

Wereldhave Belgium

Corporate Presentation 2021

Full

Finance

Short



1 **Wereldhave Belgium introduction**

2 Retail market at a glance

3 Portfolio overview

4 Strategy

5 Development overview

6 ESG goals

7 Operational results

8 Financial results

01.

Wereldhave Belgium introduction

- Company **founded in 1972** and listed on Euronext Brussels since 1998
- Focused on **investment in Retail Real Estate in Belgium & Luxemburg** (Shopping Centres and Retail Parks)
- Holds a total real estate **portfolio of €916,4 Mio** as of 30 June 2021
- Status of a **Belgian REIT** since 1998

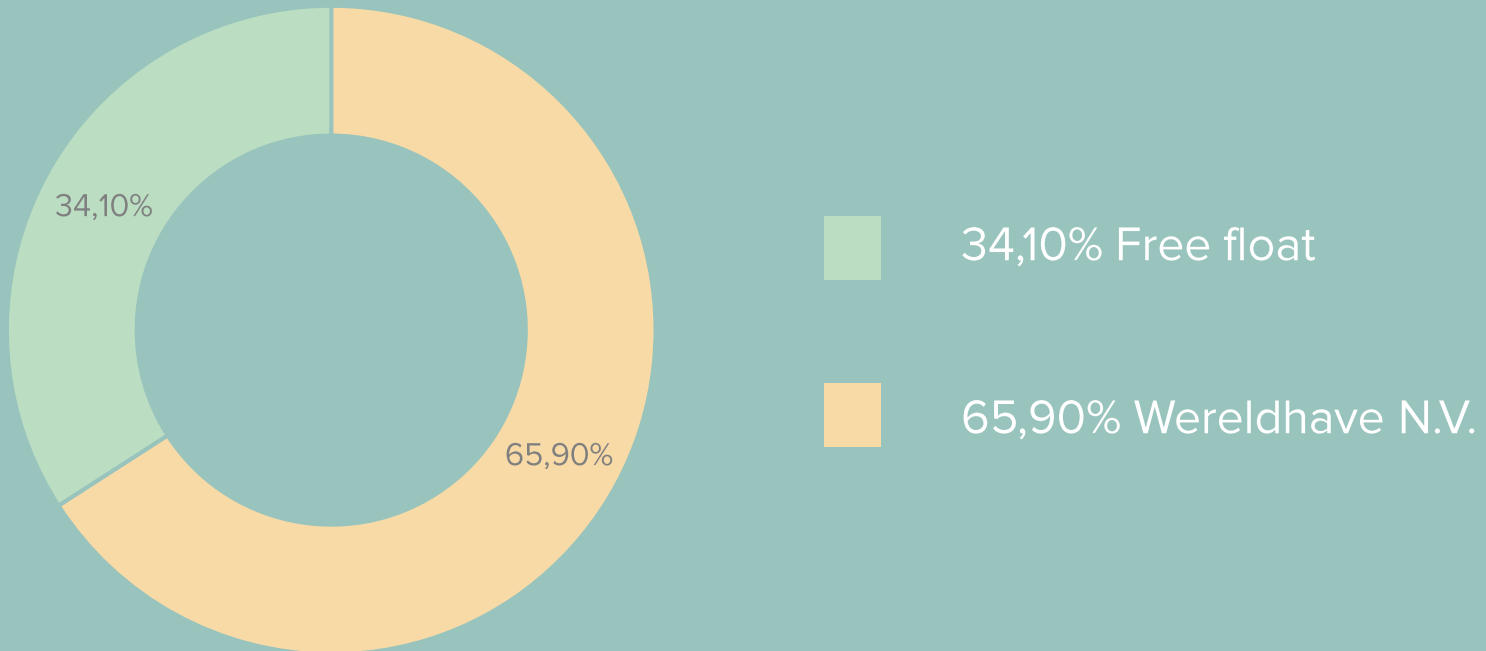
Belgian REIT since 1998

- Company specialized in Real Estate investment
- Favourable tax status
- Conditions
 - Portfolio diversification: < 20% per single asset/tenant
 - Loan-to-Value: < 65%
 - Pay-out: > 80% of net proceeds

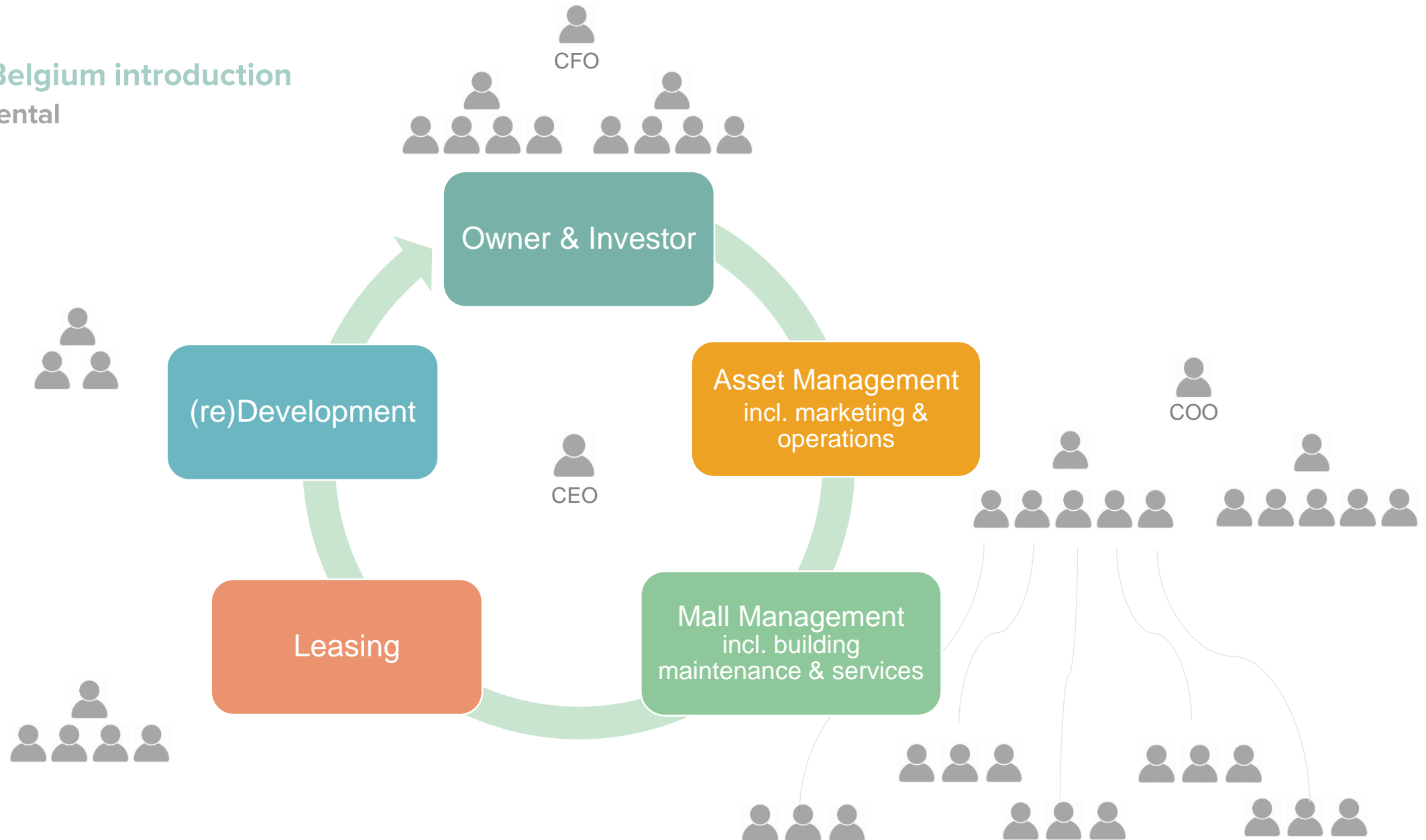
01.

