dividing the operating result (before the result on the portfolio) by the property result. Based on the comparison between Q1 2017 and Q1 2016.

<sup>7</sup> The gearing ratio (IFRS) is calculated in the same manner as the gearing ratio (proportional) in accordance with the Belgian Royal Decree on Regulated Real-Estate Investment Companies (the 'GVV-KB'), but based on a consolidated balance sheet in accordance with IFRS that incorporates joint venture using the equity method.

<sup>8</sup> Defined as operating result before the result on portfolio divided by interest charges less interest and dividends collected less fee for financial leasing and other. This ratio indicates the extent to which the company is able to meet its annual interest payments.

<sup>9</sup> 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.

<sup>10</sup> 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 Act (Wet betreffende de gereguleerde vastgoedvennootschappen or GVV-Wet).

<sup>11</sup> The remaining duration of debt at fixed rate and interest rate hedges entered into to hedge the debt against interest rate fluctuations.

<sup>12</sup> Financial result (exclusive of change in the fair value of the 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.

<sup>13</sup> EPRA Earnings: this is the underlying result of core activities and indicates the degree to which the current dividend payments are supported by the profit. This result is calculated as the net result (IFRS) exclusive of the result on the portfolio, the change in the fair value of financial instruments and depreciation and write-down on solar panels. See also [www.epra.com](http://www.epra.com).

<sup>14</sup> Result on the portfolio (including participation joint ventures): realised and unrealised capital gains/loss with respect to the latest valuation by the 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.

<sup>15</sup> The EPRA Earnings per share is the EPRA earnings based on the weighted average number of shares.

<sup>16</sup> Result on the portfolio (including participation joint ventures) per share: this is the result on the portfolio based on the weighted average number of shares.

<sup>17</sup> 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.

<sup>18</sup> EPRA NAV: this is the NAV that was 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 real estate investments over the long term. See also [www.epra.com](http://www.epra.com).

<sup>19</sup> EPRA NNNNAV: this is the EPRA NAV adjusted to include the fair value of (i) financial instruments, (ii) debts and (iii) deferred taxes. See also [www.epra.com](http://www.epra.com).

### 3.3. EPRA metrics

EPRA KEY PERFORMANCE MAESURES <sup>1</sup>	31.12.2017	31.12.2016
EPRA Earnings (in euros per share) <sup>2</sup>	1,20	1,20
EPRA NAV (in euros per share) <sup>3</sup>	53,3	51,2
EPRA NNNNAV (in euros per share) <sup>4</sup>	50,3	47,9
EPRA Net Initial Yield (in %)	6,6	6,8
EPRA Topped-up Net Initial Yield (in %)	6,6	6,8
EPRA vacancy rate (in %)	3,0	3,3
EPRA Cost Ratio (incl. direct vacancy costs) (in %) <sup>5</sup>	9,0	9,0
EPRA Cost Ratio (excl. direct vacancy costs) (in %) <sup>5</sup>	8,5	8,4

<sup>1</sup> Financial performance indicators calculated according to EPRA's (European Public Real Estate Association) Best Practices Recommendations. Please see [www.epra.com](http://www.epra.com).

<sup>2</sup> EPRA Earnings: this is the underlying result of core activities and indicates the degree to which the current dividend payments are supported by the profit. This result is calculated as the net result (IFRS) exclusive of the result on the portfolio, the change in the fair value of financial instruments and depreciation and write-down on solar panels. See also [www.epra.com](http://www.epra.com). Based on the comparison between Q1 2017 and Q1 2016.

<sup>3</sup> EPRA NAV: this is the NAV that was 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 real estate investments over the long term. See also [www.epra.com](http://www.epra.com).

<sup>4</sup> EPRA NNNNAV: EPRA NAV adjusted to include the fair value of (i) financial instruments, (ii) debts and (iii) deferred taxes. See also [www.epra.com](http://www.epra.com).

<sup>5</sup> EPRA Cost Ratio: administrative and operating costs (including and excluding direct vacancy costs) divided by the gross rental income. See also [www.epra.com](http://www.epra.com).

### 3.4. Notes to the analytical profit and loss accounts of 31 March 2017

#### Property result

The *property result* for Q1 2017 amounts to 35.0 million euros, up 12.4% compared to last year (31.1 million euros). This increase is driven by the continued growth of the portfolio in 2016-17, primarily in Belgium, the Netherlands, France and Romania, through acquisitions and the completion of pre-leased projects. Based on an unchanged portfolio, the gross rental income rose by +1.2%<sup>16</sup>, mainly driven by the indexing of lease contracts. This result also includes 1.6 million euros in income from solar panels (compared to 1.3 million euros in the same period last year, when the installed capacity was smaller).

<sup>16</sup> Like-for-like rental growth: this is the organic growth in gross rental income year-on-year on the basis of an unchanged portfolio, exclusive of project developments, acquisitions and sales during these two comparison periods.

