



WERELDHAVE
BELGIUM



2019

Half yearly
Financial statement
30 June

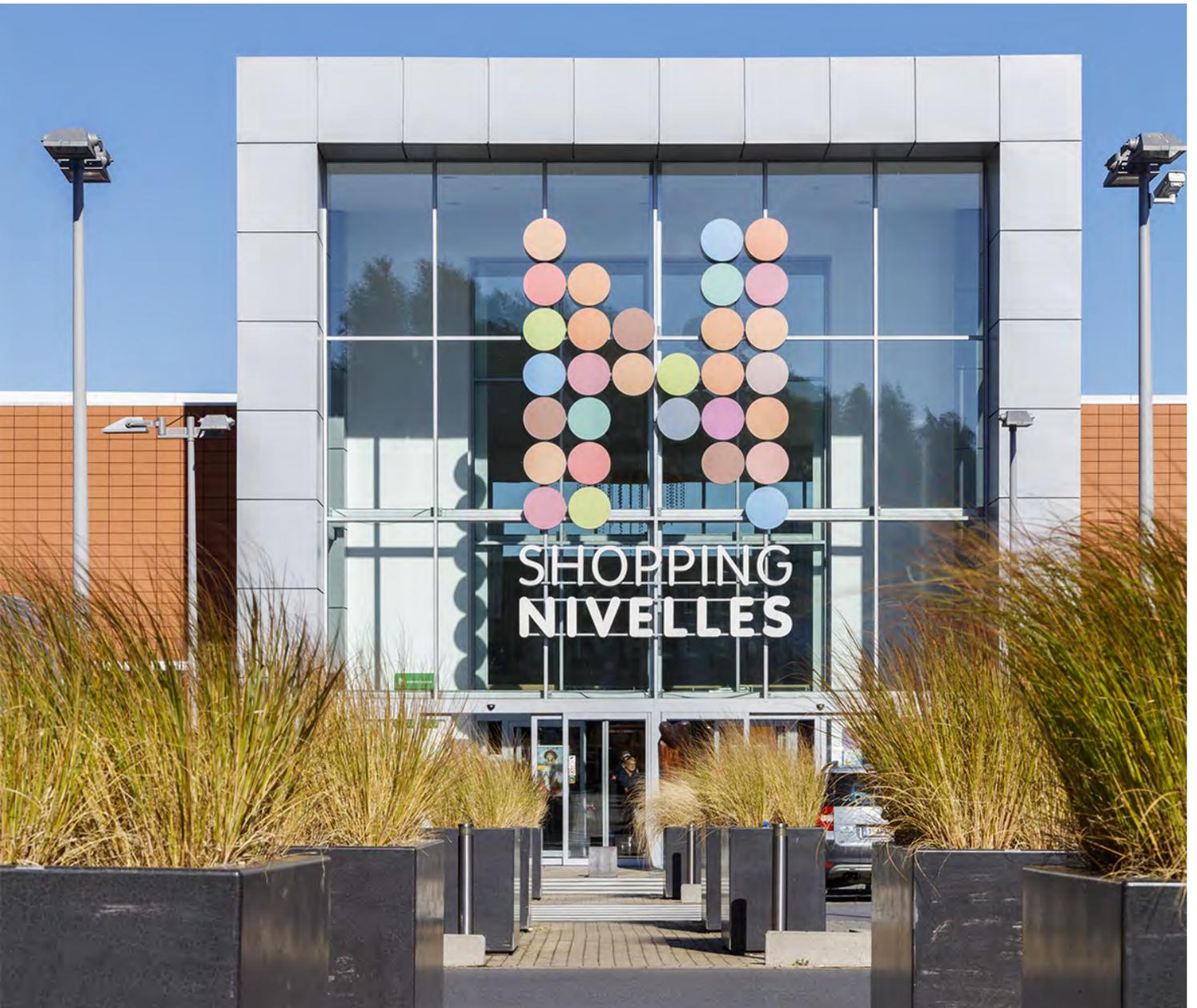
This half yearly financial statement can be obtained, free of charge, at the company's Head Office and is also available on our website www.wereldhavebelgium.com

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1

OVERALL SUMMARY REAL ESTATE MARKETS



RETAIL

After the very active years 2017 and 2018, no major transactions of shopping centres were reported on the investment market in the first semester of 2019.

On the users' market, the turnover figures of the retailers remain under pressure in the first half of the year, due to the evolution of the spending behavior of the consumers (for instance more budget spent on services but also on e-commerce). Both in the inner city and shopping centres, the leasing of larger retail units remains challenging, within a limited number of retailers who maintain a prudent expansion strategy.

OFFICES

The activity on the office market has been dynamic in the first half of the year, generating a gradual decrease of the vacancy levels. We noticed an increase in rental levels in top locations, contrary to the secondary and peripheral areas. The various co-working operators continue to make their mark on the take-up of square meters. This growing trend also means that companies intend to remain flexible in the future, in terms of occupied offices surfaces, which could potentially lead to further rationalizing of 'private' square meters.

The investment market remains highly dynamic and competitive in this sector due to the appetite of investors still looking for investment opportunities in this context of continued low interest rates levels.

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INTERIM FINANCIAL REPORT



- Increase in the result from core activities per share from € 2.82 as of 30 June 2018 to € 3.08 as of 30 June 2019;
- Increase in the fair value of the investment properties portfolio from € 956.7 mln as of 31 December 2018 to € 971.0 mln as of 30 June 2019;
- Decrease in the EPRA-occupancy rate of the retail portfolio from 97.2% as of 31 December 2018 to 96.2% as of 30 June 2019;
- Increase in the number of shares by 267,731 units as a result of the optional dividend;
- Increase in the number of visitors in the shopping centres by 4.4% compared to the same period last year (comparable market figure of -1.7%)

KEY FIGURES

RESULTS (X € 1,000)	30 JUNE 2018	30 JUNE 2019
Net rental income	25,701*	29,955**
Net result	23,663	21,107
Net result from core activities ¹⁾	19,760	23,440
Net result from non-core activities ²⁾	3,903	-2,333
Profit per share (x €1)	3.38	2.77
Net result from core activities per share (x €1)	2.82	3.08
Average number of shares	7,005,933	7,606,813

BALANCE SHEET (X € 1,000)	31 DECEMBER 2018	30 JUNE 2019
Properties available for lease ³⁾	941,964	958,854
Development projects	14,692	12,165
Total investment properties portfolio	956,656	971,018
Shareholders' equity	678,428 ³⁾	681,548 ⁴⁾
Net asset value per share (x €1)	89.97 ³⁾	87.29 ⁴⁾
Debt ratio	29.67%	30.20%
Share price	82.20	80.60
Number of shares	7,540,250	7,807,981

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

²⁾ Net result from non-core activities includes (i) the results on disposal of real estate investments, (ii) the variations in the fair value of the investment properties, (iii) the result on the portfolio and (iv) the variations in the fair value of financial assets and liabilities.

³⁾ Before profit distribution and dividend payment.

⁴⁾ Before profit distribution and after dividend payment.

* Reallocation / presentation of impairment on trade receivables.

** By applying the new IFRS 16 - Leasing agreement standard, the annual leasehold payments were transferred from the net rental result to the financial result.