Wereldhave Belgium introduction

Market capitalisation per 30 June 2021: **423,7 Mio**



01.
Wereldhave Belgium introduction
Cross-departmental



01.
Wereldhave Belgium introduction
Core values



Customer Inspired



Entrepreneurship



Responsible



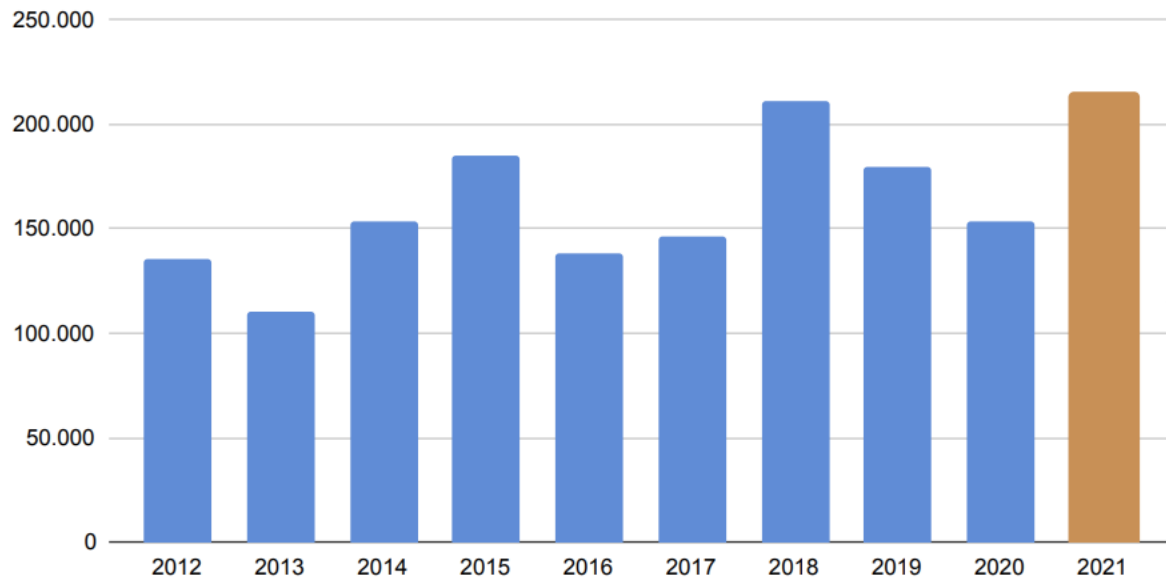
Connected

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02.

Retail Market at a glance

Take-up retail 2012 – ½ 2021



+ 214.500m²
+40% vs. 2020

419 transactions
+50% vs. 2020

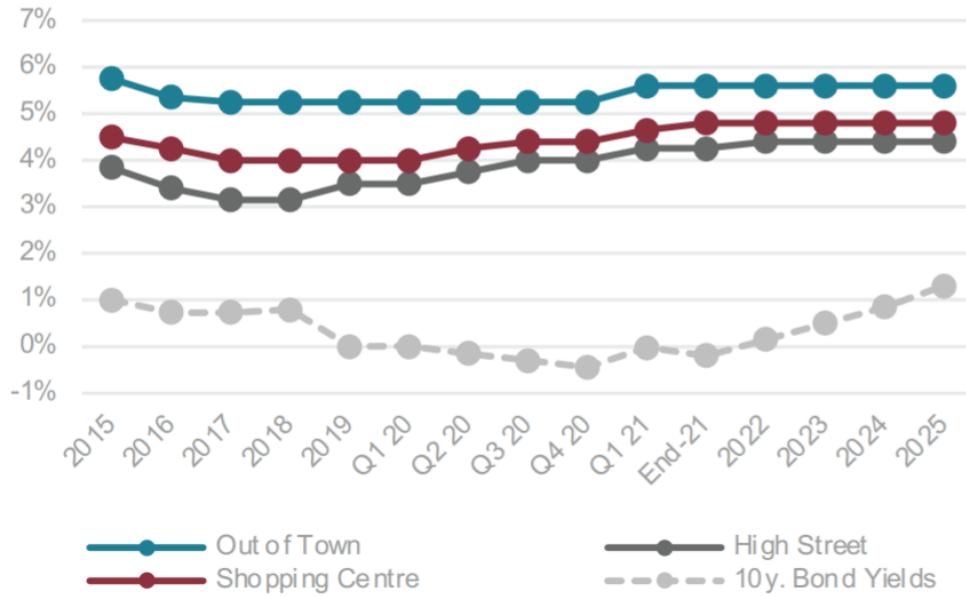
+63% Out of Town retail vs. 2020
+29% Shopping Centers vs. 2020

Source: Expertise Database 2021

02.