<b>GROSS RENTAL INCOME BY COUNTRY</b>		<i>Belgium</i>	<i>Netherlands</i>	<i>France</i>	<i>Total IFRS</i>	<i>Romania</i>
<i>(in euros x 1 000)</i>						
I.	Rental income	16 411	17 538	1 417	35 365	920
III.	Rental charges <sup>1</sup>	-233	-46	3	-276	0
<b>RENTAL INCOME, NET OF RENTAL-RELATED EXPENSES</b>		<b>16 178</b>	<b>17 492</b>	<b>1 420</b>	<b>35 090</b>	<b>920</b>

<sup>1</sup> The heading 'Rental charges' consists of 'Rent to be paid for leased premises' and 'Provisions for trade receivables (additions)'.

### **Operating result (before the result on the portfolio)**

The *operating result (before the result on the portfolio)* amounts to 32.1 million euros in Q1 2017, an increase of 9.0% compared to the same period last year (29.4 million euros). Property and other general expenses amount to 2.9 million euros for Q1 2017, marking an increase of 1.2 million euros compared to expenses in Q1 2016, when these expenses were unusually low. WDP succeeded in further controlling costs, with the operating margin for Q1 2017 coming to 91.6% – comparable to the average in the past few years.

### **Financial result (excluding change in the fair value of the financial instruments)**

The *financial result (excluding change in the fair value of the financial instruments)*<sup>17</sup> amounts to -6.8 million euros for the first quarter of 2017, a decrease over last year (-7.3 million euros) due to lower outstanding financial debt on average after the capital increase in November 2016.

Total financial debt (in line with IFRS) amounted to 1,070.7 million euros on 31 March 2017, in comparison with 1,045.9 million euros at the start of the year. The average cost of debt in Q1 2017 was 2.8%, unchanged from 2.8% in 2016.

### **EPRA Earnings**

The *EPRA Earnings* of WDP for Q1 2017 amounts to 25.6 million euros. This result marks an increase of 15.2% compared to the result of 22.2 million euros in 2016. The EPRA Earnings per share is steady year-on-year, including an increase in the number of outstanding shares by 15%, primarily due to the recent capital increase, which significantly improved the balance sheet.

<sup>17</sup> *Financial result (exclusive of change in the fair value of the 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.*

### **Result on the portfolio (including the participation joint ventures)**

The *result on the portfolio (including the participation joint ventures)*<sup>18</sup> for the Q1 2017 amounts to +18.5 million euros, or +0.87 euros per share<sup>19</sup>. For the same period last year, this result amounted to +5.8 million euros, or +0.31 euros per share. This breaks down as follows by country for Q1 2017: Belgium (+3.3 million euros), the Netherlands (+14.5 million euros), France (+0.6 million euros) and Romania (+0.0 million euros).

### **Change in the fair value of the financial instruments<sup>20</sup>**

The change in the fair value of financial assets and liabilities amounts to +7.5 million euros or +0.35 euros per share for Q1 2017 (compared to -15.8 million euros or -0.86 euros per share in 2016). This positive impact stems from the change in fair value of the interest rate hedges concluded (mainly Interest Rate Swaps) as at 31 March 2017, as a result of an increase in long-term interest rates during Q1 2017.

The change in the fair value of these interest rate hedges is recognised in full in the income statement and not in shareholders' equity. Since this effect involves a non-cash and unrealised item, it is excluded from the financial result in the analytical presentation of the results and is shown separately in the income statement.

### **Depreciation and write-down on solar panels**

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 life of the PV systems. The depreciation is calculated based on the fair value from the previous balance sheet date. This newly calculated net book value is then revaluated at fair value. This revaluation is booked directly in the shareholders' equity if it is still greater than the historical cost-price minus cumulative depreciations. Otherwise, the depreciation is incorporated into the profit and loss accounts. The depreciation component comes to -1.0 million euros for Q1 2017. Because this impact is a non-cash and unrealised item, in the analytic breakdown of the results this is taken from the operating results and shown separately in the income statement.

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<sup>18</sup> ▼ *Result on the portfolio (including participation joint ventures): realised and unrealised capital gains/loss with respect to the latest valuation by the real-estate experts, 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.*

<sup>19</sup> ▼ *Result on the portfolio (including participation joint ventures) per share: this is the result on the portfolio (including the participation joint ventures) based on the weighted average number of shares.*

<sup>20</sup> *Changes in the fair value of financial assets and liabilities (non-cash item) are calculated based on the mark-to-market (M-t-M) value of the interest rate hedges entered into.*

### **Net result (IFRS)**

The EPRA Earnings along with the result on the portfolio (including the participation joint ventures), the change in the fair value of financial instruments and the depreciation and write-down for solar panels result in a *net result (IFRS)* of 50.6 million euros in Q1 2017 (compared to 11.3 million euros in the same period last year).

The difference between the net result (IFRS) of 50.6 million euros and the EPRA Earnings of 25.6 million euros is attributable to the positive change in the fair value of the interest hedging instruments, the positive fluctuation in the value of the portfolio and the depreciation and write-down of the solar panels.

### **3.5. Balance sheet**

#### **Additional notes to the balance sheet as at 31 March 2017**

##### **Property portfolio<sup>21</sup>**

According to independent property experts Stadim, Cushman & Wakefield and BNP Paribas Real Estate, the fair value<sup>22</sup> of the WDP property portfolio according to IAS 40 amounted to 2,173.7 million euros on 31 March 2017, steady with 2,110.0 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 panels<sup>23</sup>, the total portfolio value grew to 2,269.7 million euros compared to 2,203.8 million euros at 2016 year-end.