NET RESULT

During the first half of the year, the net result from core and non-core activities amounted to € 21.1 mln (€ 23.7 mln as of 30 June 2018). Compared to the same period in 2018, this

decrease is the result of a higher result from core activities (€ 3.7 mln) and a lower result from non-core activities (€ -6.2 mln).

RESULT FROM CORE ACTIVITIES

Wereldhave Belgium reported a result from core activities of € 23.4 mln (€ 19.8 mln as of 30 June 2018) over the first six months. Rental income increased by € 4.3 mln mainly due to the positive contribution of the retail parks in Brugge and Turnhout. Real estate expenses increased by € 0.4 mln and general expenses remained stable compared to 2018.

The net financial costs increased slightly by € 0.2 mln due to a higher drawdown of the current credit facilities.

The result from core activities per share showed an increase to € 3.08 (€ 2.82 per 30 June 2018), regardless of the higher average number of shares compared to June 2018.

The EPRA-occupancy rate per 30 June 2019 amounted to 95.7% (96.2% as of 31 December 2018). Detailed by segment, this ratio amounted to 96.2% for the retail portfolio (97.2% as of 31 December 2018) and 92.6% for the office portfolio (90.6% as of 31 December 2018).

RESULT FROM NON-CORE ACTIVITIES

The result from non-core activities amounted to € -2.3 mln (€ +3.9 mln as of 30 June 2018). The result from non-core activities consisted essentially in the valuation results related to the investment properties portfolio.

In the first half of the year, the value of the portfolio excluding additional investments remained quite stable.

SHAREHOLDERS' EQUITY AND NET ASSET VALUE

Shareholders' equity at 30 June 2019 amounted to € 681.5 mln (€ 678.4 mln as of 31 December 2018).

The net asset value per share (total equity / number of issued shares) at 30 June 2019, including the profit for the current year - after dividend payment and taking into account its

related increase of the number of shares, amounted to € 87.29 as of 30 June 2019 (€ 89.97 as of 31 December 2018).

In the first half of the year, the average financing cost on the outstanding credit facilities amounted to 0.86% (1.09% for 2018).

INVESTMENT PROPERTIES

PROPERTIES AVAILABLE FOR LEASE

The fair value of the properties available for lease amounted to € 958.9 mln per 30 June 2019 (€ 942.0 mln as at 31 December 2018).

The net increase of €16.9 mln is attributable to (i) the impact of the adoption of IFRS 16, which recognised a 'right of use' asset on a leasehold agreement in Kortrijk of € 6.5 mln; (ii) the completion of the redevelopment project in Tournai '7 Fontaines' and additional investment works carried out in the portfolio (€ 9.4 mln) and (iii) the purchase of real estate rights in Kortrijk and Genk (€ 3.0 mln); this increase was partly compensated by a slightly negative net revaluation by € 2.0 mln.

RETAIL PORTFOLIO

The first semester turned out to be very dynamic with strong commercial results; despite the bankruptcy of Cool Cat (Belle Île, Nivelles, Kortrijk and Genk Stadsplein) and the restitution of approximately 4,500 m² by Carrefour in Belle Île. The reorganisation of the vacated space in Belle Île is in full swing and is progressing according to plan. The company is pleased to announce that the vacant space has mostly been re-let and that Decathlon, Action, Ville Neuve, Medi-Market and Eyes+More will open in the latter part of the year in the refurbished part of the shopping centre. The addition of these new retailers, as well as the renovation of this part of the shopping centre, will provide a significant positive impetus to the commercial attractiveness of the entire complex.

In a next phase, the entire shopping centre will be renovated to meet the expectations of a contemporary clientele.

Moreover, the successful commercialization inspires confidence for the extension project of the shopping centre, which is currently in preparation phase.



Recently, an agreement was reached with Carrefour for their departure from Shopping 1 in Genk on 31 July 2019. Concurrently, an agreement was signed with Albert Heijn, which will open a new supermarket on an area of approximately 2,750 m² before the end of the year. Furthermore, the extra vacated space will be let to Medi-Market (lease already signed at time of publication), as well as to other retailers with whom negotiations are ongoing.

Also, The Fashion Store in Shopping 1 on an area of approximately 1,000 m² is expected to function as a major locomotive in the shopping centre.

The number of visitors in the shopping centres increased by 4.4% compared to the same period in 2018. This positive figure proves the attractiveness of our malls, based on an excellent commercial mix and intense marketing efforts.

With regards to investments, two transactions were conducted in the first semester 2019. The first was the consolidation of our property rights in Kortrijk (the acquisition of the residual rights of a part of the car park and of an area with a leasehold held by Burger King); secondly, the additional purchases of units in Shopping 1 in Genk, which are already let (The Fashion Store).

OFFICES PORTFOLIO

The EPRA-occupancy rate in the offices portfolio increased significantly due to leasing activity in Berchem and Vilvoorde.

In Berchem, all vacated space has been re-let, which means that the occupancy rate remains at almost 100%. Antwerp remains a very dynamic market for office space, which allows us to maintain rental levels.



Belle-Île

In Vilvoorde, an area of about 1,300 m² has been let to a new tenant. However, the positive impact on the occupancy rate per 30 June will be offset in the next quarter by the already announced departure of another tenant.

The Company intends to perform major investments in both the Berchem and Vilvoorde office buildings as part of a multi-year plan to improve the comfort of these properties for the tenants, to reinforce their attractiveness and to secure high occupancy rate.

DEVELOPMENT PROJECTS

The accounting value of the development projects portfolio amounted to €12.2 mln as of 30 June 2019 (€14.7 mln as of 31 December 2018). The net decrease of € 2.5 mln is mainly due to the completion of the project '7 Fontaines' in Tournai and the transfer of this project on 30 June 2019 in the properties available for lease (€ -2.2 mln)

DEROGATION SHOPPING CENTRE 'BELLE-ÎLE' IN LIÈGE

As explained in the annual report 2018, the Company received a new derogation from the FSMA on 11 December 2018 for a new period of 2 years, which expires on 31 December 2020.

Nevertheless, considering the various

investments and acquisitions in 2018, the share of the fair value of the Belle-Île shopping centre in the investment properties portfolio decreased below the 20% threshold. On 30 June 2019, it amounted to 19.0% (compared to 19.1% on 31 December 2018), implying that this derogation does not currently apply.

CORPORATE SOCIAL RESPONSIBILITY

In the first half of the year, Wereldhave Belgium started the renewal of the BREEAM In-Use files for the shopping centres in Kortrijk (Ring Shopping) and Nivelles (Shopping Nivelles). For the BREEAM In-Use certificate for Genk Shopping 1, a score of "Very Good" for Asset Performance and "Excellent" for Building Management was achieved early 2019. Both in the office buildings and in Ring Shopping and Shopping Nivelles, our annual Night Walks were carried out in order to make tenants and suppliers aware of energy consumption savings.

In the context of "Healthy People, Happy People", Wereldhave Belgium implements an annual health plan in which 4 values are included: Food; Move; Energy (Energy balance) and It Works (Work-related solutions to optimize passion and creativity in the workplace). Amongst others, yoga sessions were organized for staff, workshops on "working smarter" and team building activities.

CORPORATE – DIVIDEND

The General Meeting of Shareholders on 10 April 2019, in accordance with the proposal of the Management Company, approved the distribution of a dividend for 2018 of € 5.20 gross (€ 3.64 net), under the form of an optional dividend. The dividend has been payable as from 15 May 2019.