Retail Market at a glance

Prime yields by segment



4,25%

High Street

4,65%

Shopping Centers

5,60%

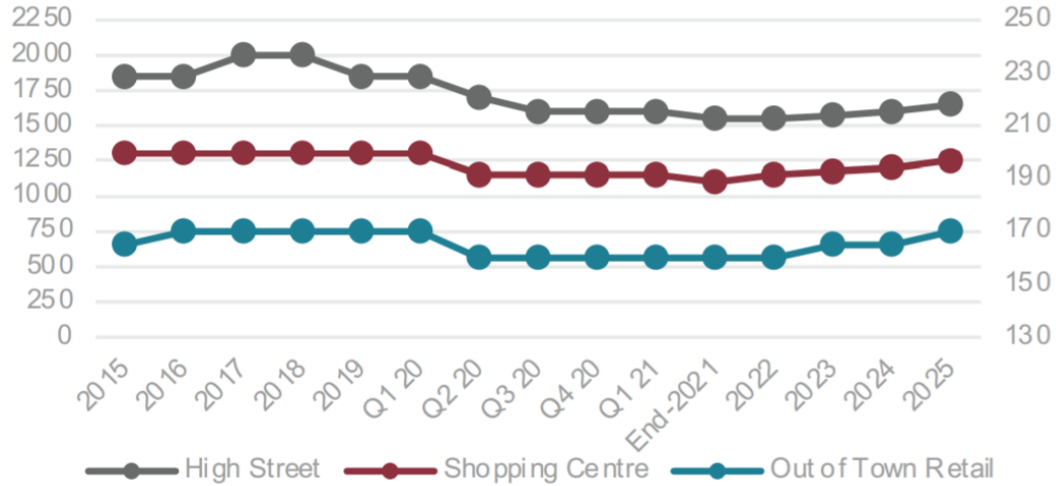
Out of Town retail

Source: Cushman & Wakefield Belgium Retail market Snapshot 2021 (Q2)

02.

Retail Market at a glance

Prime rents by segment
(Eur/m²/year)



Source: Cushman & Wakefield Belgium Retail market Snapshot 2021 (Q2)

€ 1.600/m²/year

High Street

€ 1.150/m²/year

Shopping Centers

€ 160/m²/year

Out of Town retail

Retail Market at a glance

Retail

- Growth of online retail demanding structural changes
- Rethinking the retail landscape and strategies

Data & Technology

- Importance of 'phygital' area
- Increasing need of experimental/experience retail

Covid-19

- Rents under pressure (2020) – restoring in 2021
- Decreasing footfall in lockdown – continuously upwards in 2021
- Growth in need for health, wellbeing and leisure
- Proactive daily management necessary

Adaptability is key in
making every day count

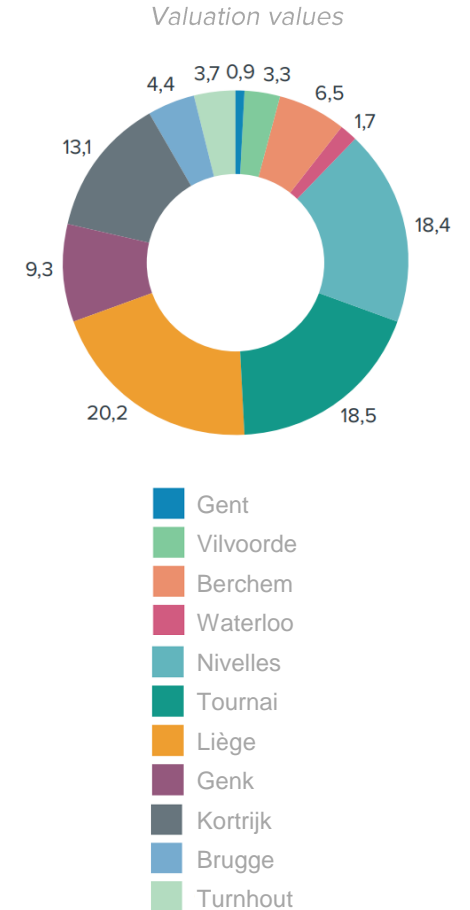
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03.

Portfolio overview

Wereldhave Belgium per 30 June 2021

Number of Shopping Centers		5
Total size	146.900	m ²
Number of tenants	433	
Occupancy rate	93,41	%
Number of Retail Parks		5
Total size	57.394	m ²
Number of tenants	54	
Occupancy rate	99,46	%
Number of Office Parks		2
Total size	60.500	m ²
Number of tenants	46	
Occupancy rate	74,7	%



03.

Portfolio overview

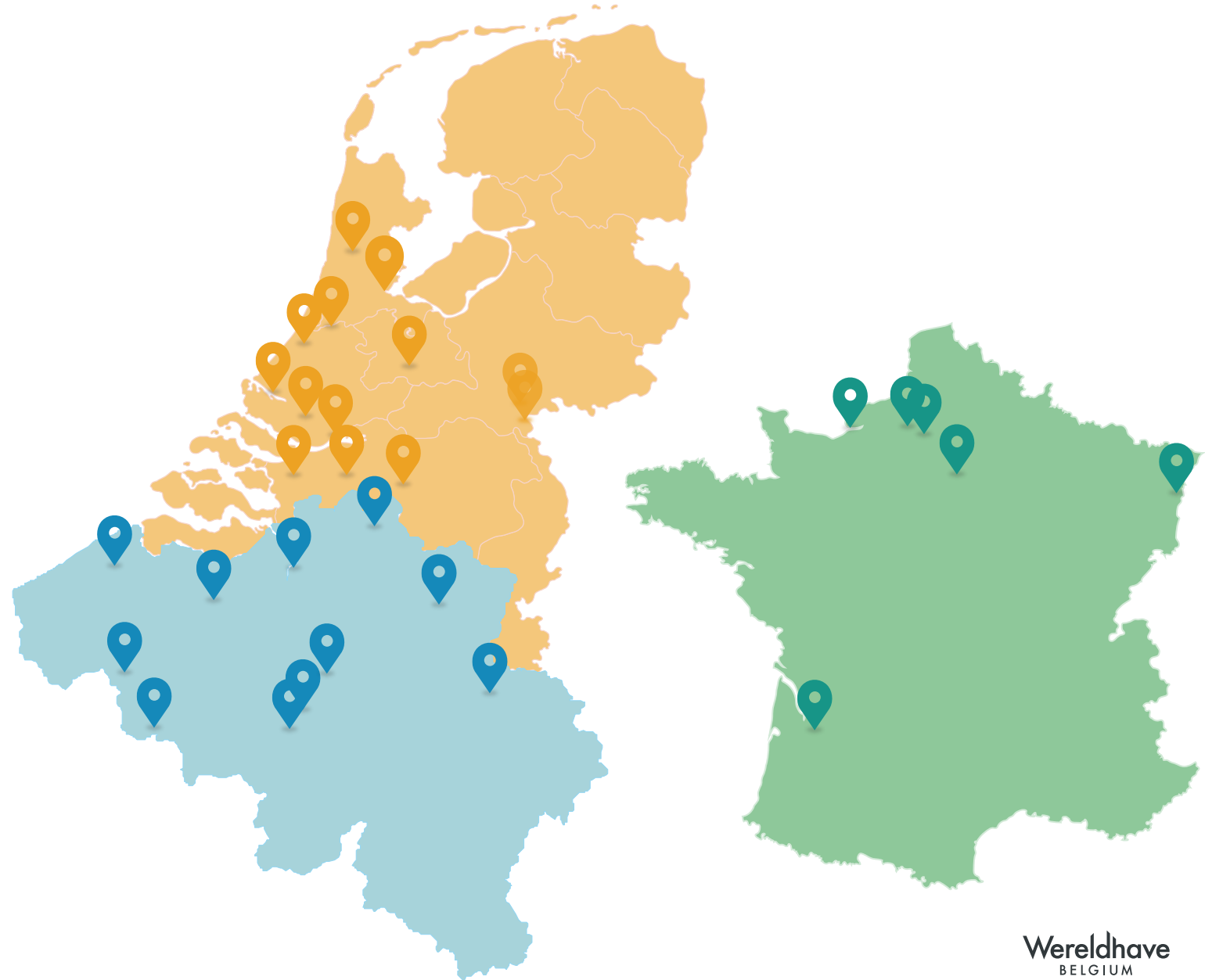
Wereldhave Group

Number of shopping centers	28
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Average size	28.100 m ²
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Number of shopping center visitors (2020)	99,9 mio
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Occupancy shopping centers	95,0 %
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03.

