

# Wereldhave BELGIUM

Limited Liability Company  
Public Regulated Real Estate Company  
Medialaan 30, box 6  
1800 Vilvoorde

Company registration number 0412.597.022 (RPR Brussels)

---

## Result of the optional dividend in shares related to financial year 2024

- **High participation rate with 79.2 % of the shareholders opting for a dividend in new shares**
- **Encouraging result with a capital increase of € 19,600,053.23.**

A substantial majority of 79.2% of the shareholders of the public regulated real estate company Wereldhave Belgium NV/SA (hereinafter the '**Company**') opted for a contribution of their dividend rights in return for new shares instead of dividend payment in cash.

This result enables the Company to strengthen its share capital with € 19.6 million (share capital) through the creation of 469,203 new shares. As of today, 8 May 2025, the total number of shares of the Company amounts to 9,355,204. The remaining dividend is paid in cash, which represents (excluding the total withholding taxes) a total cash out of € 5.6 million. This capital increase leads to an improvement of the debt ratio by 1.9% (35.1%), compared to the level that would have prevailed if the dividend would have been paid fully in cash.

The Company is very pleased with the high percentage of shareholders who opted for the optional dividend. Together with the results of the votes at the General Meeting of Shareholders on 9 April 2025, this provides further evidence of the broad shareholders confidence in the Company's strategic direction and financial health.

As previously stated in the Company's press release of 17 April 2025 (following the announcement of the option for an optional dividend), this provides the Company with the opportunity to support its growth ambitions and strategy by potentially (i) entering into additional debt-financed transactions and/or (ii) making investments in its existing real estate portfolio.

The non-cash payment of a significant portion of the dividends also improves the Company's liquidity position, along with the improvement in the debt ratio compared to a scenario in which the dividend would have been paid fully in cash (see also below).

The recent acquisition by the Company of the entity that, through a share structure, became the owner of Knauf Shopping Pommerloch in Luxembourg marked a first (and significant) step in the execution of its external growth strategy. This external growth not only allows shareholders to directly benefit from the growth dynamics, but also—as previously stated—increases the Company's capacity to pursue further growth and thereby generate additional value.

The effective settlement of the dividend distribution will take place on Monday 12 May 2025. Depending on the shareholder's choice, the new shares issued in exchange for the contribution of dividend rights will be delivered, the dividend will be paid in cash, or a combination of both payment methods will occur. The newly created shares will be listed and tradable on Euronext Brussels from Monday 12 May 2025. The new shares, with coupon number 30 attached, entitle holders to a share in the Company's results as from 1 January 2025 (first dividend payable in 2026).

Following today's capital increase, the remaining authorised capital stands at € 351,595,554.18.

## **Notification in accordance with article 15 §1 of the Act of 2 May 2007 regarding the notification of major participations (Transparency Act)**

Following this capital increase and the issuance of 469,203 new shares at a total issue price of € 19,600,053.23 (share capital), the total share capital of the Company as at 8 May 2025 amounts to € 390,795,660.54. As of today, the capital is represented by 9,355,204 fully paid ordinary shares. There are no preferred shares. No outstanding options or warrants have been issued that entitle their holder to shares. Each of the shares has one voting right on the general meeting and these shares represent the denominator for the purpose of notifications under the Transparency Act (*i.e.* notifications in case of a.o. reaching, crossing or falling below the statutory or legal thresholds).

This capital increase generates a dilutive effect of the result per share due to the increase of the number of issued shares, which has a negative estimated impact of 18 eurocents on the net result from core activities per share for the current year.

The Company wishes to thank its shareholders for their reaffirmed trust in the Company.

For further information, please contact the Company at +32 (0)2 732 19 00 or via email at [ir.be@wereldhave.com](mailto:ir.be@wereldhave.com).