This optional dividend generated an increase of the equity by € 21.4 mln (equity and issue premium) through creation of 267,731 new shares.

PROSPECTS

Considering the capital increase, which created a dilutive effect on the result per share due to the increased number of shares, the prospects of net result from core activities per share were adapted for the ongoing accounting year, as published on 13 May 2019, by a 12 eurocents decrease compared to those published earlier. As a result, this initially announced range has been adapted from € 5.90 - € 6.00 to € 5.78 - € 5.88 per share. Unforeseen circumstances excepted, the Statutory Management Company expects a result from core activities per share by the end of 2019 within this adapted range.

Vilvoorde, 18 July 2019

NV Wereldhave Belgium NV/SA
Statutory Management Company

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PORTFOLIO SUMMARY AT 30 JUNE





COMPOSITION OF THE PORTFOLIO

	YEAR OF CONSTRUCTION OR MOST RECENT RENOVATION	DIVERSIFICATION OF THE PORTFOLIO (IN % OF VALUATION)	LETTABLE AREA (IN SQM)
Retail			
Shopping Centre "Belle-Île", Quai des Venues 1, 4020 Liège (5)	1994	18.58%	30,680
Shopping Centre Nivelles, Chaussée de Mons 18A, 1400 Nivelles	2012	17.20%	29,159
Shopping Centre "Shopping Bastions", Boulevard W. de Marvis 22, 7500	2018	15.91%	30,638
Retail park 'les Bastions' in Tournai	2016	2.05%	10,312
Tournai - 7 Fontaines	2019	0.70%	3,485
Shopping Centre "Shopping I", Rootenstraat 8, 3600 Genk	2014	6.59%	22,708
Shopping Centre "Ring Shopping", Ringlaan, 8500 Kortrijk	2005	12.88%	31,913
"Forum Overpoort", Overpoortstraat, 9000 Gent	2014	1.67%	4,122
Genk - Stadsplein, Stadsplein 39, 3600 Genk	2008	4.33%	15,460
Commercial complex Waterloo, Chaussée de Bruxelles 193-195, 1410	1968	1.48%	3,469
Brugge Retail park	Begin 70	4.15%	20,723
Turnhout Retail park	Begin 70	3.51%	20,986
		89.06%	223,655
Offices			
'Business- & Media' office park, Medialaan 30, 1800 Vilvoorde	1999	0.95%	5.449 / 284*
'Business- & Media' office park, Medialaan 32, 1800 Vilvoorde	1999	0.54%	3.907 / 116*
Business- & Media' office park, Medialaan 28, 1800 Vilvoorde	2001	1.89%	12.772 / 227*
De Veldekens I, Roderveldlaan 1-2, 2600 Berchem	2001	1.82%	11.192 / 201*
De Veldekens II, Roderveldlaan 3-4-5, 2600 Berchem	1999	2.61%	16.003 / 821*
De Veldekens III, Berchemstadionstraat 76-78, 2600 Berchem	2002	1.87%	11.192 / 224*
		9.69%	60.590 / 1.876 *
Development in commercial projects			
Redevelopment shopping centre in Waterloo (6)		0.13%	
Extension shopping centre 'Belle-Île' in Liège (5)		0.40%	
Nivelles land positions		0.72%	
		1.25%	
Assets held for sale			
Totaal		100.00%	281.980 / 1.876 *

* archives

⁽¹⁾ Rental value vacancy is the difference between the theoretical rental value of the property and the received rental income.

⁽²⁾ The theoretical rental value equals the contractual rent increased with the value of rental vacancy.

⁽³⁾ To determine the estimated rental value, external valuation experts rely on their knowledge of the property market and on recent transactions. The rental value is influenced by the location of the property, the suitability of the site, the qualities of the building and the market conditions.

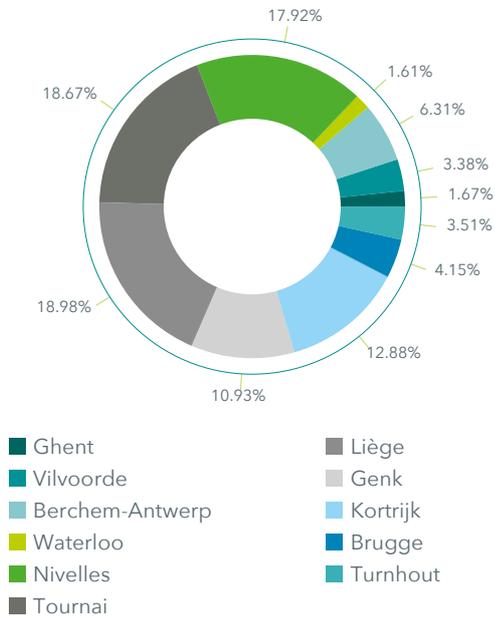
⁽⁴⁾ The EPRA-occupancy rate is calculated by dividing the total market value of the leased space by the total market value of the space of the investment properties portfolio.

⁽⁵⁾ On 11 December 2018 the FSMA granted a renewed dispensation until 31 December 2020 from the ban on investing more than 20% of the assets in one real estate stock.

⁽⁶⁾ This property is fully owned by NV Immo Guwy and Waterloo Shopping BVBA and are not included in the statutory accounts.

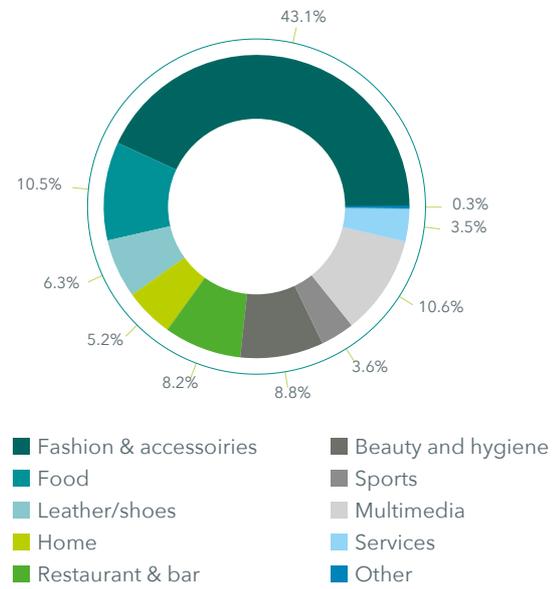
GEOGRAPHICAL BREAKDOWN

(as % of fair value)



BRANCHE-MIX INVESTMENT PROPERTIES - RETAIL

(as % of rental income)





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SUMMARISED FINANCIAL STATEMENTS FIRST HALF YEAR



SUMMARISED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(X € 1,000)

ASSETS	31 DECEMBER 2018	30 JUNE 2019
I. Non-current assets		
C. Investment properties	956,656	971,018
	956,656	971,018
D. Other tangible assets	718	711
G. Trade receivables and other non-current assets	475	497
	1,193	1,208
II. Current assets		
D. Trade receivables	13,520	16,322
E. Tax receivables and other current assets	1,795	861
F. Cash and cash equivalents	6,931	5,770
	22,246	22,954
Total assets	980,095	995,180

(X € 1,000)