This value of 2,269.7 million euros includes 2,037.5 million euros in completed properties (standing portfolio). The projects under development account for 83.3 million euros, including Belgian projects in Zellik and the WDPort of Ghent, Dutch projects in Barendrecht, Heerlen, Bleiswijk, Veghel and Venlo, and Romanian projects in Bucharest, Cluj-Napoca, Oarja, Aricestii Rahtivani (Ploiesti), Roman and Timisoara. In addition, there are the land reserves in Sint-Niklaas, Courcelles, Heppignies, Tiel and the land bank in Romania with a fair value of 52.9 million euros.

As at 31 March 2017, the implemented investments in solar panels were valued at a fair value of 96.0 million euros.

The overall portfolio is currently valued at a gross rental yield of 7.4%<sup>24</sup>. The gross rental yield after

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<sup>21</sup> Under IFRS 11 'Joint arrangements', the joint ventures (mainly WDP Development RO, in which WDP retains 51%) are incorporated using the equity method. With regard to the statistics associated with reporting on the portfolio, WDP's proportionate share in the portfolio of WDP Development RO was still shown (51%).

<sup>22</sup> For the precise valuation method used, please refer to the BE-REIT press release dated 10 November 2016.

<sup>23</sup> Investments in solar panels are valued in compliance with IAS 16 by applying the revaluation model.

<sup>24</sup> Calculated by dividing the annualised contractual gross (cash) rents by fair value. The fair value is the value of the investment properties after deduction of transaction costs (mainly transfer tax).

addition of the estimated market rental value for the unleased spaces is 7.6%.

PORTFOLIO STATISTICS BY COUNTRY	Belgium	Netherlands	France	Romania	Total
Number of lettable sites	77	70	8	11	166
Gross lettable area (in m <sup>2</sup> )	1 660 387	1 502 919	169 492	90 685	3 423 483
Land (in m <sup>2</sup> )	3 189 884	2 828 109	320 973	1 115 631	7 454 597
Fair value (in million euros)	948,7	1 057,4	90,4	77,2	2 173,7
% of total fair value	44%	49%	4%	4%	100%
% change in fair value for Q1 2017	0,4%	1,4%	0,7%	0,2%	0,9%
Vacancy rate (EPRA) <sup>1,2</sup>	4,5%	1,5%	5,1%	0,0%	3,0%
Average lease length till first break (in y) <sup>2</sup>	4,4	6,9	1,9	9,7	5,7
WDP gross initial yield <sup>3</sup>	7,5%	7,2%	7,5%	9,3%	7,4%
Effect of vacancies	-0,3%	-0,1%	-0,4%	0,0%	-0,2%
Adjustment gross to net rental income (EPRA)	-0,3%	-0,3%	-0,2%	0,0%	-0,3%
Adjustments for transfer taxes	-0,2%	-0,4%	-0,2%	-0,1%	-0,3%
EPRA net initial yield <sup>1</sup>	6,6%	6,5%	6,7%	9,2%	6,6%

<sup>1</sup> Financial performance indicator calculated according to EPRA's (European Public Real Estate Association) Best Practices Recommendations. Please see [www.epra.com](http://www.epra.com).

<sup>2</sup> Excluding solar panels.

<sup>3</sup> Calculated by dividing the 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).

## NAV per share

The EPRA NAV per share amounted to 53.3 euros on 31 March 2017. This marks an increase of 2.1 euros compared to the EPRA NAV per share of 51.2 euros on 31 December 2016. The IFRS NAV per share<sup>25</sup> amounted to 50.8 euros on 31 March 2017, steady with 48.4 euros on 31 December 2016.

## 3.6. Financial position

The total (current and non-current) financial debts increased slightly to 1,070.7 million euros on 31 March 2017, compared to 1,045.9 million euros in late December 2016. At the same time, the balance sheet total rose from 2,182.6 million euros as at 31 December 2016 to 2,268.0 million euros by late March 2017. This gearing ratio (IFRS) amounted to 49.2% in late December 2016 and to 49.1% again in late March 2017. The gearing ratio (proportionate), 50.5% in late December 2016, amounted to 50.3% in 31 March 2017.

<sup>25</sup> The IFRS NAV is calculated as shareholders' equity as per IFRS divided by the total number of dividend-entitled shares on the balance sheet date. This is the net value according to Belgian GVV/SIR legislation.

The weighted average term of WDP's outstanding financial debts on 31 March 2017 was 4.0 years<sup>26</sup>. If only the total drawn and undrawn long-term credits are taken into account, the weighted average term amounts to at least 4.7 years<sup>27</sup>. On 31 March 2017, the total amount of undrawn and confirmed long-term credit facilities was 275 million euros<sup>28</sup>. There are no maturity dates for long-term debts during 2017. The average cost of debt was 2.8% in the first quarter of 2017. The Interest Coverage Ratio<sup>29</sup> is equal to 4.5x for the same period, compared to 4.1x for the entire 2016 financial year. The hedge ratio<sup>30</sup>, which measures the percentage of financial debts with a fixed or floating interest rate and subsequently hedges these by means of Interest Rate Swaps (IRS), comes to 91%, with a weighted average hedge term of 7.3 years.

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<sup>26</sup> Including the short-term debts, consisting mainly of the commercial paper programme, which is fully covered by backup facilities.

