



**WERELDHAVE  
BELGIUM**



## **Press release Results 2017**

Vilvoorde, 1 February 2018

# PRESS RELEASE RESULTS 2017

Vilvoorde, 1 February 2018

## SUMMARY

For 2017, Wereldhave Belgium posted a profit of € 54.7 mln (2016: € 66.2 mln); the net result from core activities per share amounts to € 5.68 (2016: € 5.78).

The 'Like-for-Like' rental growth in 2017 amounts to - 1.2% (shopping centres: -1,1%; offices: -1,8%) and the EPRA occupancy rate to 94.3% (2016: 95.8%).

The net asset value per share, before profit distribution and dividend payment, amounts to € 89.25 (2016: € 86.41).

The debt ratio amounts to 29.0%.

## SAMENVATTING

Wereldhave Belgium heeft over 2017 een winst gerealiseerd van € 54,7 mln (2016: € 66,2 mln); het netto resultaat van kernactiviteiten per aandeel bedroeg € 5,68 (2016: € 5,78).

De 'Like-for-Like' huurgroei over 2017 kwam uit op - 1,2% (winkelcentra: - 1,1%; kantoren: - 1,8%) en de EPRA bezettingsgraad op 94,3% (2016: 95,8%).

De nettowaarde per aandeel vóór winstverdeling en dividenduitkering bedroeg € 89,25 (2016: € 86,41).

De schuldgraad bedroeg 29,0%.

## RÉSUMÉ

En 2017, Wereldhave Belgium a réalisé un bénéfice de € 54,7 mln (2016: € 66,2 mln); le résultat net des activités clés par action s'élève à € 5,68 (2016: € 5,78).

Le 'Like-for-Like' des revenus locatifs sur l'année 2017 atteignait - 1,2% (centres commerciaux: -1,1%; immeubles de bureaux: - 1,8%) et le taux d'occupation EPRA s'élevait à 94,3% (2016: 95,8%).

La valeur d'actif net par action, avant répartition du bénéfice et avant distribution du dividende, s'élevait à € 89,25 (2016: € 86,41).

Le taux d'endettement était de 29,0%.

## STATEMENT OF THE BOARD OF DIRECTORS COMPRISING THE RESULTS ON 31/12/2017 (FOR THE PERIOD 01/01/2017 - 31/12/2017)

- Net asset value per share € 89.25 (2016: € 86.41)
- Optional dividend proposal € 5.10 gross - € 3.57 net (2016: € 5.10 gross - € 3,57 net)
- Net result from core activities per share € 5.68 (2016: € 5.78)
- EPRA occupancy rate 94.3% (2016: 95.8%)
- Debt ratio of 29.0%

### KEY FIGURES

(X € 1,000)

RESULTS	2016	2017
Net rental income	49,733	50,103
Net result	66,241	54,682
Net result from core activities <sup>1)</sup>	40,078	39,404
Net result from non-core activities <sup>2)</sup>	26,163	15,278
Profit per share (x €1)	9.55	7.88
Net result from core activities per share (x €1)	5.78	5.68

BALANCE SHEET	31 DECEMBER 2016	31 DECEMBER 2017
Investment properties <sup>3)</sup> excl. development projects	784,509	786,747
Development projects	35,318	66,817
<b>Total investment properties portfolio</b>	<b>819,827</b>	<b>853,564</b>
Shareholders' equity	599,586 <sup>4)</sup>	619,284 <sup>4)</sup>
Net asset value per share (x €1)	86.41 <sup>4)</sup>	89.25 <sup>4)</sup>
Debt ratio on total of assets	27.6%	29.0%
Number of shares	6,939,017	6,939,017

<sup>1)</sup> Net result from core activities includes rental income, property charges, general expenses, financial results and corporate tax.

<sup>2)</sup> Net result from non-core activities includes the result on the portfolio, results on disposal of real estate investments and other results (a.o. financial result) that are not included in the net result from core activities.

<sup>3)</sup> Fair value has been computed after deduction of the transaction costs (2.5%) incurred at the sales process. The independent real estate expert has carried out the valuation in conformity with 'International Valuation Standards' and 'European Valuation Standards'.

<sup>4)</sup> Before profit distribution and dividend payment

**PROFIT**

The profit for 2017, consisting of the net result from core and non-core activities, amounted to € 54.7 mln (2016: € 66.2 mln). Compared to the same period in 2016, the decrease in profit is the result of a lower net result from core activities (€ -0.7 mln) and a lower net result from non-core activities (€ -10.8 mln).