SHAREHOLDERS' EQUITY	31 DECEMBER 2018	30 JUNE 2019
I. Shareholders' equity attributable to the parent company's shareholders		
A. Capital		
Issued capital	318,141	329,437
Costs capital increase	-108	-190
B. Issue premiums	78,733	88,877
C. Reserves		
a. Legal reserve	36	36
b. Reserve for the balance of changes in fair value of real estate properties	181,384	181,713
d. Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting	-52	-209
j. Reserve for actuarial gains and losses of defined pension schemes	-521	-521
m. Other reserves	925	895
n. Accumulated result	59,348	60,404
D. Net result of the year	40,541	21,107
	678,428	681,548
II. Minority interests	0	0

(X € 1,000)

LIABILITIES	31 DECEMBER 2018	30 JUNE 2019
I. Non-current liabilities		
A. Provisions		
Pensions	845	845
B. Non-current financial liabilities		
a. Credit institutions	109,726	179,765
c. Other non-current financial debts		
Rent guarantees received	810	879
C. Other non-current financial liabilities		
Authorised hedging instruments	159	1,060
Other	0	6,508
F. Deferred taxes - liabilities		
b. Other	1,486	1,168
	113,024	190,225
II. Current liabilities		
B. Current financial liabilities		
c. Other current financial liabilities		
Other loans	176,000	107,000
Other	50	264
D. Trade payables and other current liabilities		
b. Other		
Suppliers	2,759	5,095
Taxes, remunerations and social security contributions	1,555	952
F. Accrued charges and deferred income		
Real estate income received in advance	2,235	2,880
Other	6,044	7,215
	188,642	123,407
Total shareholders' equity and liabilities	980,095	995,180
Net asset value per share (x € 1)	89.97	87.29

SUMMARISED CONSOLIDATED PROFIT AND LOSS ACCOUNT

(X € 1,000)

	1ST HALFYEAR 2018 (RESTATED *)	1ST HALFYEAR 2019
I. Rental income		
Rent	25,831*	29,101
Indemnification for early termination of lease	72	1,157
III. Rental-related expenses		
Rent to be paid on rented area	-200*	-13**
Amounts written off on specific trade receivables	-2*	-107
Revaluation of general provision on trade receivables (according to IFRS 9)	0	-183
Net rental income	25,701*	29,955
V. Recovery of rental charges and taxes normally paid by the tenant on let properties	5,693	5,768
VII. Rental charges and taxes normally paid by the tenant on let properties	-6,547	-6,846
Net rental charges and taxes on let properties	-854	-1,078
Property result	24,847*	28,877
IX. Technical costs		
Repairs	-4	-230
Insurance premiums	-22	-21
	-26	-251
X. Commercial costs		
Agency commissions	-196	-151
Publicity	-26	-168
	-222	-318
XI. Charges and taxes on non-let properties		
Costs on non-let properties	-401	-381
Real estate tax on non-let properties	-171	-213
	-571	-594
XII. Property management costs		
(Internal) property management costs	-484*	-504
	-484*	-504
Property charges	-1,304*	-1,668
Property operating results	23,544*	27,209
XIV. General company costs		
Staff costs	-1,523	-1,682
Other	-979*	-976
XV. Other operating income and charges	192	419
	-2,311*	-2,239
Operating results before result on the portfolio	21,233	24,970

* Reallocation / presentation of impairment on trade receivables and ground lease costs

** By applying the new IFRS 16 - Leasing agreement standard, the annual leasehold payments were transferred from the net rental result to the financial result

(X € 1,000)

	1ST HALFYEAR 2018	1ST HALFYEAR 2019
XVI. Result on disposals of investment properties		
Net property sales (selling price - transaction costs)	0	13
Book value of the property sold	0	0
	0	13
XVII. Result on disposals of other non-financial assets		
Net sales of other non-financial assets (sale price - transaction costs)	15	37
	15	37
XVIII. Variations in the fair value of investment properties		
Positive variations in the fair value of investment properties	21,925	1,772
Negative variations in the fair value of investment properties	-18,152	-3,777
	3,773	-2,005
	3,788	-1,955
Operating result	25,020	23,015
XX. Financial income		
Interests and dividends received	34	9
XXI. Net interest charges		
Nominal interest charges on loans	-1,293	-1,241
Other interest charges	0	-196**
XXII. Other financial charges		
Bank charges and other commissions	-47	-44
XXIII. Variations in the fair value of financial assets and liabilities		
Authorised hedging instruments	0	-652
Financial result	-1,306	-2,124
Result before tax	23,714	20,891
XXV. Corporate tax		
Corporate tax	-181	-95
Deferred tax on market fluctuations of investment properties	130	310
Tax	-51	215
Net result	23,663	21,107
Net result shareholders of the Group	23,663	21,107
Result per share (x € 1)	3.38	2.77
Diluted result per share (x € 1)	3.38	2.77

** By applying the new IFRS 16 - Leasing agreement standard, the annual leasehold payments were transferred from the net rental result to the financial result

SUMMARISED STATEMENT OF COMPREHENSIVE INCOME

(X € 1,000)

	1ST HALFYEAR 2018	1 ST HALFYEAR 2019
I. Net result	23,663	21,107
II. Other comprehensive income		
Items taken in the result		
B. Changes in the effective part of the fair value of authorised cash flow hedge instruments as defined under IFRS	169	-158
Items not taken in the result		
E. Actuarial gains and losses of pledged pension schemes	-82	0
Total other comprehensive income	87	-158
Comprehensive income (I + II)	23,750	20,949
Attributable to:		
Minority interests	0	0
Shareholders of the group	23,750	20,949

SUMMARISED CONSOLIDATED CASH FLOW STATEMENT

(X € 1,000)

	1ST HALFYEAR 2018	1ST HALFYEAR 2019
Cash flow from operating activities		
Net result before tax	23,714	21,082
Income from interest and dividends	-34	-9
Result exclusive of dividend received	23,680	21,073
Depreciation tangible assets	71	69
Rental discounts and investments	-560	-11
Interest charges	1,340	1,482
Variations in the fair value of investment property	-3,773	2,005
Movements in provisions	-1,984	-2,153
Movements in short term debts	1,819	3,012
Corporate tax received	89	229
	-2,998	4,632
Net cash flow from operating activities	20,682	25,705
Cash flow from investment activities		
Acquisition investment properties	0	-3,042
Investments in investment properties	-23,122	-5,559
Acquisition furniture and vehicles	-222	-63
Interest and dividend received	34	9
Net cash flow from investment activities	-23,310	-8,655
Cash flow from financial activities		
Appeal credit institutions/Other	44,000	142,000
Repayment credit institutions/Other	-24,461	-141,000
Dividends paid	-14,993	-17,769
Interest paid	-1,131	-1,442
Net cash flow from financing activities	3,415	-18,211
Net cash flow	787	-1,161
Cash & bank balances		
At 1 January	2,115	6,931
Increase/decrease cash and bank balances	787	-1,161
At 30 June	2,902	5,770



SUMMARISED CONSOLIDATED STATEMENT OF MOVEMENTS IN EQUITY

(X € 1,000)