Portfolio overview

Shopping Centers

Ring Kortrijk

Opening / renovation	1973 / 2021
GLA	31.900m ²
# tenants	83
# parking	2.000
Anchor tenants	H&M, Albert Heijn, JBC, C&A



Shopping 1

Opening / renovation	1968 / 2014
GLA	27.600m ²
# tenants	101
# parking	1.250
Anchor tenants	Albert Heijn, Action, New Yorker, Casa



Stadsplein Genk

Opening / renovation	2007
GLA	15.500m ²
# tenants	25
# parking	44
Anchor tenants	Zara, H&M, C&A, Delhaize



03.

Portfolio overview

Shopping Centers

Belle-île

Opening / renovation	1994 / 2021
GLA	30.300m ²
# tenants	100
# parking	2.200
Anchor tenants	Decathlon, H&M, C&A, A.S. Adventure



Nivelles

Opening / renovation	1974 / 2012
GLA	29.200m ²
# tenants	100
# parking	1.452
Anchor tenants	Delhaize, H&M, C&A, Decathlon, A.S. Adventure



Bastions

Opening / renovation	1979 / 2018
GLA	34.100m ²
# tenants	92
# parking	2.000
Anchor tenants	Delhaize, H&M, C&A, New Yorker, JBC



03.

Portfolio overview

Retail Parks



Turnhout

Opening 1979

19.804m²



GLA

12

#tenants

Waterloo

Opening 1968

3.347m²



GLA

11

#tenants

Retailpark Bastions

Opening 2016

10.300m²



GLA

10

#tenants

Gent

Opening 2015

3.600m²



GLA

7

#tenants

Brugge

Opening 1970

20.343m²



GLA

13

#tenants

03. Portfolio overview Office Parks

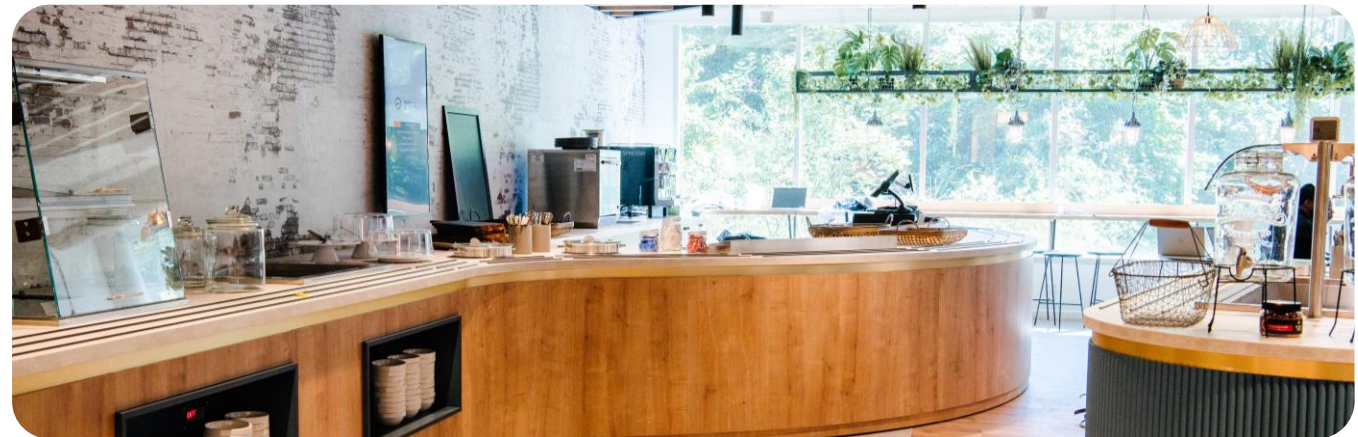


The Sage – Antwerp

Opening / renovation	2000 / 2021
GLA	38.400m ²
# tenants	34
# parking	769

The Sage – Vilvoorde

Opening / renovation	2000 / 2021
GLA	22.100m ²
# tenants	12
# parking	639



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04.

Strategy

Making every day count

Transformation

- Embrace challenging **market** trends
 - E-commerce
 - Growing out of home spending

- Focus on **customer** needs

Optimalisation

- Owning and managing assets: steady value of portfolio
Combining head office and local teams in continuous teamwork

- Size of portfolio and market knowledge
Achieve strategy through scale and skill

04. Strategy LifeCentral Strategy

People want their daily lives to be more than just under control
They want a well-balanced everyday life



1 Fixing the basics



“Getting satisfaction from a well-organized life, a full fridge and time to spend on things that really matters”



2 Enjoyment



“Enjoying life to the full, including finding joy in every moment. Celebrating a birthday, having a drink with friends or smiling at a friendly cashier”



3 Self Expression



“Feeling satisfied because you, your loved ones, your house and workplace match your personality and the way you see yourself.”