**NET RESULT FROM CORE ACTIVITIES**

For 2017 Wereldhave Belgium posted a net result from core activities of € 39.4 mln (2016: € 40.1 mln).

The net rental income increased slightly, mainly due to several higher rental income from, a.o. temporary leases, pop-ups, and rent adjustments (€ 0.4 mln).

Property charges increased with € 0.5 mln; general costs and other operating income and charges are € 0.7 mln higher, mainly due to one-off breaking indemnities of several employment contracts.

Financial expenses (€ -0.1 mln) and taxes (€ -0.1 mln) remained stable. Wereldhave Belgium received, in 2017, a one-off final dividend of € 0.3 mln related to the liquidation of the real estate certificate 'Basilix'.

The net result from core activities per share amounts to € 5.68 (2016: € 5.78).

EPRA Occupancy on 31 December 2017 stood at 94.3% (31 December 2016: 95.8%). Occupancy levels per sector on 31 December 2017 were 94.9% (31 December 2016: 95.9%) for retail and 91.7% (31 December 2016: 90.9%) for offices.

A tenant who left his surface in Nivelles on 15 December 2017 creates an impact of -0.6%. This impact should be soon compensated.

**NET RESULT FROM NON-CORE ACTIVITIES**

The net result from non-core activities amounts to € 15.3 mln (2016: € 26.2 mln) and mainly consists of changes in the fair value of the investment properties portfolio (€ 15.4 mln) and other result on portfolio (€ -0.1 mln).

**SHAREHOLDERS' EQUITY AND NET ASSET VALUE**

On 31 December 2017, the shareholders' equity amounts to € 619.3 mln (31 December 2016: € 599.6 mln).

On 31 December 2017, the net asset value per share, including the profit for the current year, amounts to € 89.25 (31 December 2016: € 86.41).

In 2017, the average interest rate on the outstanding loans amounts to 0.94% (average interest rate 2016: 0.99%).

**PROPERTY PORTFOLIO****INVESTMENT PROPERTIES**

On 31 December 2017, the fair value of the investment properties portfolio – excluding development projects – amounts to € 786.7 mln (31 December 2016: € 784.5 mln).

The net increase of € 2.2 mln is mainly attributable to:

- Various additional capital expenditures in the existing portfolio (€ 3.7 mln);
- Variation of the book value of capitalised lease incentives (€ -0.5 mln);
- Variation in the investment properties portfolio (€ 15.4 mln) - this variation is attributable to a higher valuation (€ 20.7 mln) of the existing shopping centres portfolio and to a lower valuation (€ -5.3 mln) of the offices portfolio;
- The transfer (reclassification) of the office building 'Madou' from operational investment properties to assets held for sale (€ -16.4 mln).

## Madou building

The closing of the legal transfer of the office building 'Madou' occurred at the end of 2016 when the sales price has been paid (€ 16.4 mln). Wereldhave Belgium kept the right to perceive the rental income up to the expiry of the current lease (i.e. January 31, 2018) and continued to bear the operational risks up to that date. At balance sheet date, the building is classified as 'assets held for sale'. The sales agreement provides that the buyer becomes full owner (legal and economic) at the end of the lease and therefore that he will bear all operational risks from this date.

## Shopping centres

Wereldhave Belgium focuses on convenience centres dominant in their catchment area, and preferably with the potential for further expansion. By means of a proactive approach, the REIT aims to maintain and strengthen the market position of its shopping centres. This year, the proportion of shopping centres in the investment properties portfolio increased to about 86%.

The shopping centres' EPRA occupancy rate amounts to 94.9% (31 December 2016: 95.9%). The 'Like for Like' rental growth of the core portfolio investment properties (shopping centres), amounted to -1.1% (2016: 4.9%) (including average indexation of 1.8%). This decrease of the 'Like-for-Like' is mainly explained by the financial impact of the granting of free parking spaces for the visitors in Genk (which has created a positive impact on visitor numbers and turnover of retailers). Shopping centres in Nivelles and 'Belle-Ile' in Liège are almost fully let. The occupancy rates of the shopping centres 'Ring Shopping Kortrijk Noord' and 'Genk Shopping I' are respectively 92.6% and 79.7%.

94 commercial lease agreements have been concluded over 2017 in the shopping centres (69 new contracts and 25 lease renewals).