<sup>27</sup> For some credits, at the request of the company, the lender may decide to extend the credit by means of an extension option. If this option is exercised every time, the weighted average maturity of long-term loans will be 5.0 years.

<sup>28</sup> Exclusive of the credit facilities at the European Investment Bank for financing pre-leased projects in Romania, and the credit facilities for hedging the commercial paper programme.

<sup>29</sup> Defined as operating result (before result on the portfolio), divided by interest charges, minus interest income and dividends, minus income from financial leases and similar.

<sup>30</sup> ▽ 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 Act (Wet betreffende de gereguleerde vastgoedvennootschappen or GVV-Wet).



#### 4. Outlook

As announced previously at the time of the publication of the annual results for 2016, WDP projects EPRA Earnings per share of at least 5.35 euros in 2017, compared to 5.30 euros in 2016, including an increase in the expected average number of outstanding shares<sup>31</sup>, mainly due to the recent capital increase in late November 2016. As a result of this capital increase, the gearing ratio (IFRS) comes to approx. 50% as at 31 March 2017 and a strong buffer of untapped credit facilities is available. Therefore, WDP plans to achieve at least the same results, while the balance sheet and cash positions have enjoyed a considerable boost. The driving force behind this is the strong growth in the portfolio in 2016 thanks to the acquisitions, pre-leased new construction projects and solar power projects which will yield fully in 2017.

In addition, WDP is currently executing a strong project development pipeline of approx. 350,000 m<sup>2</sup> and a projected investment of 230 million euros, all of which will contribute to the 2018 result. Moreover, the current gearing ratio of approx. 50% allows us to make additional investments financed by debt. Based on this, WDP will strive to achieve EPRA Earnings of 5.85 euros in 2018, which amounts to a cumulative increase of 10% for 2017-18. This puts WDP well on track to reach the 2016-20 growth plan objective of an annual increase of 5% in EPRA Earnings per share, bringing it to 6.25 euros.

In 2017, 13% of the contracts will reach their next expiry date, more than 70% of which have now been extended. Based on information currently available and the current rental market situation, WDP projects a minimum average occupancy rate of 96% for 2017.

The envisaged growth in 2017 based on the execution of the project development pipeline takes into account a projected gearing ratio (IFRS, proportionate) of around 51% (52%) at 2017 year-end and an average cost of debt of 2.8%. WDP aims for a gearing ratio of between 55 and 60% over the medium term.<sup>32</sup>

Based on this outlook, WDP intends to set a dividend of 4.45 euros for 2017 and 4.70 euros for 2018, i.e. an increase of 5% per year, based on a payout rate of approximately 80%.

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<sup>31</sup> Including the optional dividend for 2017.

<sup>32</sup> In principle, in order to reinforce shareholders' equity, financing of the growth plan based on a constant capital structure takes into account retained earnings, optional dividends and contributions in kind. The debt component factors in traditional credit facilities and bond issues.

## 5. FINANCIAL STATEMENTS – Key figures as at 31 March 2017 – analytical (results and balance sheet)

### 5.1. Consolidated results

CONSOLIDATED RESULTS	31.03.2017	31.12.2016	31.03.2016
<i>(in euros x 1 000)</i>			
Rental income, net of rental-related expenses	34 688	131 654	31 407
Indemnification related to early lease terminations	402	55	-30
Income from solar energy	1 579	8 379	1 326
Other operating income/costs	-1 664	-427	-1 554
<b>Property result</b>	<b>35 004</b>	<b>139 661</b>	<b>31 148</b>
Property charges	-1 329	-4 044	-664
General company expenses	-1 599	-5 376	-1 060
<b>Operating result (before the result on the portfolio)</b>	<b>32 077</b>	<b>130 242</b>	<b>29 424</b>
Financial result (excluding changes in fair value of the financial instruments)	-6 781	-30 284	-7 319
Taxes on EPRA Earnings	-7	-91	79
Deferred tax on EPRA Earnings	-225	-751	-200
Participation in the result of associates and joint ventures	504	1 645	208
<b>EPRA EARNINGS</b>	<b>25 567</b>	<b>100 760</b>	<b>22 192</b>
<b>RESULT ON THE PORTFOLIO</b>			
Movement in the fair value of investment property (+/-)	18 872	34 046	6 445
Result on disposal of investment property (+/-)	-475	-41	4
Deferred taxes on result on the portfolio (+/-)	23	-1 057	0
Participation in the result of associates and joint ventures	49	-1 755	-642
<b>Result on the portfolio</b>	<b>18 469</b>	<b>31 193</b>	<b>5 806</b>
<b>CHANGES IN THE FAIR VALUE OF FINANCIAL INSTRUMENTS</b>			
Changes in the fair value of financial instruments	7 538	1 787	-15 836
<b>Changes in the fair value of financial instruments</b>	<b>7 538</b>	<b>1 787</b>	<b>-15 836</b>
<b>DEPRECIATION AND AMORTIZATION OF SOLAR PANELS</b>			
Depreciation of solar panels	-871	-3 066	-735
Participation in the result of associates and joint ventures	-80	-441	-110
<b>Depreciation and amortization of solar panels</b>	<b>-951</b>	<b>-3 507</b>	<b>-845</b>
<b>NET RESULT (IFRS)</b>	<b>50 623</b>	<b>130 232</b>	<b>11 317</b>