4 Wellbeing



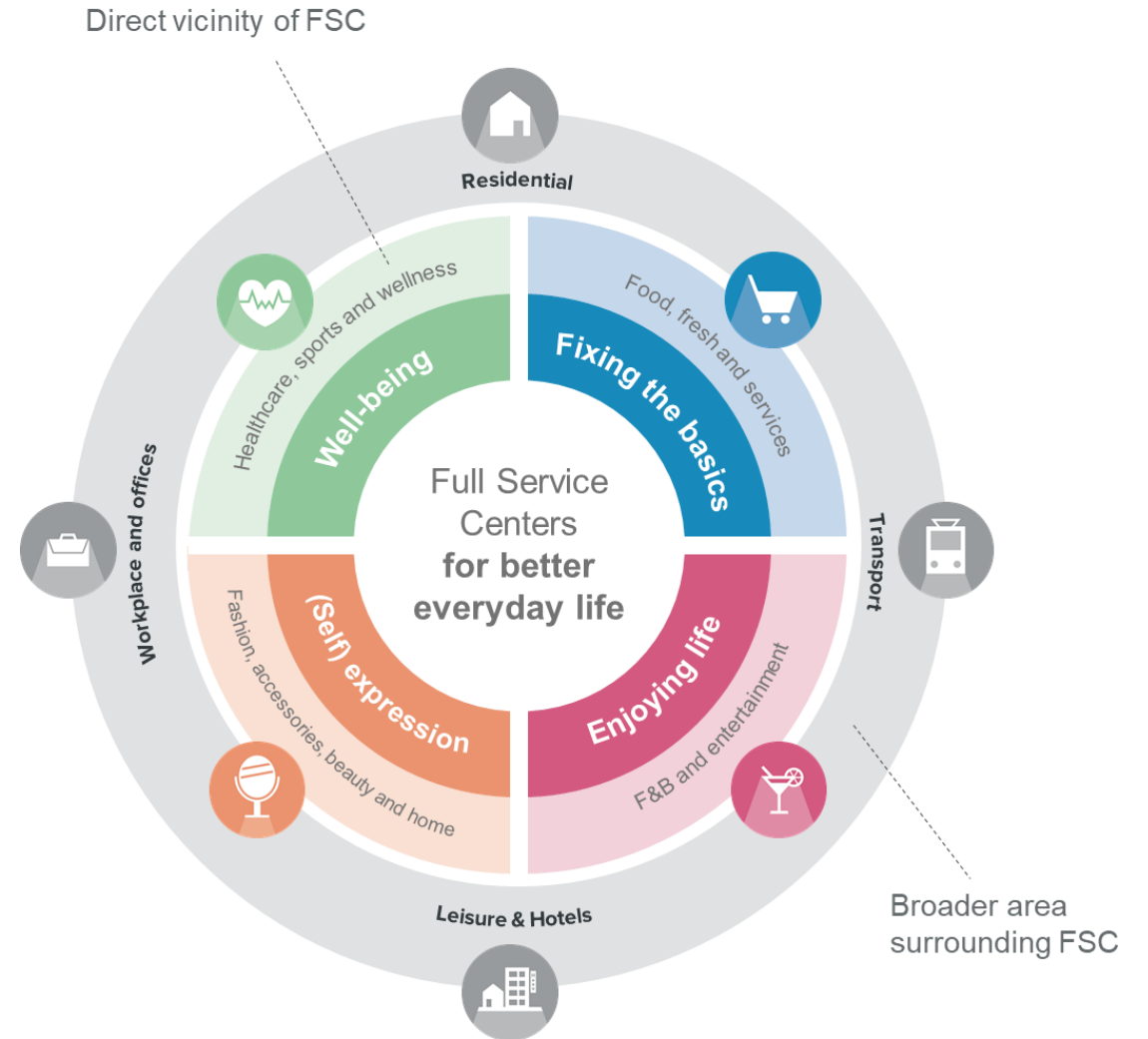
“Feeling balance because you're taking care of you and your loved ones. Eating healthily, reading a great book, enjoy me-time.”



04. Strategy

Full Service Centers

- **Beating heart** of environment
- Integrating **services**
- Making sure there are **numerous reasons** to visit the center
- Integrating **mixed-use** concepts



04. Strategy Asset Blueprints


→ Full Service centers

Continuously updating asset blueprints to actively transform each asset to a Full Service Center where all clusters are well integrated



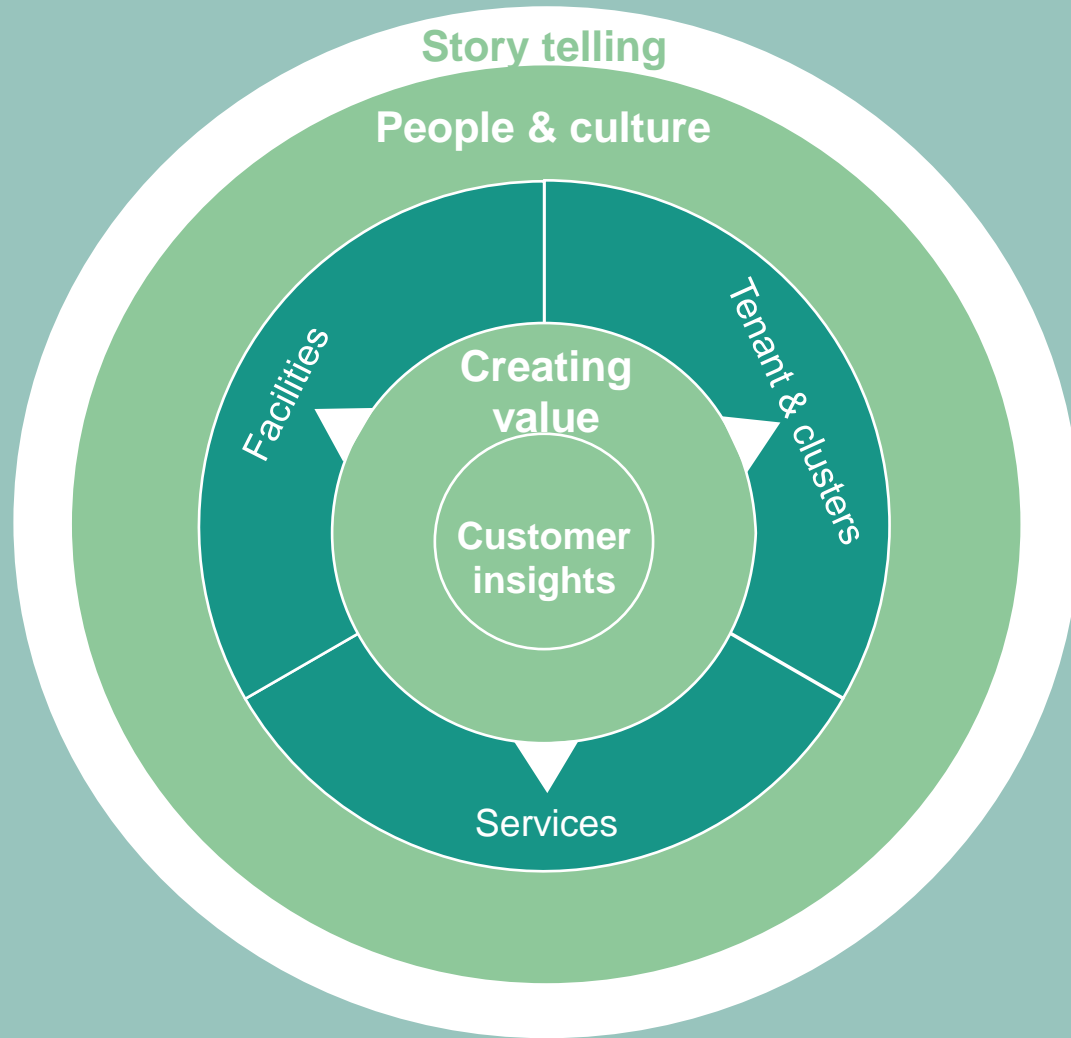
 Traditional Retail
(Fixing the Basics & (Self) Expression)

 F&B and Entertainment
(Enjoying Life)

 Fitness & Healthcare
(Well-being)

 Right-size
(e.g. offices or residential)

04. Strategy



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05.