On the 25th of January 2018, we learned from the press the intention of Carrefour to close its stores in the shopping centres 'Shopping 1' (Genk) and 'Belle-Ile' (Liège). To date, no formal initiative has been taken by Carrefour and existing commercial leases remain fully in force. The total rental income from Carrefour represents 3.7% of the total rental income of the Company. In Liège, the next break option can be exercised as of 23 September 2018 while for Genk the

next break option is on 30 November 2019. Initiatives for developing alternatives have already been started implying concretely a commercialisation, whether or not linked to a redevelopment and / or reallocation of the respective areas.

## Offices

EPRA occupancy levels increased from 90.9% at 31 December 2016 to 91.7 % on 31 December 2017. The office park 'De Veldekens' in Berchem-Antwerpen is almost 100% let on balance sheet date. The occupancy rate of the 'Business & Media' office park in Vilvoorde as at 31 December 2017 amounted to 76.3% (2016: 78.1%). This decrease is mainly due to the relocation of two tenants.

The Management Company makes every effort to reduce the vacancy. Consolidation of the current occupancy and renegotiation of lease agreements at maturity is of prime importance.

## DEVELOPMENT PROJECTS

On 31 December 2017, the fair value of the development projects portfolio amounts to € 66.8 mln (31 December 2016: € 35.3 mln). The net increase of € 31.5 mln can mainly be attributed to:

- The construction works related to the development of the extension (€ 30.3 mln) of shopping centre 'Les Bastions' in Tournai with 15,000 m<sup>2</sup>;
- The study costs (€ 1.0 mln) relating to a possible extension (8,000 m<sup>2</sup> GLA) of shopping centre 'Belle-Ile' in Liège (study and design costs). Urbanistic and environmental permits have been granted and are final. The commercialisation of this project has been started. The further progress of this project will be evaluated, taking into account the further evolution of the area currently let by Carrefour (10,000 m<sup>2</sup>).

## Extension and structural renovation of shopping centre 'Les Bastions' in Tournai

April 2018 will be a highlight after 3 years (re) building the site 'Les Bastions' in Tournai. At the start of 2016, the retail park (10,000 m<sup>2</sup>) successfully opened its doors, next to the existing shopping centre. The existing part of the shopping centre was structurally renovated simultaneously with the construction of the extension (15,000 m<sup>2</sup>). The architecture is contemporary and the environmental elements fully respond to consumer demand.

The commercialisation of the extension is progressing well. Contracts have already been signed for about 95% of the lettable area. National and international retailers (Zara, Bershka, Superdry, JD Sports, etc.) have already committed. These new brands are a fitting and complementary offer to the already-existing tenants of excellent quality (Delhaize, C & A, H&M). This future branch mix will consolidate the attractiveness of the shopping centre and the retail park towards the future. The shopping centre also welcomes several catering businesses and, importantly, continues to offer free parking spaces. The site 'Les Bastions' with 43,500 m<sup>2</sup> of lettable area will be one of the most important commercial real estate units in Wallonia.

#### *DEROGATION SHOPPING CENTRE 'BELLE-ILE' IN LIEGE*

On 23 December 2016, the FSMA (financial services and markets authority) renewed the derogation to the shopping centre 'Belle-Ile' in Liège on the limitation of investing more than 20% of the assets in one single property. This derogation has been granted for a period of maximum 2 years (until 31 December 2018). The fair value of the shopping centre amounts to 22.7% of the investment properties portfolio as per 31 December 2017. The Company continues its efforts to bring the fair value of the asset under 20% through active prospecting to new investment opportunities. The extension of the investment scope to retail parks and assets in the Grand Duchy of Luxembourg may positively contribute to this ambition.

#### *ANNUAL FIGURES AND DIVIDEND*

The Annual General Meeting of Shareholders is to be held on Wednesday 11 April 2018 at 11 a.m. at the company's registered office. A dividend of € 5.10 gross - € 3.57 net (2016: € 5.10 gross - € 3.57 net) per share will be proposed by the Board of Directors of the Statutory Manager to the General Meeting of Shareholders.

The Board of Directors further declares that it intends to offer the possibility to the shareholders of the Company, by way of an optional dividend, to contribute their debt arising from the dividend receivable to the capital of the Company, against the issue of new shares (in addition to the options to either receive the dividend in cash or to opt for

a combination of both previous options). The final decision will be made by the Board of Directors on Wednesday 18 April 2018 whereby the Board of Directors, within the framework of the authorised capital, will proceed to the increase of the share capital by a contribution in kind of the net dividend debt (i.e. € 3.57 per share). For the shareholders opting to receive new shares in exchange for the (full or partial) contribution of their dividend receivable and benefiting from a reduced withholding tax or an exemption of such withholding tax, will the contribution of the receivable, just as for the shareholders who do not benefit from such reduction or exemption, amount to € 3.57 per share and the balance resulting from the said reduction or exemption from withholding tax will be paid in cash as from 8 May 2018. The terms and conditions of this transaction will be established on 18 April 2018.