2018	NOTE	SHARE CAPITAL	ISSUE PREMIUMS	LEGAL RESERVE	RESERVE FOR THE BALANCE OF CHANGES IN FAIR VALUE OF REAL ESTATE PROPERTIES
Balance at 31 December 2017		292,774	50,563	36	139,371
Adjustment on initial application of IFRS 9 (net of tax)					
Adjusted balance at 1 Januari 2018		292,774	50,563	36	139,371
Capital increase		9,583			
Issue premiums			10,754		
Variations in the fair value of hedging instruments					
Provisions for pensions					
Other					
Net result					
Transfer of the result on the portfolio to reserve for the balance of changes in fair value of real estate properties	a				15,385
Dividend over 2017	b				
Balance at 30 June 2018		302,357	61,317	36	154,756
Capital increase		15,677			
Issue premiums			17,416		
Variations in the fair value of hedging instruments					
Transfer from reserves					
Provisions for pensions					
Other					
Net result					
Transfer of the result on the portfolio to reserve for the balance of changes in fair value of real estate properties	a				26,628
Balance at 31 December 2018		318,034	78,733	36	181,384

(X € 1,000)

RESERVE FOR THE BALANCE OF CHANGES IN FAIR VALUE OF AUTHORISED HEDGING INSTRUMENTS SUBJECT TO HEDGE ACCOUNTING	RESERVE FOR ACTUARIAL GAINS AND LOSSES OF DEFINED PENSION SCHEMES	OTHER RESERVES	ACCUMULATED RESULT	NET RESULT OF THE YEAR	TOTAL
-503	-786	956	136,872		619,284
			-153		-153
-503	-786	956	136,720	0	619,131
					9,583
					10,754
169					169
	-82				-82
			-1		-1
				23,663	23,663
			-15,385		0
			-35,389		-35,389
-334	-868	956	85,945	23,663	627,828
					15,677
					17,416
282					282
		-31	31		0
	347				347
					0
				16,878	16,878
			-26,628		0
-52	-521	925	59,349	40,541	678,428

(X € 1,000)

2019	NOTE	SHARE CAPITAL	ISSUE PREMIUMS	LEGAL RESERVE	RESERVE FOR THE BALANCE OF CHANGES IN FAIR VALUE OF REAL ESTATE PROPERTIES
Closed balance at 31 December 2018		318,034	78,733	36	181,384
Capital increase		11,213			
Issue premiums			10,144		
Variations in the fair value of hedging instruments					
Transfer from reserves					
Provisions for pensions					
Other					
Net result					
Transfer of the result on the portfolio to reserve for the balance of changes in fair value of real estate properties	c				329
Dividend over 2018	d				
Balance at 30 June 2019		329,247	88,877	36	181,713

Explanation

- a Changes in fair value of the investment properties portfolio over 2017. Reclassification of the heading 'Accumulated result'. The positive and negative changes in the fair value of real estate properties for the sold office buildings 'Madou' and 'Olieslagerslaan' were reclassified from the heading 'Reserve for the balance of changes in the fair value of real estate properties' to the heading 'Accumulated result' for an amount of € 23.5 mln and € 3.1 mln respectively.
- b Dividend paid 2017
€ 5.10 (net € 3.57) per share: € -35,389 of which € 14,993 paid in cash and the balance paid out in 228,525 new shares, which led to a capital increase and issue premiums.
- c Changes in fair value of the investment properties portfolio over 2018. Reclassification of the heading 'Accumulated result'.
- d Dividend paid 2018
€ 5.20 (net € 3.64) per share: € -39,209 of which € 17,769 paid in cash and the balance paid out in 267,731 new shares, which led to a capital increase and issue premiums.

(X € 1,000)

RESERVE FOR THE BALANCE OF CHANGES IN FAIR VALUE OF AUTHORISED HEDGING INSTRUMENTS SUBJECT TO HEDGE ACCOUNTING	RESERVE FOR ACTUARIAL GAINS AND LOSSES OF DEFINED PENSION SCHEMES	OTHER RESERVES	ACCUMULATED RESULT	NET RESULT OF THE YEAR	TOTAL
-52	-521	925	99,889		678,428
					11,213
					10,144
-158					-158
		-31	31		0
					0
			23		23
				21,107	21,107
			-329		0
			-39,209		-39,209
-209	-521	895	60,404	21,107	681,548

CONSOLIDATED STATEMENT OF NET RESULT FROM CORE (1) AND NON-CORE (2) ACTIVITIES TO 30 JUNE

(X € 1,000)

	1ST HALFYEAR 2018 (RESTATED *)		1ST HALFYEAR 2019	
	(1)	(2)	(1)	(2)
Net rental income	25,701*		29,955	
V. Recovery of rental charges and taxes normally paid by the tenant on let properties	5,693		5,768	
VII. Rental charges and taxes normally paid by the tenant on let properties	-6,547		-6,846	
	-854		-1,078	
Property result	24,847*		28,877	
IX. Technical costs	-26		-251	
X. Commercial costs	-222		-318	
XI. Charges and taxes on non-let properties	-571		-594	
XII. Property management costs	-484*		-504	
Property charges	-1,304*		-1,668	
XIV. General company costs	-2,503*		-2,658	
XV. Other operating income and charges	192		419	
Operating results before result on the portfolio	21,233		24,970	
XVI. Result on disposals of investment properties		0		13
XVII. Result on disposals of other non financial assets	15		37	
XVIII. Change in fair value of the investment properties				
- positive		21,925		1,772
- negative		-18,152		-3,777
Operating result	21,247	3,773	25,007	-1,992
XX. Financial income	34		9	
XXI. Net interest charges	-1,293		-1,437	
XXII. Other financial charges	-47		-44	
XXIII. Variations in the fair value of financial assets and liabilities		0		-652
Financial result	-1,306	0	-1,472	-652
Result before tax	19,941	3,773	23,535	-2,643
Corporate tax	-181	130	-95	310
Net result	19,760	3,903	23,440	-2,333
Profit per share (x €1)	2.82	0.56	3.08	-0.31

* * Reallocation / presentation of amounts written off on trade receivables and leasehold costs

(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 net result from non-core activities includes the result on the portfolio, results on disposal of real estate investments, the variations in the fair value of financial assets and liabilities and other results (a.o. financial result) that are not included in the net result from core activities.

SEGMENT INFORMATION 1ST HALF YEAR 2019

The segmentation of rental income, property costs, property investments and revaluations between the sectors is as follows:

(X € 1,000)

1ST HALFYEAR 2019		OFFICES	RETAIL	TOTAL
I.	Rental income			30,258
	Rent	3,684	25,417	
	Indemnification for early termination of lease	-5	1,162	
III.	Rental-related expenses			-303
	Rent to be paid on rented area		-13	
	Amounts written off on specific trade receivables		-107	
	Revaluation of general provision on trade receivables (according to IFRS 9)		-183	
	Net rental income	3,679	26,276	29,955
V	Recovery of rental charges and taxes normally paid by the tenant on let properties	676	5,092	5,768
VI	Rental charges and taxes normally paid by the tenant on let properties	-737	-6,110	-6,846
		-61	-1018	-1078
	Property result	3,619	25,258	28,877
IX	Technical costs			-251
	Repairs	-89	-142	
	Insurance premiums	-1	-20	
X	Commercial costs			-318
	Agency commissions	-49	-102	
	Publicity	-9	-159	
XI	Charges and taxes on non let properties			-594
	Costs on non let properties	-139	-242	
	Real estate tax on non let properties	-29	-185	
XII	(Internal) property management costs	-21	-483	-504
	Property operating results	3,283	23,926	27,209
XIV	General company costs			-2,658
XV	Other operating income and charges			419
	Operating result before result on the portfolio			24,970
XVI	Result on disposals of investment properties			13
	Net property sales (selling price - transaction costs)		13	
	Book value of the property sold			
XVII	Result on disposals of other non financial assets			37
XVIII	Variations in the fair value of investment properties			-2,005
	Positive variations in the fair value of investment properties	111	1,661	
	Negative variations in the fair value of investment properties	-1,174	-2,602	
	Operating result			23,015
	Financial result			-2,124
	Result before taxes			20,891