Development overview



Ring – **Kortrijk**

Restore the retail balance by adding a balanced mix of other uses like a fresh food area & an exterior F&B zone. Strengthen the link between the shoppingcenter and its suburbs

The Sage – **Antwerp & Vilvoorde**

Rebranding of our office buildings; introducing new concept, services and restaurant

Retailpark - **Brugge**

Rebranding & redevelopment, creating a sustainable and modern retailpark

Belle-île - **Liège**

Strengthen the retail offering and add co-working, leisure and sports with a high-quality F&B

Shopping Nivelles - **Nivelles**

Developing residential and offices project to increase the multifunctionality

Retailpark - **Waterloo**

Redevelopment by creating a modern and mixed-use retailpark

05. Development overview: Shopping Centers Committed

Ring:

New

- Logo
- Facade

Integrating

- Fresh food area
- Event zone

Creating extra terraces

- Start: Q1 2021
- End: Q2 2022





05. Development overview: Offices Committed



New

- Branding
- Entrances
- Services
 - The Eatery
 - Ironing service
 - Fitness
 - Electric charging
- Green
- Meeting Rooms
- Entrances

05.

Development overview: Shopping Centers

Uncommitted

Belle-île:

- Creating an extension of 11.000m²
- Adding an outdoor sport course
- Integrating more outside terraces
- Open views on the water
- Maximizing connection with nearby offices

Full Service Center transformation

- 40% retail
- 20% F&B
- 40% leisure, sports and co-working





05.

Development overview: Shopping Centers

Uncommitted

Nivelles:

- Mixed-use concept
- Creating an extension to increase multifunctionality
- Ongoing with municipality on exact scope

→ Offices

OR/AND

→ Residential

OR/AND

→ Leisure



05.

Development overview: Retail Parks

Uncommitted

Brugge:

- New name & branding
- Integrating sustainable materials
- Creating a safe, pleasant and green environment

Waterloo:

- Futureproof redevelopment
- Mixed-use concept
 - Retail
 - Residential



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06. ESG goals

Where we fulfil our everyday life needs should be a healthy place. A place that is good for a better everyday life for our customers and the environment.



BETTER FOOTPRINT



BETTER NATURE



BETTER LIVING



06.

ESG goals

Clear and ambitious ESG Strategy

SDG	Area	Sub-area	Ambition 2030
  	Better Footprint	Energy & Carbon	Reduce carbon emissions 30% by 2030 (scope 1+2)
		Materials	Zero waste to landfill and use circular solutions (scope 3)
		Value chain impact	Partner with tenants and visitors to reduce carbon and waste (net zero value chain, scope 3)
 	Better Nature	Resilience	100% of assets have action plans to mitigate physical effects of climate change
		Habitats	Double the surface of vegetation roofs and green spaces
  	Better Living	Wellbeing	Aim for zero safety incidents in our assets
		Employees	Target employee engagement score of at least 7.5 Reduce % of voluntary departures among 'key talents'
		Community	Contribute at least 1% of net rental income to socio-economic and social inclusion

06. ESG goals

On **company** level
&

On a **personal** level

CSR KPI's integrated for each
employee leading to
awareness and fantastic
initiatives

- Certificates (BREEAM)
- Partnerships
- Recycling
- Eco-days
- Sustainable pop-ups
- Sustainable actions
- ...