The financial calendar included in the previous press releases is - in view of this intention - adjusted, whereby the 'Ex-dividend date', the 'Dividend record date' and the 'Dividend payment date' are set for 19 April, 20 April and 8 May 2018, respectively.

#### *ORGANISATION*

In consultation with the Board of Directors of the Statutory Manager, Mr. Eddy De Landtsheer has decided to terminate his position as Chief Financial Officer as at 31 January 2018. The members of the Board of Directors of the Statutory Manager thank Eddy for his dedication and commitment over the years.

From 1 January 2018 Mr. Cédric Biquet acts as Chief Financial Officer. He will ensure continuity within the financial department based on his relevant financial and real estate experience.

#### *RELATED PARTIES*

Except for the existing intra-group credit facility, no transactions have taken place during 2017 between persons or institutions which can be considered as related parties of the Company.



**PROSPECTS**

As of 2018, the extension project in Tournai will contribute to the net result from core activities.

Carrefour's announcement regarding its intention to close the stores in 'Shopping I' in Genk and 'Belle-Ile' in Liège will have a limited impact on the net result of core activities in 2018. For 2018, Wereldhave Belgium

expects a net result of core activities in a range of € 5.70 - € 5.80 per share. Barring any unexpected circumstances, this objective can be achieved.

Wereldhave Belgium continues to look for new opportunities to further strengthen the portfolio through acquisitions or new developments.

**FINANCIAL CALENDAR**

Press release results 2017 (8:00 AM)	Thursday 1 February 2018
General Meeting of Shareholders	Wednesday 11 April 2018
Press release Q1 2018 (8:00 AM)	Thursday 19 April 2018
Ex-dividend date (coupon detachment)	Thursday 19 April 2018
Dividend record date	Friday 20 April 2018
Dividend payable 2017	Tuesday 8 May 2018
Press release Q2 2018 (8:00 AM)	Wednesday 18 July 2018
Press release Q3 2018 (8:00 AM)	Thursday 18 October 2018

Vilvoorde, 1 February 2018

NV Wereldhave Belgium SA  
Statutory Management Company

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*Wereldhave Belgium focuses on shopping centres that are dominant in their catchment area.*

*The shares are listed on Euronext Brussels. At 31 December 2017, Wereldhave Belgium's market capitalisation amounts € 661 million.*

*For further information, please consult: [www.wereldhavebelgium.com](http://www.wereldhavebelgium.com)*

# FINANCIAL STATEMENTS

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER

(X € 1,000)

ASSETS	31 DECEMBER 2016	31 DECEMBER 2017
<b>I. Non-current assets</b>		
<b>C. Investment properties</b>	819,827	853,564
	<b>819,827</b>	<b>853,564</b>
<b>D. Other tangible assets</b>	632	579
	<b>632</b>	<b>579</b>
<b>II. Current assets</b>		
<b>A. Assets held for sale</b>		
Investment properties	0	16,447
<b>D. Trade receivables</b>	9,451	10,303
<b>E. Tax receivables and other current assets</b>	3,249	1,351
<b>F. Cash and cash equivalents</b>	6,501	2,115
	<b>19,201</b>	<b>30,215</b>
<b>Total assets</b>	<b>839,660</b>	<b>884,359</b>

(X € 1,000)

SHAREHOLDERS' EQUITY	31 DECEMBER 2016	31 DECEMBER 2017
<b>I. Shareholders' equity attributable to the parent company's shareholders</b>		
<b>A. Capital</b>	292,774	292,774
<b>B. Issue premiums</b>	50,563	50,563
<b>C. Reserves</b>		
a. Legal reserve	36	36
b. Reserve for the balance of changes in fair value of real estate properties	113,007	139,371
d. Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting	-808	-503
j. Reserve for actuarial gains and losses of defined pension schemes	-880	-786
m. Other reserves	986	956
n. Accumulated result	77,667	82,190
<b>D. Net result of the year</b>	66,241	54,682
	<b>599,586</b>	<b>619,284</b>
<b>II. Minority interests</b>	<b>0</b>	<b>0</b>



(X € 1,000)