KEY RATIOS (in euros)	31.03.2017	31.12.2016	31.03.2016
EPRA Earnings/share <sup>1</sup>	1,20	5,30	1,20
Result for the portfolio/share <sup>1</sup>	0,87	1,64	0,31
Changes in the fair value of financial instruments/share <sup>1</sup>	0,35	0,09	-0,86
Depreciation and amortization of solar panels/share <sup>1</sup>	-0,04	-0,18	-0,05
Net result (IFRS)/share <sup>1</sup>	2,37	6,86	0,61
EPRA Earnings/share <sup>2</sup>	1,20	4,72	1,20
Proposed payment		90 848 943	
Dividend payout ratio (versus EPRA Earnings) <sup>3</sup>		90,2%	
Gross dividend/share		4,26	
Net dividend/share		2,98	
Weighted number of shares	21 326 043	18 997 071	18 507 260
Number of outstanding shares at the end of the period	21 326 043	21 326 043	18 507 260

<sup>1</sup> Calculation based on the weighted average number of shares.

<sup>2</sup> Calculation based on the number of shares entitled to dividend.

<sup>3</sup> The dividend payout ratio is calculated in absolute terms based on the consolidated result. Dividend is distributed on a statutory basis by WDP Comm.VA.

## 5.2. Consolidated balance sheet

<b>CONSOLIDATED BALANCE SHEET</b>			
	31.03.2017	31.12.2016	31.03.2016
<i>(in euros x 1 000)</i>			
Intangible fixed assets	145	160	139
Investment property	2 094 850	2 036 723	1 865 881
Other tangible fixed assets (including solar panels)	88 675	86 218	74 292
Financial fixed assets	38 905	24 805	17 265
Trade receivables and other fixed assets	3 722	3 796	4 013
Participation in the result of associates and joint ventures, equity method	14 804	14 357	2 964
<b>Fixed assets</b>	<b>2 241 100</b>	<b>2 166 060</b>	<b>1 964 554</b>
Assets held for sale	0	1 367	255
Trade receivables	15 088	10 662	10 712
Tax benefits and other current assets	7 027	2 902	4 278
Cash and cash equivalents	644	340	127
Accruals and deferrals	4 121	1 277	3 374
<b>Current assets</b>	<b>26 880</b>	<b>16 549</b>	<b>18 746</b>
<b>TOTAL ASSETS</b>	<b>2 267 980</b>	<b>2 182 608</b>	<b>1 983 301</b>
Capital	163 665	163 752	143 568
Issue premiums	492 330	492 330	304 426
Reserves	376 814	246 038	320 076
Net result for the financial year	50 623	130 232	11 317
<b>Liabilities</b>	<b>1 083 432</b>	<b>1 032 352</b>	<b>779 387</b>
Long term liabilities	923 918	931 075	946 743
Long term financial debt	865 798	866 463	868 694
Other long term liabilities	58 119	64 613	78 048
Short term liabilities	260 630	219 180	257 171
Short term financial debt	204 946	179 473	211 591
Other short term liabilities	55 685	39 708	45 581
<b>Liabilities</b>	<b>1 184 548</b>	<b>1 150 256</b>	<b>1 203 914</b>
<b>TOTAL LIABILITIES</b>	<b>2 267 980</b>	<b>2 182 608</b>	<b>1 983 301</b>
<b>KEY RATIOS</b>			
	31.03.2017	31.12.2016	31.03.2016
<i>(in euros)</i>			
IFRS NAV/share	50,8	48,4	42,1
EPRA NAV/share	53,3	51,2	46,3
Share price	87,3	84,8	83,6
Premium/Discount with regard to EPRA NAV	63,8%	65,6%	80,4%
<i>(in euros x million)</i>			
Fair value of the portfolio (including solar panels) <sup>1</sup>	2 269,7	2 203,8	2 002,7
Debts and liabilities included in the gearing ratio	1 110,9	1 071,7	1 110,5
Balance total	2 268,0	2 182,6	1 983,3
Gearing ratio (IFRS)	49,1%	49,2%	56,0%
Gearing ratio (proportional) <sup>2</sup>	50,3%	50,5%	57,6%

<sup>1</sup> Including the proportional share of WDP in the portfolio of WDP Development RO (51%).

<sup>2</sup> For the method used in the calculation of the gearing ratio, refer to the RD on Regulated real Estate Companies.