(X € 1,000)

1ST HALFYEAR 2019	OFFICES	RETAIL	TOTAL
Corporate tax			-95
Deferred taxes on market fluctuations of investment properties			310
Tax			215
Net result			21,107
INVESTMENT PROPERTIES			
Properties available for lease			
Balance at 1 January	94,577	845,984	940,561
Transfer of development projects to properties available for lease		4,693	4,693
Initial recognition 'Right of use asset' according to IFRS 16		7,154	7,154
Acquisition		2,391	2,391
Investments	456	4,287	4,744
Revaluation	-1,064	-1,138	-2,201
Balance at 30 June	93,969	863,371	957,341
Capitalised rent incentives	337	1,176	1,513
Value properties available for lease	94,306	864,547	958,854
Development projects			
Balance at 1 January		14,692	14,692
Transfer of development projects to properties available for lease		-4,693	-4,693
Investments		1,932	1,932
Capitalised interest		37	37
Revaluation		197	197
Balance at 30 June		12,165	12,165
Total portfolio	94,306	876,712	971,019

(X € 1,000)

1ST HALFYEAR 2018 (RESTATED *)		OFFICES	RETAIL	TOTAL
I.	Rental income			25,903*
	Rent	4,067	21,764*	
	Indemnification for early termination of lease	31	41	
III.	Rental-related expenses			-202*
	Rent to be paid on rented area		-200*	
	Amounts written off on specific trade receivables		-2*	
	Net rental income	4,098	21,603	25,701
V	Recovery of rental charges and taxes normally paid by the tenant on let properties	961	4,732	5,693
VII	Rental charges and taxes normally paid by the tenant on let properties	-1,074	-5,472	-6,547
		-113	-740	-854
	Property result	3,984*	20,863*	24,847*
IX	Technical costs			-26
	Repairs	37	-41	
	Insurance premiums	-2	-20	
X	Commercial costs			-222
	Agency commissions	-80	-116	
	Publicity	-8	-18	
XI	Charges and taxes on non let properties			-571
	Costs on non let properties	-133	-268	
	Real estate tax on non let properties	-63	-108	
XII	(Internal) property management costs	-34*	-450*	-484*
	Property operating results	3,701	19,843	23,544
XIV	General company costs			-2,503*
XV	Other operating income and charges			192
	Operating result before result on the portfolio			21,233
XVII	Result on disposals of other non financial assets			15
XVIII	Variations in the fair value of investment properties			3,773
	Positive variations in the fair value of investment properties	62	21,863	
	Negative variations in the fair value of investment properties	-6,963	-11,188	
	Operating result			25,020
	Financial result			-1,306
	Result before taxes			23,714

* Reallocation / presentation of impairment on trade receivables and ground lease costs

(X € 1,000)

1ST HALFYEAR 2018	OFFICES	RETAIL	TOTAL
Corporate tax			-181
Deferred taxes on market fluctuations of investment properties			130
Tax			-51
Net result			23,663
INVESTMENT PROPERTIES			
Properties available for lease			
Balance at 1 January	103,235	682,765	786,000
Investments	270	2,930	3,199
Transfer of development projects to properties available for lease		76,692	76,692
Transfer of properties available for lease to development projects		-2,329	
Transfer of properties available for lease to investment properties held for sale	-2,240		
Revaluation	-6,900	11,097	4,197
Balance at 30 June	94,365	771,154	865,518
Capitalised rent incentives	402	992	1,394
Value investment properties excl. development projects	94,766	772,145	866,912
Development projects			
Balance at 1 January		66,817	66,817
Transfer of development projects to properties available for lease		-76,692	-76,692
Transfer of properties available for lease to development projects		2,329	2,329
Investments		22,205	22,205
Capitalised interest		175	175
Revaluation		-422	-422
Balance at 30 June		14,413	14,413
Total portfolio	94,766	786,558	881,325

MOVEMENTS IN INVESTMENT PROPERTIES

(X € 1,000)

	31 DECEMBER 2018	30 JUNE 2019
Properties available for lease		
Balance at 1 January	786,000	940,561
Transfer of development projects to properties available for lease	79,412	4,693
Transfer of properties available for lease to development projects	-2,329	0
Transfer of properties available for lease to investment properties held for sale	-2,240	0
Initial recognition 'Right of use asset' according to IFRS 16	0	7,154
Acquisition	73,303	2,391
Investments	6,496	4,743
Revaluations	-80	-2,201
Total properties available for lease	940,561	957,341
Book value of capitalised rent incentives	1,403	1,513
Fair value investment properties	941,964	958,854*
Development projects		
Balance at 1 January	66,817	14,692
Transfer of development projects to properties available for lease	-79,412	-4,693
Transfer of properties available for lease to development projects	2,329	0
Investments	25,147	1,932
Capitalised interest	206	37
Revaluations	-396	197
Total development projects	14,692	12,165
Total investment properties	956,656	971,018

* This amount also includes the "right of use" asset on a leasehold agreement in Kortrijk of € 6.5 mln (application of IFRS 16)

For statements on the evolution of the figures compared to previous period, we refer to chapter 2 of the half yearly financial statement. This applies both to the movements on the investment portfolio and the other important evolutions.

(X € MLN)	FINANCIAL ASSETS AND LIABILITIES		NON-FINANCIAL ASSETS AND LIABILITIES		TOTAL	FAIR VALUE				
	BOOK VALUE		BOOK VALUE	TOTAL		LEVEL 1	LEVEL 2	LEVEL 3	TOTAAL	
	FAIR VALUE - HEDGING INSTRUMENTS	OTHER FINANCIAL LIABILITIES	AT COST							
Assets measured at fair value										
Properties available for lease								958.85		958.85
Investment properties held for sale								0.00		0.00
Assets not measured at fair value										
Development projects *			12.17	12.17					12.17	12.17
Liabilities measured at fair value										
Authorised hedging instruments	1.06				1.06		1.06			1.06
Liabilities not measured at fair value										
Interest-bearing debts			286.77		286.77		286.77			286.77

Trade receivables and other receivables, as well as trade debts and other debts were not included in the above table. Their book value is considered to be a reasonable approximation of the fair value. Leasing debts are not included because they don't need to be explained in the above table.

There were no reclassifications between the different levels during the reporting year.

*Development projects are first valued at cost and, after that, at fair value, except for projects developed on an available for lease property which will be transferred to the development projects but will remain accounted for at fair value. If the fair value cannot be measured reliably, the development projects can be valued at historical cost less impairments. The following criteria are chosen in order to decide when a property development can be measured at fair value:

- An irrevocable building permit has been obtained;
- An approved building contract;
- Funding requirements are met;

VALUATION EXPERTS' REPORT

We received from Cushman & Wakefield (valuation experts), a report, prepared on 30 June 2019, following the valuation of the property portfolio, as referred to the Royal Decree of 13 July 2014 with respect to regulated real estate companies, the RREC:

Cushman & Wakefield

The fair value determined by Cushman & Wakefield

- >70% has already been pre-let.