LIABILITIES	31 DECEMBER 2016	31 DECEMBER 2017
<b>I. Non-current liabilities</b>		
<b>A. Provisions</b>		
Pensions	1,168	1,060
<b>B. Non-current financial liabilities</b>		
a. Credit institutions	140,000	186,000
c. Other		
Other loans	22,000	22,000
Rent guarantees received	497	795
<b>C. Other non-current financial liabilities</b>		
Authorised hedging instruments	808	503
<b>E. Other non-current liabilities</b>	16,447	0
<b>F. Deferred taxes - liabilities</b>		
b. Other	1,799	1,824
	<b>182,719</b>	<b>212,182</b>
<b>II. Current liabilities</b>		
<b>B. Current financial liabilities</b>		
a. Credit institutions	45,200	25,961
c. Other		
Other	434	735
<b>D. Trade payables and other current liabilities</b>		
b. Other		
Suppliers	5,821	3,402
Taxes, remunerations and social security contributions	1,162	1,462
<b>E. Other current liabilities</b>	0	16,449
<b>F. Accrued charges and deferred income</b>		
Real estate income received in advance	1,570	903
Other	3,168	3,981
	<b>57,355</b>	<b>52,893</b>
<b>Total shareholders' equity and liabilities</b>	<b>839,660</b>	<b>884,359</b>
Net asset value per share (x € 1)	86.41	89.25

## CONSOLIDATED PROFIT AND LOSS ACCOUNT TO 31 DECEMBER

(X € 1,000)

	31 DECEMBER 2016	31 DECEMBER 2017
<b>I. Rental income</b>		
Rent	49,369	49,725
Indemnification for early termination of lease	364	378
<b>Net rental income</b>	<b>49,733</b>	<b>50,103</b>
<b>V. Recovery of rental charges and taxes normally paid by the tenant on let properties</b>	10,908	11,382
<b>VII. Rental charges and taxes normally paid by the tenant on let properties</b>	-11,466	-11,991
	<b>-558</b>	<b>-609</b>
<b>Property result</b>	<b>49,175</b>	<b>49,494</b>
<b>IX. Technical costs</b>		
Recurrent technical costs		
Repairs	-408	-419
Insurance premiums	-48	-61
	<b>-456</b>	<b>-480</b>
<b>X. Commercial costs</b>		
Agency commissions	-315	-303
Publicity	-300	-190
	<b>-615</b>	<b>-493</b>
<b>XI. Charges and taxes on non-let properties</b>		
Costs on non-let properties	-616	-906
Real estate tax on non-let properties	-165	-182
	<b>-781</b>	<b>-1,088</b>
<b>XII. Property management costs</b>		
(Internal) property management costs	-766	-1,010
	<b>-766</b>	<b>-1,010</b>
<b>Property charges</b>	<b>-2,618</b>	<b>-3,072</b>
<b>Property operating results</b>	<b>46,557</b>	<b>46,422</b>
<b>XIV. General company costs</b>		
Staff costs	-2,085	-2,611
Other	-2,541	-2,453
<b>XV. Other operating income and charges</b>	751	457
	<b>-3,875</b>	<b>-4,607</b>
<b>Operating results before result on the portfolio</b>	<b>42,682</b>	<b>41,815</b>

(X € 1,000)

	31 DECEMBER 2016	31 DECEMBER 2017
<b>XVII. Result on disposals of other non-financial assets</b>		
Net sales of other non-financial assets (sale price - transaction costs)	-1	-16
	<b>-1</b>	<b>-16</b>
<b>XVIII. Variations in the fair value of investment properties</b>		
Positive variations in the fair value of investment properties	50,660	31,537
Negative variations in the fair value of investment properties	-24,296	-16,152
	<b>26,364</b>	<b>15,385</b>
<b>XIX. Other result on portfolio</b>	-117	-65
	<b>-117</b>	<b>-65</b>
	<b>26,246</b>	<b>15,303</b>
<b>Operating result</b>	<b>68,928</b>	<b>57,118</b>
<b>XX. Financial income</b>		
Interests and dividends received	0	330
<b>XXI. Net interest charges</b>		
Nominal interest charges on loans	-2,372	-2,433
<b>XXII. Other financial charges</b>		
Bank charges and other commissions	-97	-104
<b>Financial result</b>	<b>-2,469</b>	<b>-2,207</b>
<b>Result before tax</b>	<b>66,459</b>	<b>54,911</b>
<b>XXV. Corporate tax</b>		
Corporate tax	-134	-188
Deferred tax on market fluctuations of investment properties	-84	-41
<b>Tax</b>	<b>-218</b>	<b>-229</b>
<b>Net result</b>	<b>66,241</b>	<b>54,682</b>
<b>Net result shareholders of the Group</b>	<b>66,241</b>	<b>54,682</b>
<b>Result per share (x € 1)</b>	<b>9.55</b>	<b>7.88</b>
<b>Diluted result per share (x € 1)</b>	<b>9.55</b>	<b>7.88</b>