## 6. FINANCIAL STATEMENTS - Balance sheet and profit and loss accounts as at 31 March 2017 – IFRS

### 6.1 Profit and loss account

(in euros x 1 000)	31.03.2017	31.12.2016	31.03.2016
Rental income	35 365	133 761	32 538
Rental charges	-276	-2 051	-1 161
<b>NET RENTAL RESULT</b>	<b>35 090</b>	<b>131 710</b>	<b>31 377</b>
Recovery of property costs	0	0	0
Recovery of rental charges and taxes normally paid by the tenant on let properties	5 719	7 620	5 107
Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	0	-157	0
Rental charges and taxes normally paid by the tenant on let properties	-8 070	-9 878	-7 122
Other income and charges related to leases	2 266	10 367	1 787
<b>PROPERTY RESULT</b>	<b>35 004</b>	<b>139 661</b>	<b>31 148</b>
Technical costs	-845	-2 757	-279
Commercial costs	-138	-466	-107
Property management costs	-346	-821	-278
<b>PROPERTY CHARGES</b>	<b>-1 329</b>	<b>-4 044</b>	<b>-664</b>
<b>PROPERTY OPERATING RESULTS</b>	<b>33 675</b>	<b>135 617</b>	<b>30 484</b>
General company expenses	-1 599	-5 376	-1 060
Depreciation and amortization of solar panels	-871	-3 066	-735
<b>OPERATING RESULT (BEFORE RESULT ON THE PORTFOLIO)</b>	<b>31 205</b>	<b>127 176</b>	<b>28 690</b>
Result on disposals of investment properties	-475	-41	4
Changes in the fair value of investment properties	18 872	34 046	6 445
<b>OPERATING RESULT</b>	<b>49 602</b>	<b>161 180</b>	<b>35 138</b>
Financial income	406	796	166
Net interest charges	-7 067	-30 532	-7 403
Other financial charges	-120	-548	-82
Changes in the fair value of financial assets and liabilities	7 538	1 787	-15 836
<b>FINANCIAL RESULT</b>	<b>756</b>	<b>-28 497</b>	<b>-23 155</b>
Participation in the result of associated companies and joint ventures	474	-551	-545
<b>RESULT BEFORE TAXES</b>	<b>50 833</b>	<b>132 132</b>	<b>11 438</b>
<b>TAXES</b>	<b>-210</b>	<b>-1 899</b>	<b>-121</b>
<b>NET RESULT</b>	<b>50 623</b>	<b>130 232</b>	<b>11 317</b>
Attributable to:			
Shareholders of the parent company	50 623	130 232	11 317
<b>WEIGHTED AVERAGE NUMBER OF SHARES</b>	<b>21 326 043</b>	<b>18 997 071</b>	<b>18 507 260</b>
<b>NET RESULT PER SHARE (in euros)</b>	<b>2,37</b>	<b>6,86</b>	<b>0,61</b>
<b>DILUTED NET RESULT PER SHARE (in euros)</b>	<b>2,37</b>	<b>6,86</b>	<b>0,61</b>

## 6.2 . Balance sheet

(in euros x 1 000)	31.03.2017	31.12.2016	31.03.2016
<b>Fixed assets</b>	<b>2 241 100</b>	<b>2 166 060</b>	<b>1 964 554</b>
Intangible fixed assets	145	160	139
Investment properties	2 094 850	2 036 723	1 865 881
Other tangible fixed assets (including solar panels)	88 675	86 218	74 292
Financial fixed assets	38 905	24 805	17 265
Trade receivables and other non-current assets	3 722	3 796	4 013
Participations in associated companies and joint ventures	14 804	14 357	2 964
<b>Current assets</b>	<b>26 880</b>	<b>16 549</b>	<b>18 746</b>
Assets held for sale	0	1 367	255
Trade receivables	15 088	10 662	10 712
Tax benefits and other current assets	7 027	2 902	4 278
Cash and cash equivalents	644	340	127
Accruals and deferrals	4 121	1 277	3 374
<b>TOTAL ASSETS</b>	<b>2 267 980</b>	<b>2 182 608</b>	<b>1 983 301</b>

(in euros x 1 000)	31.03.2017	31.12.2016	31.03.2016
<b>Shareholder's equity</b>	<b>1 083 432</b>	<b>1 032 352</b>	<b>779 387</b>
<b>I. Shareholder's equity attributable to the parent company's shareholders</b>	<b>1 083 432</b>	<b>1 032 352</b>	<b>779 387</b>
Capital	163 665	163 752	143 568
Issue premiums	492 330	492 330	304 426
Reserves	376 814	246 038	320 076
Net result for the financial year	50 623	130 232	11 317
<b>Liabilities</b>	<b>1 184 548</b>	<b>1 150 256</b>	<b>1 203 914</b>
<b>I. Non-current liabilities</b>	<b>923 918</b>	<b>931 075</b>	<b>952 219</b>
Provisions	1 045	1 045	1 046
Non-current financial liabilities	865 798	866 463	874 171
Other non-current financial liabilities	57 075	63 568	77 002
Deferred tax liabilities	0	0	0
<b>II. Current liabilities</b>	<b>260 630</b>	<b>219 180</b>	<b>251 695</b>
Current financial liabilities	204 946	179 473	211 591
Other current financial liabilities	0	0	0
Trade payables and other current debts	38 310	24 056	29 545
Other current liabilities	1 819	1 736	717
Accruals and deferrals	15 556	13 916	9 842
<b>TOTAL LIABILITIES</b>	<b>2 267 980</b>	<b>2 182 608</b>	<b>1 983 301</b>