There have been no changes in the underlying valuation techniques (capitalization method) compared to the 2018 report. The effect of changes in the fair value of assets valued at fair value (level 3) is recorded as changes in the fair value of investment properties in the profit and loss account.

The sensitivity of the fair value can be estimated as follows:

- The effect of an increase (decrease) of 1% of rental income leads to an increase (decrease) of the fair value of the portfolio of about € 9.6 mln;
- The effect of an increase (decrease) of the average initial yield (total rental income at balance sheet date divided by the investment value of the investment properties portfolio) of 25 basis points leads to a decrease (increase) of the portfolio of about € 39.3 mln (€ 42.8 mln).

amounted to € 510,023,000 for the retail properties valued by them.

CBRE

The fair value determined by CBRE amounted to € 348,250,000 for the retail properties valued by them and € 94,070,000 for the office portfolio valued by them.

FINANCING POLICY

The total financial liabilities remained stable in the first half of 2019, from € 286.0 mln as of 31 December 2018 to € 287.0 mln as of 30 June 2019.

The total credit facilities concluded by the Company amounts to € 431 mln as at 30 June 2019, of which € 144 mln were not drawn down and remain therefore available.

During the first half of the year, the average financing cost on the use of the financial liabilities decreased from 1.09% in 2018 to 0.86% in the first semester 2019.

The main reason of this decrease is a higher use of the recently implemented commercial paper program.

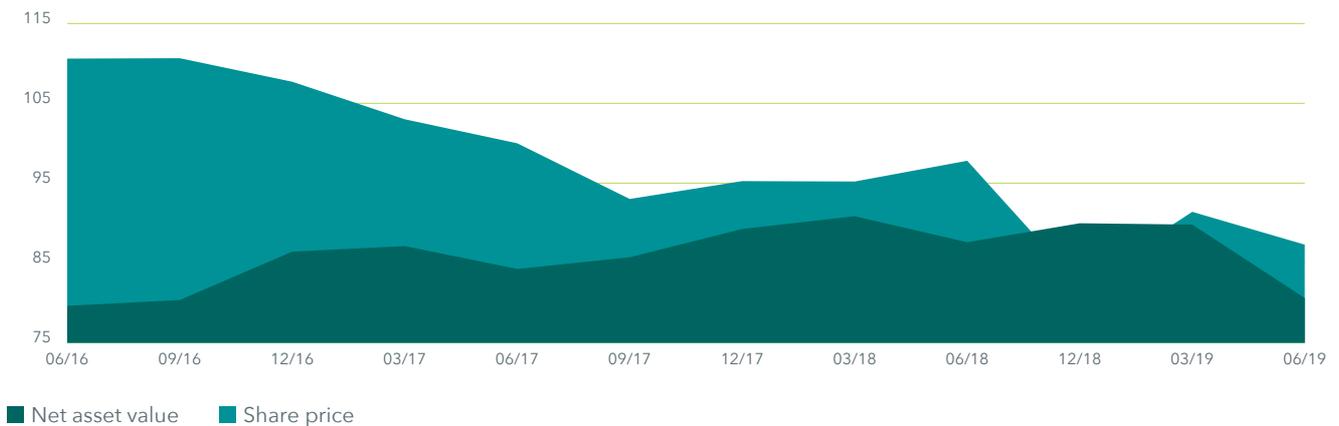
In the first half of 2019, the Company acquired additional financial hedging instruments, under the form of various IRS for a total nominal amount of € 50 mln (effective startdate mid-next year), which will bring the Company's hedge ratio slightly above 50%. These instruments will allow the Company to further benefit from the low interest rates in the short term, and thereafter to fix them at a historically low level within one year.

SHAREHOLDERS

Of the 7,807,981 shares in circulation at 30 June 2019, 34.46% were held by Wereldhave N.V., 32.07% by

Wereldhave International N.V. and 33.47% by the public.

SHARE PRICE/NET ASSET VALUE



BASIS OF PREPARATION OF HALF YEAR FIGURES 2019

These are the summarised half year financial statements of Wereldhave Belgium, a partnership limited by shares and regulated real estate company (RREC). These statements are in thousands of euros.

The summarized financial information regarding the first half year 2019 has been prepared in accordance with IAS 34, 'Interim financial reporting' and the requirements of the Royal Decree of 13 July 2014 regarding the RREC.

This interim financial information should be read in conjunction with the financial annual report for the year ending on 31 December 2018. Wereldhave Belgium has adopted during the first half year 2019 one new IFRS standard, used for the interim financial statements, and has therefore adapted its accounting rules for the preparation of this interim financial information. This adaptation of the accounting rules will also be reflected in the year-end financial report as at 31 December 2019. Excepted this adaptation, the accounting rules remained identical to those used for the annual financial statements for the year ending 31 December 2018.

New IFRS standards

The following new IFRS standard has been implemented since 1 January 2019:

IFRS 16 Leases

This standard has been published on 13 January 2019 and replaces existing prescriptions related to the accounting treatment of lease contracts, including IAS 17 Leases, IFRIC 4 Determining whether an Arrangement contains a Lease, SIC-15 Operating leases - Incentives and SIC-27 Assessment of the economic reality of a transaction under the legal form of a lease contract. This standard is applicable on or as from 1st January 2019.

IFRS 16 introduces a single, on-balance sheet accounting model of lease contracts for lessees. A lessee recognizes right-of-use assets representing its rights to use the underlying assets and lease liabilities representing its obligation to make lease payments. There are exemptions for the recognition of short-term lease contracts and lease contracts of low value items.

The recognition of lease contracts for lessors remains comparable with the previous standard, meaning that lessors still classify lease contracts as financial or operating leases.

In the past, all lease contracts concluded by the Company were classified as operating or financial leases based on the criteria defined by IAS 17 Leases. As a result of the implementation of IFRS 16, the Company has recognized a right-of-use asset and a lease liability for all contracts satisfying at the criteria of IFRS 16. Nevertheless, the Company decided not to recognize a right-of-use asset and a lease liability for all contracts having a limited impact on the balance sheet of the Company, due to their low value.

All right-of-use assets complying with the definition of Investment property will be recognized as Investment property. The other right-of-use assets will be recognized in the most appropriate caption, taking into account the nature of the asset on which the right-of-use has been granted.

The right-of-use assets recognized as Investment property are recorded at fair value, while they were previously recorded as cost according to IAS 17. The lease liabilities are initially recognized at a their discounted value and will thereafter be increased by the interest costs and decreased with the realized lease payments.

The Company adopted IFRS 16 as from 1st January 2019, using the 'modified retrospective' approach. As a result, the cumulative impact of the IFRS 16 adoption has been recognized as an adjustment of the opening balance of the accumulated result as of 1st January 2019, without adjusting the comparative information. This impact on the accumulated result finally amounts to zero. Please find presented below the impact of the adoption on the balance sheet, which mainly results from the leasehold contract related to 'Ring Shopping' in Kortrijk.

One of the two leasehold contracts of 'Ring Shopping' in Kortrijk, specifically the one regarding the parking, has been terminated as of 28 June 2019, by the acquisition of its residual rights. The total right-of-use assets and lease liabilities were accordingly decreased.