## CONSOLIDATED STATEMENT OF NET RESULT FROM CORE (1) AND NON-CORE (2) ACTIVITIES TO 31 DECEMBER

(X € 1,000)

	2016		2017	
	(1)	(2)	(1)	(2)
Net rental income	49,733		50,103	
Rental charges and taxes normally paid by the tenant on let properties	-558		-609	
IX. Technical costs	-456		-480	
X. Commercial costs	-615		-493	
XI. Charges and taxes on non-let properties	-781		-1,088	
XII. Property management costs	-766		-1,010	
XIV. General company costs	-4,626		-5,064	
XV. Other operating income and charges	751		457	
<b>Operating results before result on the portfolio</b>	<b>42,682</b>		<b>41,815</b>	
XVII. Result on disposals of other non financial assets	-1		-16	
XVIII. Change in fair value of the investment properties				
- positive		50,660		31,537
- negative		-24,296		-16,152
XIX. Other result on portfolio		-117		-65
<b>Operating result</b>	<b>42,681</b>	<b>26,247</b>	<b>41,799</b>	<b>15,319</b>
Financial result	-2,469	0	-2,207	0
<b>Result before tax</b>	<b>40,212</b>	<b>26,247</b>	<b>39,592</b>	<b>15,319</b>
Corporate tax	-134	-84	-188	-41
<b>Net result</b>	<b>40,078</b>	<b>26,163</b>	<b>39,404</b>	<b>15,278</b>
Profit per share (x €1)	5.78	3.77	5.68	2.20

(1) The net result from core activities is the operating result before the portfolio result minus the financial result and taxation, and excluding variations in the fair value of financial derivatives (that are not treated as hedge accounting in accordance with IAS 39) and other non-distributable items on the basis of the company financial statements of Wereldhave Belgium.

(2) The result from non-core activities (portfolio result) comprises (i) the result on sale of property investments, (ii) the variations in the fair value of property investments, and (iii) the other portfolio result.

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME TO 31 DECEMBER

(X € 1,000)

	31 DECEMBER 2016	31 DECEMBER 2017
<b>I. Net result</b>	<b>66,241</b>	<b>54,682</b>
<b>II. Other comprehensive income</b>		
<b>Items taken in the result</b>		
B. Changes in the effective part of the fair value of authorised cash flow hedge instruments as defined under IFRS	-75	306
<b>Items not taken in the result</b>		
E. Actuarial gains and losses of pledged pension schemes	113	95
	38	400
<b>Comprehensive income (I + II)</b>	<b>66,279</b>	<b>55,082</b>
Attributable to:		
Minority interests	0	0
Shareholders of the group	66,279	55,082

## CONSOLIDATED CASH FLOW STATEMENT TO 31 DECEMBER

(X € 1,000)

	31 DECEMBER 2016	31 DECEMBER 2017
<b>Cash flow from operating activities</b>		
Net result before tax	66,459	54,911
Income from interest and dividends	0	-330
<b>Result exclusive of dividend received</b>	<b>66,459</b>	<b>54,582</b>
Depreciation tangible assets	265	194
Rental discounts and investments	765	630
Interest charges	2,561	2,537
Variations in the fair value of investment property	-26,364	-15,385
Movements in provisions	-1,679	-1,000
Movements in short term debts	-1,819	-1,721
Corporate tax paid	-213	-373
Corporate tax received	2,891	2,020
	<b>-23,593</b>	<b>-13,098</b>
<b>Net cash flow from operating activities</b>	<b>42,866</b>	<b>41,484</b>
<b>Cash flow from investment activities</b>		
Sale real estate certificates	16,447	0
Payment for investment property	-20,074	-35,067
Acquisition furniture and vehicles	-297	-356
Interest and dividend received	0	330
<b>Net cash flow from investment activities</b>	<b>-3,924</b>	<b>-35,093</b>
<b>Cash flow from financial activities</b>		
Appeal credit institutions/Other	79,200	72,000
Repayment credit institutions/Other	-81,000	-45,239
Dividends paid	-34,001	-35,389
Interest paid	-2,871	-2,149
<b>Net cash flow from financing activities</b>	<b>-38,672</b>	<b>-10,777</b>
<b>Net cash flow</b>	<b>271</b>	<b>-4,386</b>
<b>Cash &amp; bank balances</b>		
At 1 January	6,231	6,501
Increase/decrease cash and bank balances	270	4,386
<b>At 31 December</b>	<b>6,501</b>	<b>2,115</b>