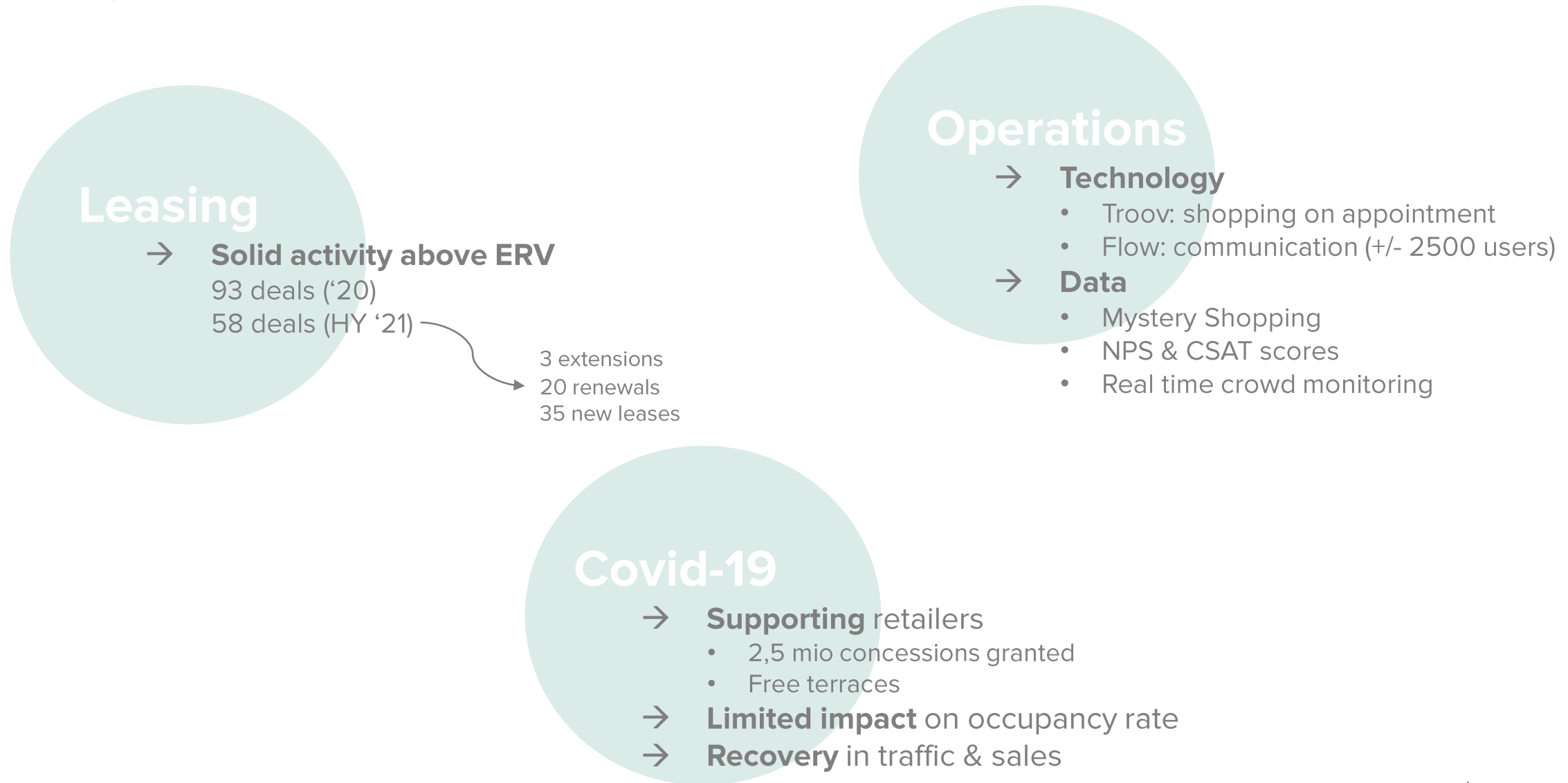


06.
ESG goals
Example: Bastions



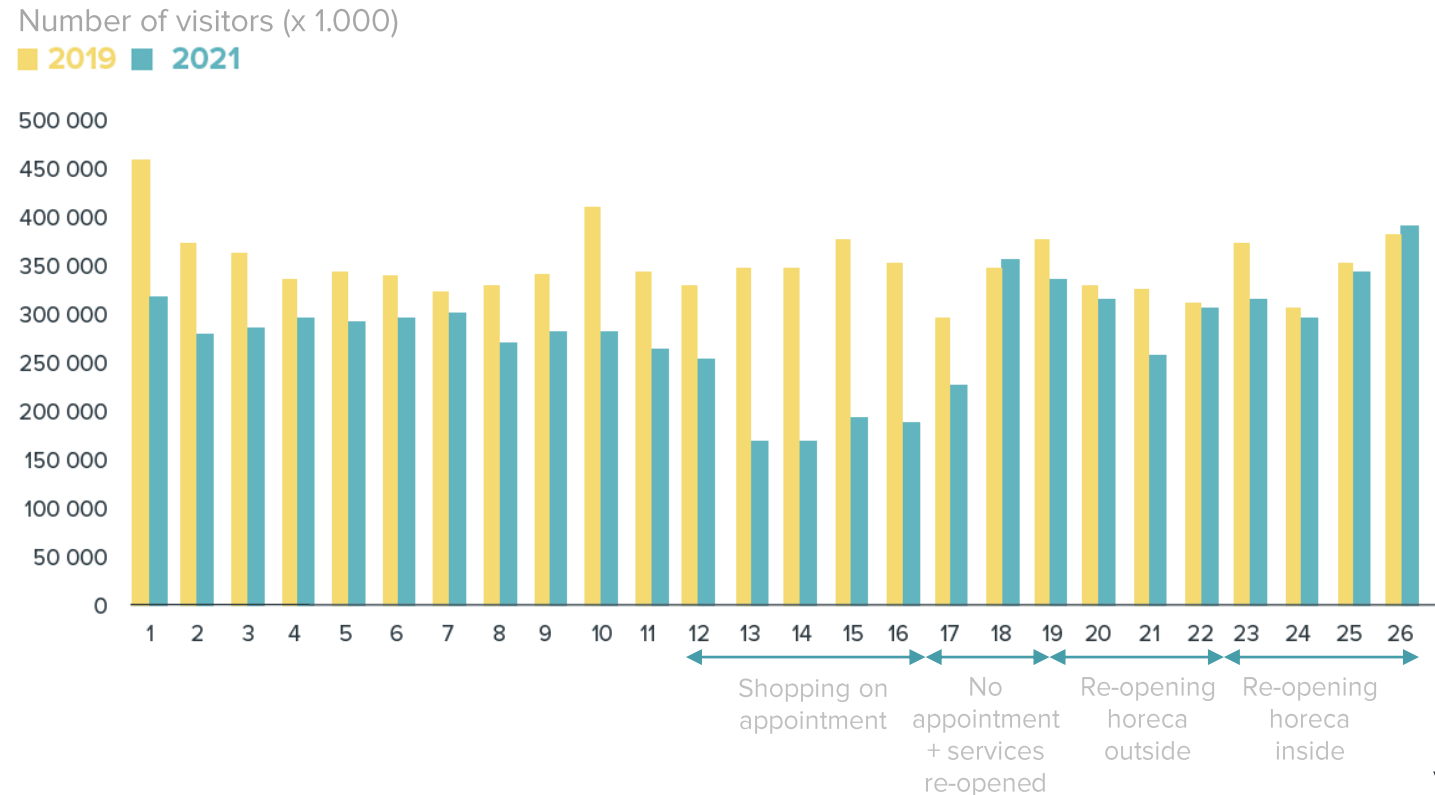
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07.
Operational results
Wereldhave Belgium



Covid-19

- Number of visitors -21% vs. 2019
- Outperforming in comparison to the market
 - June 2021 vs. 2019
 - WHB: -7%
 - Market: -12%



Operational results

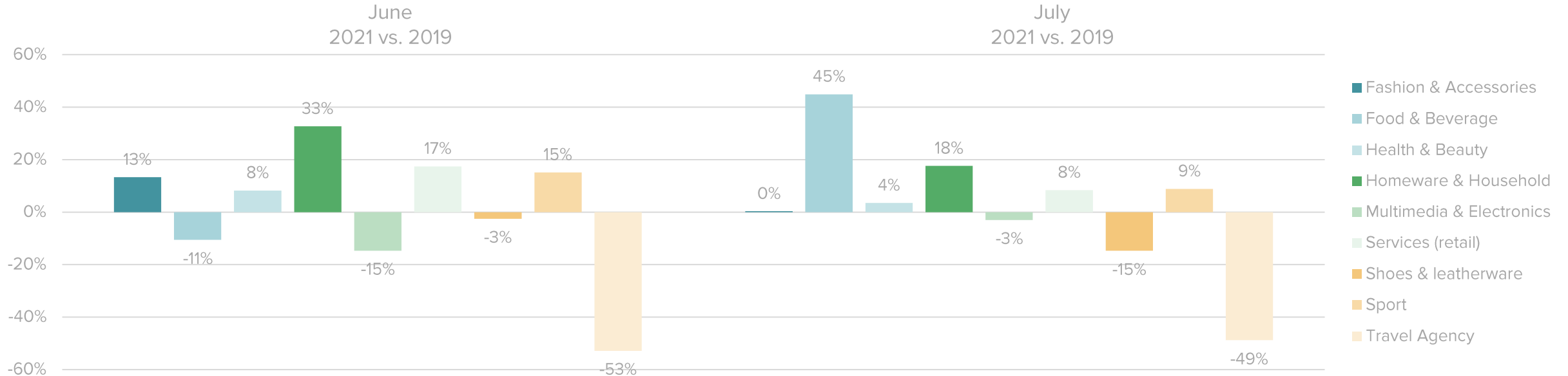
Sales – recovery of tenants' performance since re-opening F&B

Outperforming vs. 2019

- Fashion & accessories
- F&B (since July after forced closing)
- Homeware & household
- Health & beauty
- Services
- Sport

Underperforming vs. 2019

- Multimedia & electronics (due to e-commerce)
- Shoes & leatherware (due to e-commerce)
- Travel agency (due to Covid-19)



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08.