## 7. EPRA Performance measures<sup>33</sup>

EPRA EARNINGS	31.03.2017	31.03.2016
<i>(in euros x 1 000)</i>		
<b>Earnings per IFRS income statement</b>	<b>50 623</b>	<b>11 317</b>
Adjustments to calculate the EPRA Earnings, exclude:		
I. Changes in value of investment properties, development properties held for investment and other interests		
- Changes in the value of the real estate portfolio	-18 000	-5 710
- Depreciation on solar panels	-18 872	-6 445
	871	735
II. Profit or losses on disposal of investment properties, development properties held for investment and other interests	475	-4
VI. Changes in fair value of financial instruments and associated close-out costs	-7 538	15 836
VIII. Deferred tax in respect of EPRA adjustments	-23	0
X. Minority interests in respect of the above	0	0
IX. Adjustments (i) to (viii) to the above in respect of joint ventures	30	752
<b>EPRA Earnings</b>	<b>25 567</b>	<b>22 192</b>
Weighted average number of shares	21 326 043	18 507 260
<b>EPRA Earnings per share (EPS) (in euros)</b>	<b>1,20</b>	<b>1,20</b>

<sup>33</sup> EPRA is a registered trademark of the European Public Real-estate Association.

<b>EPRA NAV</b>	<b>31.03.2017</b>	<b>31.12.2016</b>
<i>(in euros x 1 000)</i>		
<b>IFRS NAV</b>	<b>1 083 432</b>	<b>1 032 352</b>
IFRS NAV/share (in euros)	50,8	48,4
<b>Diluted NAV, after the exercise of options, convertibles and other equity interests</b>	<b>1 083 432</b>	<b>1 032 352</b>
Includes (+/-):		
(iv) Fair value of financial instruments	51 841	59 379
(v.a) Deferred taks	939	867
<b>EPRA NAV</b>	<b>1 136 213</b>	<b>1 092 599</b>
Number of shares	21 326 043	21 326 043
<b>EPRA NAV per share (in euros)</b>	<b>53,3</b>	<b>51,2</b>
EPRA NAV		
Includes:	1 136 213	1 092 599
i. Fair value of financial instruments	-51 841	-59 379
ii. Fair value of debt	-10 059	-10 687
iii. Deferred taks	-939	-867
<b>EPRA NNNAV</b>	<b>1 073 373</b>	<b>1 021 665</b>
Number of shares	21 326 043	21 326 043
<b>EPRA NNNAV per share (in euros)</b>	<b>50,3</b>	<b>47,9</b>



<b>EPRA COST RATIO</b>		<b>31.03.2017</b>	<b>31.03.2016</b>	
<i>(in euros x 1 000)</i>				
Include:				
I.	Administrative/operating expenses (IFRS)	3 872	2 340	
III.	Management fees less actual/estimated profit element	-301	-190	
IV.	Other operation income/recharges, intended to cover overhead expenses less any related profits	-30	891	
V.	Administrative/operating expenses of joint ventures expense	150	328	
Exclude (if part of the above):				
VI.	Investment Property Depreciation	-158	-168	
<b>EPRA costs (including direct vacancy costs)</b>		<b>A</b>	<b>3 533</b>	<b>3 201</b>
IX.	Direct vacancy costs		-203	-80
<b>EPRA costs (excluding direct vacancy costs)</b>		<b>B</b>	<b>3 330</b>	<b>3 121</b>
X.	Gross rental income less ground rent costs (IFRS)	38 268	32 298	
X.	Gross rental income less ground rent costs of joint ventures	911	485	
<b>Gross rental income</b>		<b>C</b>	<b>39 179</b>	<b>32 783</b>
<b>EPRA cost ratio (including direct vacancy costs)</b>		<b>A/C</b>	<b>9,0%</b>	<b>9,8%</b>
<b>EPRA cost ratio (excluding direct vacancy costs)</b>		<b>B/C</b>	<b>8,5%</b>	<b>9,5%</b>

EPRA NIY NAV EPRA TOPPED-UP NIY		31.03.2017	31.12.2016
<i>(in euros x 1 000)</i>			
Investment property - wholly owned		2 094 850	2 036 723
Investment property - share of joint ventures		78 418	71 408
Assets held for sale		0	1 367
Less developments and land reserves		-149 762	-126 415
<b>Completed property portfolio</b>		<b>2 023 506</b>	<b>1 983 083</b>
Allowance for estimated purchasers' costs		85 604	83 767
<b>GROSS UP COMPLETED PROPERTY PORTFOLIO VALUATIONS</b>	<b>B</b>	<b>2 109 110</b>	<b>2 066 850</b>
Annualised cash passing rental income		145 570	144 748
Property outgoings		-5 863	-4 545
<b>Annualised net rent</b>	<b>A</b>	<b>139 707</b>	<b>140 203</b>
Notional rent expiration of rent free period or other lease incentives		0	0
<b>Topped-up net annualised rent</b>	<b>C</b>	<b>139 707</b>	<b>140 203</b>
<b>EPRA NIY</b>	<b>A/B</b>	<b>6,6%</b>	<b>6,8%</b>
<b>EPRA TOPPED-UP NIY</b>	<b>C/B</b>	<b>6,6%</b>	<b>6,8%</b>