## SEGMENT INFORMATION

(X € 1,000)

2017	OFFICES	RETAIL	TOTAL
Rent	9,806	39,919	49,725
Indemnification for early termination of lease		378	378
<b>Net rental income</b>	<b>9,806</b>	<b>40,297</b>	<b>50,103</b>
Recovery of rental charges and taxes normally paid by the tenant on let properties	2,256	9,126	11,382
Rental charges and taxes normally paid by the tenant on let properties	-2,415	-9,576	-11,991
			-609
<b>Property result</b>	<b>9,647</b>	<b>39,847</b>	<b>49,494</b>
IX Technical costs			-480
Repairs	-217	-202	
Insurance premiums	-8	-53	
X Commercial costs			-493
Agency commissions	-131	-172	
Publicity	-25	-165	
XI Charges and taxes on non let properties			-1,088
Costs on non let properties	-357	-549	
Real estate tax on non let properties	-12	-170	
XII (Internal) property management costs	-87	-923	-1,010
<b>Property operating results</b>	<b>8,809</b>	<b>37,614</b>	<b>46,422</b>
XIV/X General company costs and other operating			
V income and charges			-4,607
<b>Operating result before result on the portfolio</b>			<b>41,815</b>
XVII Result on disposals of other non financial assets			-16
XVIII Variations in the fair value of investment properties			15,385
Positive variations in the fair value of investment properties	110	31,427	
Negative variations in the fair value of investment properties	-5,380	-10,772	
XIX Other result on portfolio			-65
<b>Operating result</b>			<b>57,118</b>
<b>Financial result</b>			<b>-2,207</b>
<b>Result before taxes</b>			<b>54,911</b>



(X € 1,000)

2017	OFFICES	RETAIL	TOTAL
Corporate tax			-188
Deferred taxes on market fluctuations of investment properties			-41
<b>Tax</b>			<b>-229</b>
<b>Net result</b>			<b>54,682</b>
<b>Investment properties</b>			
Investment properties excl. development projects			
Balance at 1 January	123,452	659,905	783,357
Investments	1,500	2,205	3,705
Assets held for sale (see p. 5)	-16,447		-16,447
Revaluation	-5,270	20,655	15,385
<b>Balance at 31 December</b>	<b>103,235</b>	<b>682,765</b>	<b>786,000</b>
Capitalised rent incentives	511	236	747
<b>Value investment properties excl. development projects</b>	<b>103,746</b>	<b>683,001</b>	<b>786,747</b>
<b>Development projects</b>			
Balance at 1 January		35,318	35,318
Investments		31,121	31,121
Capitalised interest		378	378
<b>Balance at 31 December</b>		<b>66,817</b>	<b>66,817</b>

(X € 1,000)

2016	OFFICES	RETAIL	TOTAL
Rent	9,754	39,614	49,369
Indemnification for early termination of lease	110	254	364
<b>Net rental income</b>	<b>9,864</b>	<b>39,869</b>	<b>49,733</b>
Rental charges and taxes normally paid by the tenant on let properties	-118	-440	-558
IX Technical costs			-456
Repairs	-178	-230	
Insurance premiums	-2	-46	
X Commercial costs			-615
Agency commissions	-231	-84	
Publicity	-41	-258	
XI Charges and taxes on non let properties			-781
Costs on non let properties	-313	-302	
Real estate tax on non let properties	-15	-150	
XII (Internal) property management costs	-70	-696	-766
<b>Property operating results</b>	<b>8,895</b>	<b>37,662</b>	<b>46,557</b>
XIV/X General company costs and other operating income and charges			-3,875
<b>Operating result before result on the portfolio</b>			<b>42,682</b>
XVII Result on disposals of other non financial assets			-1
XVIII Variations in the fair value of investment properties			26,364
Positive variations in the fair value of investment properties	7,563	43,097	
Negative variations in the fair value of investment properties	-9,482	-14,814	
XIX Other result on portfolio	0	-117	-117
<b>Operating result</b>			<b>68,928</b>
<b>Financial result</b>			<b>-2,469</b>
<b>Result before taxes</b>			<b>66,459</b>

(X € 1,000)