(X € 1.000)

2019	INVESTMENT PROPERTIES	LEASE LIABILITIES
Balance at 31 December 2018	-	-
Initial recognition	7,154	7,154
Balance at 1 January 2019	7,154	7,154
Interest charges on lease liabilities	-	191
Revaluation/Payment 1st semester 2019	-12	-203
Termination leasehold on parking	-632	-632
Balance at 30 June 2019	6,511	6,511

We also refer to note 31 of the consolidated annual report for the financial year ended on 31 December 2018. The main reason for the difference between the

unrealized lease liabilities of € 33.8 mln from note 31 and the table hereabove is the discounting effect.

CONSOLIDATION

The published figures in this half yearly statement are consolidated figures. In accordance with the relevant legislation, the companies of the perimeter are consolidated.

No statutory half year financial report is prepared at 30 June. The statutory annual accounts are only prepared at year end.

RISK MANAGEMENT

The risks with which the RREC may be confronted during the remaining financial period of 2019 (business, financial, operational and strategic risks), are identical to those described in the financial annual report 2018. In order to limit the possible impact for the company and its shareholders, the Management Company continuously monitors these risks.

The focus on shopping centres and retail parks 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 Statutory Manager 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 2018, pages 66-72 Section 'Corporate social responsibility'.

Regarding the derogation received according to article 30 §3 and §4 of the law of 12 May 2014 on regular real estate companies ('RREC'), please refer to section 'Derogation shopping centre 'Belle-Ile' in Liège in accordance with article 30 §3 and §4 of the RREC Law' of this halfyear report. We refer to note 9 in the 2018 financial report.

RELATED PARTIES

During the first half year, no transactions have taken place between persons or institutions which can be considered as related parties of the Company.

SIGNIFICANT EVENTS AFTER 30 JUNE 2019

After 30 June 2019, no significant events occurred requiring adjustments tot the accounts or further disclosure.

5

OBLIGATIONS REGARDING THE PROVISION OF INFORMATION



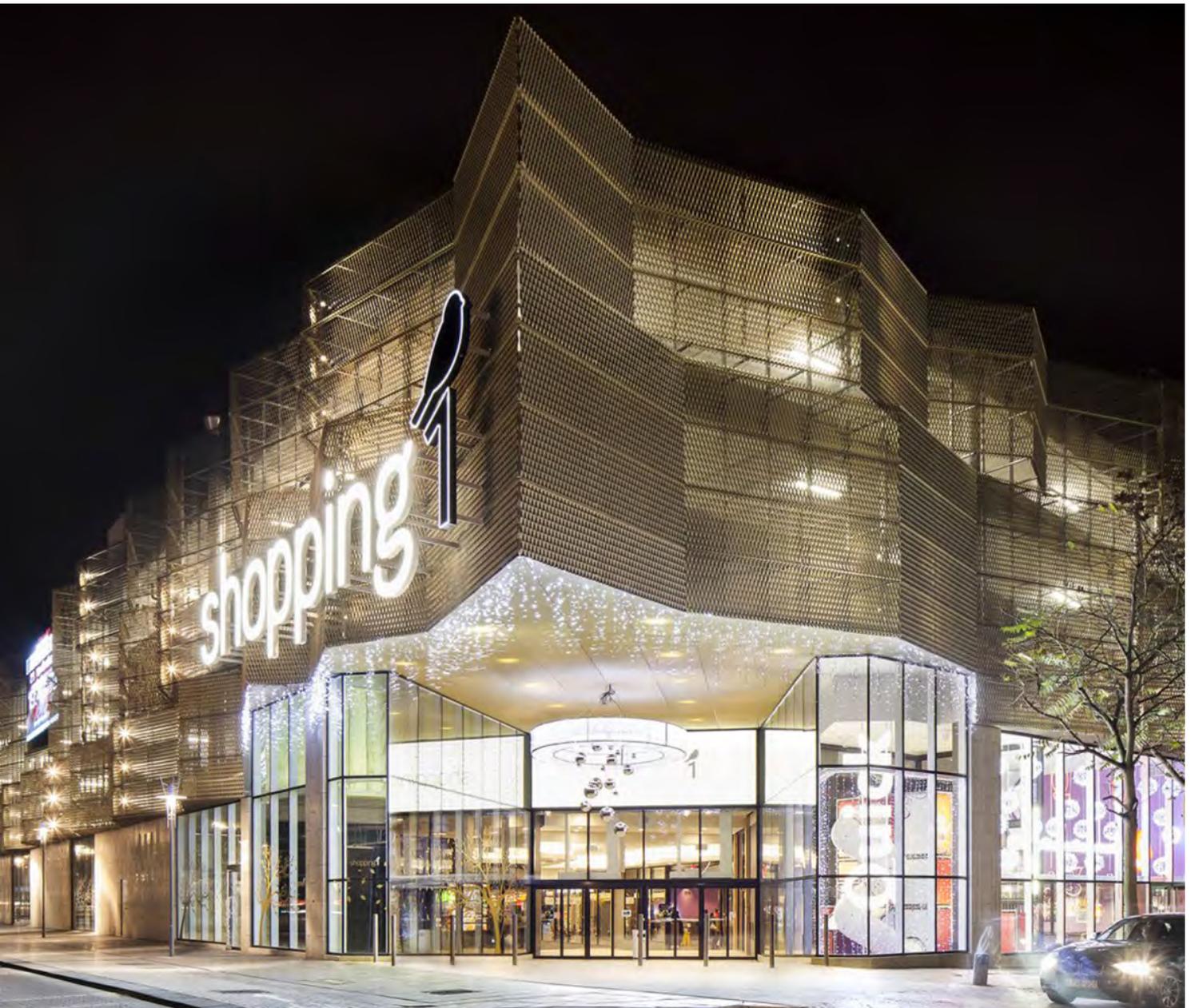
(R.D. OF 14 NOVEMBER 2007)

Mr. K. Deforche, Managing Director and permanent representative of the statutory Management Company of the RREC, declares, in the name and on behalf of the statutory Management Company, in the function of managing entity of the RREC, that, as far as he knows,

- the condensed consolidated interim financial information which have been prepared in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union and the requirements of the Royal Decree of 13 July 2014 with respect to public regulated real estate companies, give a true and fair view of the equity, financial position and financial performance of the issuer, and the entities included in the consolidation as a whole;
- the interim management report includes a fair overview of the information required under Article 13, § 5 and 6 of the Royal Decree of 14 November 2007 on the obligations of issuers of financial instruments admitted to trading on a regulated market.

6

AUDITOR'S REVIEW REPORT



STATUTORY AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF WERELDHAVE BELGIUM COMM. VA ON THE REVIEW OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION AS AT JUNE 30, 2019 AND FOR THE 6-MONTH PERIOD THEN ENDED
FREE TRANSLATION OF A REPORT ORIGINALLY PREPARED IN DUTCH

INTRODUCTION

We have reviewed the accompanying condensed consolidated statement of financial position of Wereldhave Belgium Comm. VA as at June 30, 2019, the condensed consolidated profit and loss account and statement of other comprehensive income, the condensed consolidated statement of movements in equity and the condensed consolidated cash flow statement for the 6-month period then ended, and notes to the interim financial information ("the condensed consolidated interim financial information"). The board of directors is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

SCOPE OF REVIEW

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures.

A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information as at June 30, 2019 and for the 6-month period then ended is not prepared, in all material respects, in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union.

Antwerp, July 18, 2019

KPMG Réviseurs d'Entreprises/
Bedrijfsrevisoren
Statutory Auditor
Represented by
Filip De Bock
Réviseur d'Entreprises/Bedrijfsrevisor