## 8. Detailed calculation of the Alternative Performance Measures applied by WDP<sup>34</sup>

<b>RESULT ON THE PORTFOLIO (INCLUDING PARTICIPATION JOINT VENTURES)</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<i>(in euros x 1 000)</i>		
Movement in the fair value of investment property	18 872	6 445
Result on disposal of investment property	-475	4
Deferred taxation on result on the portfolio	23	0
Participation in the result of associated companies and joint ventures	49	-642
<b>RESULT ON THE PORTFOLIO PARTICIPATION JOINT VENTURES</b> (INCLUDING	<b>18 469</b>	<b>5 806</b>
<b>MOVEMENT IN THE GROSS RENTAL INCOME BASED ON AN UNCHANGED PORTFOLIO</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<i>(in euros x 1 000)</i>		
Properties owned throughout two years	30 395	30 046
Development property	3 751	2 763
Acquisitions	1 638	120
Disposals	500	61
<b>Total</b>	<b>36 284</b>	<b>32 989</b>
To be excluded		
Rental income of joint ventures	-919	-452
<b>Rental income (IFRS)</b>	<b>35 365</b>	<b>32 538</b>
<b>OPERATING MARGIN</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<i>(in euros x 1 000)</i>		
Property result (IFRS)	35 004	31 148
Operating result (before the portfolio result) (excluding depreciation and write-downs of solar panels)	32 077	29 424
<b>OPERATING MARGIN</b>	<b>91,6%</b>	<b>94,5%</b>

<sup>34</sup> Excluding EPRA metrics, some of which are regarded as APMs and are reconciled under Chapter '7 EPRA Performance measures'.

<b>AVERAGE COST OF DEBT</b>	<b>Q1 2017</b>	<b>FY 2016</b>
<i>(in euros x 1 000)</i>		
Financial result (IFRS)	756	-28 497
To be excluded:		
Financial income	-406	-796
Changes in fair value of financial assets and liabilities	-7 538	-1 787
Interest capitalised during construction	-314	-682
To be included		
Interest expenses of joint ventures	-172	-770
<b>Effective financial expenses (proportional) (A)</b>	<b>-7 673</b>	<b>-32 532</b>
Average outstanding financial liabilities (IFRS)	1 058 340	1 109 654
Average outstanding financial liabilities of joint ventures	55 521	54 949
<b>Average outstanding financial liabilities (proportional) (B)</b>	<b>1 113 861</b>	<b>1 164 602</b>
<b>ANNUALISED AVERAGE COST OF DEBT (A/B)</b>	<b>2,8%</b>	<b>2,8%</b>

  

<b>FINANCIAL RESULT (EXCLUDING THE CHANGES IN FAIR VALUE OF FINANCIAL INSTRUMENTS)</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
<i>(in euros x 1 000)</i>		
Financial result	756	-23 155
To be excluded:		
Changes in fair value of financial assets and liabilities	-7 538	15 836
<b>FINANCIAL RESULT (EXCLUDING THE CHANGES IN FAIR VALUE OF FINANCIAL INSTRUMENTS)</b>	<b>-6 781</b>	<b>-7 319</b>

  

<b>HEDGE RATIO</b>	<b>31.03.2017</b>	<b>31.12.2016</b>
<i>(in euros x 1 000)</i>		
Notional amount of Interest Rate Swaps	753 307	753 820
Fixed-interest financial liabilities	7 780	8 098
Fixed-interest bonds	266 500	266 500
<b>Fixed-interest financial liabilities at balance sheet date and hedging instruments (A)</b>	<b>1 027 587</b>	<b>1 028 418</b>
Current and non-current financial liabilities (IFRS)	1 070 744	1 045 936
Proportional share in joint ventures in current and non-current financial liabilities	55 923	55 119
<b>Financial liabilities at balance sheet date (B)</b>	<b>1 126 667</b>	<b>1 101 055</b>
<b>HEDGE RATIO (A/B)</b>	<b>91%</b>	<b>93%</b>

	31.03.2017 (IFRS)	31.03.2017 (proportional)	31.12.2016 (IFRS)	31.12.2016 (proportional)
<b>GEARING RATIO</b>				
<i>(in euros x 1 000)</i>				
Non-current and current liabilities	1 184 548	1 245 275	1 150 256	1 208 983
To be excluded:				
- I. Non-current liabilities - A. Provisions	1 045	1 046	1 045	1 046
- I. Non-current liabilities - C. Other non-current financial liabilities - Permitted hedging instruments	57 075	57 075	63 568	63 568
- I. Non-current liabilities - F. Deferred taxes - Liabilities	0	202	0	107
- 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	15 556	17 187	13 916	15 287
<b>Total debt</b>	<b>A 1 110 872</b>	<b>1 169 765</b>	<b>1 071 727</b>	<b>1 128 976</b>
Total assets	B 2 267 980	2 328 676	2 182 608	2 241 303
To be excluded:				
- E. Financial fixed assets - Financial instruments at fair value through profit and loss - Permitted hedging instruments	5 233	5 233	4 675	4 189
<b>Total assets</b>	<b>B 2 262 747</b>	<b>2 323 442</b>	<b>2 177 934</b>	<b>2 237 115</b>
<b>Gearing ratio</b>	<b>A/B 49,1%</b>	<b>50,3%</b>	<b>49,2%</b>	<b>50,5%</b>



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*WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 3 million m<sup>2</sup>. This international portfolio of semi-industrial and logistics buildings is spread over more than 160 sites at prime logistics locations for storage and distribution in Belgium, France, the Netherlands, Luxembourg and Romania. More information about WDP can be found at [www.wdp.eu](http://www.wdp.eu).*

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