2016	OFFICES	RETAIL	TOTAL
Corporate tax			-134
Deferred taxes on market fluctuations of investment properties			-84
<b>Tax</b>			<b>-218</b>
<b>Net result</b>			<b>66,241</b>
<b>Investment properties</b>			
Investment properties excl. development projects			
Balance at 1 January	124,894	607,026	731,920
Investments	478	3,178	3,656
Transfer from development to investment	0	17,030	17,030
Revaluation	-1,920	32,671	30,751
<b>Balance at 31 December</b>	<b>123,452</b>	<b>659,905</b>	<b>783,357</b>
Capitalised rent incentives	577	575	1,152
<b>Value investment properties excl. development projects</b>	<b>124,029</b>	<b>660,480</b>	<b>784,509</b>
<b>Development projects</b>			
Balance at 1 January		40,547	40,547
Investments		15,873	15,873
Transfer from development to investment		-17,030	-17,030
Revaluation		-4,388	-4,388
Capitalised interest		316	316
<b>Balance at 31 December</b>		<b>35,318</b>	<b>35,318</b>

## MOVEMENTS IN INVESTMENT PROPERTIES

(X € 1,000)

	2016	2017
<b>At 1 January</b>	731,920	783,357
<b>Investment properties excluding development projects</b>		
Transfer from development to investment	17,030	0
Transfer assets held for sale	0	-16,447
Investments	3,656	3,705
Revaluations	30,751	15,385
<b>At 31 December</b>	<b>783,357</b>	<b>786,000</b>
Book value capitalised rent incentives	1,152	747
<b>Value investment properties in conformity with the external evaluation report</b>	<b>784,509</b>	<b>786,747</b>
<b>Movements in development projects</b>		
<b>At 1 January</b>	40,547	35,318
Transfer from development to investment	-17,030	0
Capitalised interest	316	378
Investments	15,873	31,121
Revaluations	-4,388	0
<b>At 31 December</b>	<b>35,318</b>	<b>66,817</b>
<b>Total investment properties</b>	<b>819,827</b>	<b>853,564</b>

## SHARE DATA

	31 DECEMBER 2016	31 DECEMBER 2017
(amounts per share x € 1)		
Number of shares qualifying for dividend	6,939,017	6,939,017
Profit per share qualifying for dividend	9.55	7.88
Average number of shares	6,939,017	6,939,017
Profit per share	9.55	7.88
Direct result per share	5.78	5.68
Net asset value including current result	86.41	89.25

No stocks convertible into shares have been distributed by the company.

## BASIS OF PREPARATION FIGURES UP TO 31 DECEMBER 2017

The financial information regarding the period ending on 31 December 2017 has been prepared in accordance with International Financial Reporting Standards (IFRS) as approved by the EU. The financial statement should be read in conjunction with the financial annual report for the year ending 31 December 2017. Wereldhave Belgium has not adopted new IFRS standards or interpretations in 2017 and the asset valuation rules, used for the financial statements, are identical to those used for the annual financial statements for the year ended 31 December 2016.

### CONSOLIDATION

The published figures in this statement are consolidated figures. In accordance with the relevant legislation, the subsidiaries and associates are consolidated.

### RISK MANAGEMENT

In order to limit the possible impact for the company and its shareholders, the Management Company continuously monitors the business, financial, operational and strategic risks with which the REIT may be confronted.

The focus on shopping centres involves a higher geographical concentration, in the sense that the apportionment is implemented only on a limited

number of real estate as well as a higher risk concentration in case of technical problems and fire.

In accordance with article 88 of the law of 3 August 2012, the Management Company confirms taking into account social, ethical and environmental aspects when controlling the financial means and executing rights conferred by securities in the portfolio. See annual financial report 2017, Section 'Sustainability'.

### AUDIT

The statutory auditor has confirmed that the audit, which is substantially complete, has not to date revealed any material misstatement, which would require an adjustment to the figures included in the press release.

## 3. OBLIGATIONS REGARDING THE PROVISION OF INFORMATION TO THE PUBLIC (R.D. OF 14 NOVEMBER 2007)

Mr. D. Anbeek and Mr. K. Deforche, Managing Directors of the statutory Management Company of the REIT, declare, in the name and on behalf of the Statutory Management Company, in the function of managing entity of the REIT, that, as far as they know,

- a. the set of financial statements, prepared in accordance with the applicable accounting standards, gives a true and fair view of the assets, liabilities, financial position and results of the REIT and the undertakings included in the consolidation taken as a whole;
- b. the statement regarding 2017 includes a fair review of the information required.