Financial results HY 2021

Balance sheet

	2018	2019	2020	HY 2021	Change HY 21-20
Real Estate Portfolio (Mio €)	956.7	961.3	921.2	916.4	- 4.8
EPRA Occupancy Rate	96.2%	95.2%	91.9%	92.9%	1%
Net Asset Value (Mio €)	678.4	689.2	650.6	644.5	- 6.1
Financial Debts (Mio €)	286.0	273.0	263.0	265.5	2.5
EPRA NAV per share	89.97	88.27	78.20	74.15	- 4.05
Share Price	82.2	86.2	39.30	48.75	9.45
LTV	29.7%	29.3%	30.0%	29.9%	- 0.1%

08.

Financial results HY 2021

Profit and Loss Account

	2018	2019	2020	HY 2021
Gross Rental Income (mio)	53.2	59.4	56.5	26.6
Direct Result (mio)	40.7	45.6	36.7	18.4
Direct result per Share (in €)	5.74	5.92	4.65	2.18
Indirect Result (mio)	- 0.2	- 16.7	- 58.8	- 6.3
Indirect result per Share (in €)	- 0.03	- 2.16	- 7.47	- 0.74
Total Result (mio)	40.5	29.0	- 22.2	12.1
Total Result per Share (in €)	5.71	3.76	- 2.81	1.44

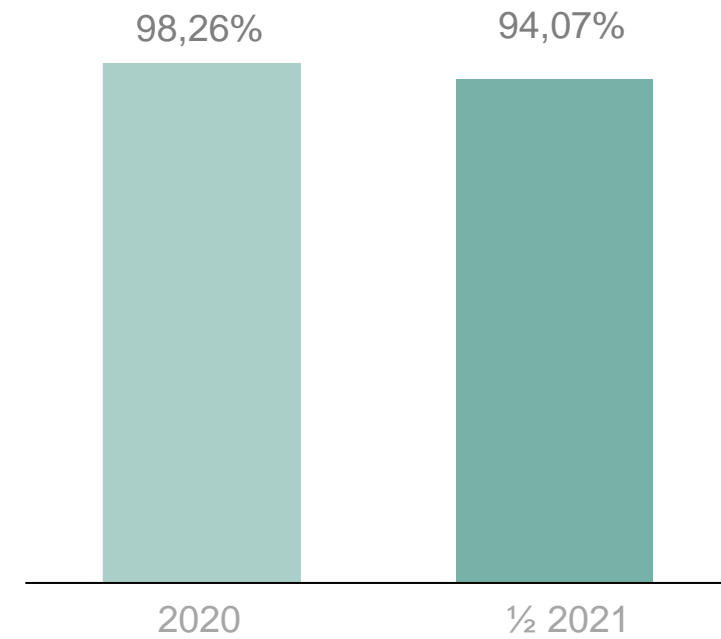


08.

Financial results HY 2021

Fair support policy led to a strong rent collection in both 2020 and 2021

Rent collection 2020 – HY 2021

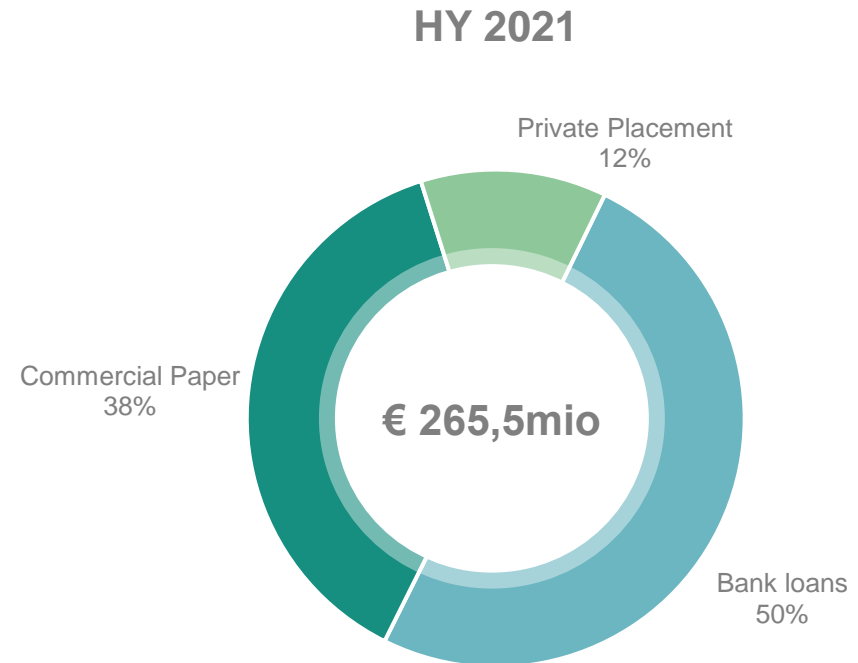


08. Financial results HY 2021 Debt Mix per 30 June 2021

- 50mio refinanced 2021 (June)
 - 4 years
- Commercial Paper program increased
 - 100mio → 150mio
- Green Finance Framework
 - 32Mio Private Placement
 - 3,25% interest
 - 5 years

2021

- 12% Private Placement
- 38% Commercial Paper
- 50% Bank Loans
 - ✓ Average maturity: 3,2 years
 - ✓ Average Financing cost 2021: 1,24%



08. Financial results HY 2021

Bank loans

In € mio	Committed	Utilised	Availability
Bank loans	255	133,5	121,5
Commercial Papers	150	100	50
Private Equity	32	32	0
Intercompany	150	0	150

Hedge Ratio

	2018	2019	2020	HY 2021
Total fixed rate debt	60	60	60	60
Total floating rate debt	226	213	203	205,5
Hedging instruments	50	50	50	80
Hedge ratio	38,5%	58,6%	60,8%	64,0%

08.

Financial results HY 2021

Outlook 2021

- Maintaining resilient occupancy & NRI
- Strengthening of the balance sheet
- Further Management of Covid context
- Further Implementation of LifeCentral Strategy
- Renovations: Kortrijk & offices
- EPS Indication 2021 of € 4.30 per share
- External Growth



Wereldhave

BELGIUM

make every day count



Questions?