

## Acquisition of seven logistics sites in Tournai via a capital increase – Phase 2

### Final phase of the transaction

In mid-September 2022, WDP announced the acquisition of seven logistics sites in the Tournai West Zoning industrial zone, representing a total lettable area of approximately 100,000 m<sup>2</sup> and an overall investment of approximately 120 million euros.<sup>1</sup> This acquisition was made entirely in return for a payment in WDP shares, the first phase of which was realised on 14 September 2022 via a contribution in kind amounting to 67.5 million euros. Today, the contribution in kind of the balance of this transaction was realised – notably 52.8 million euros for the contributors, namely SEDIMMO NV/SA and SEDIS Logistics NV/SA (both part of SEDILOG NV/SA).

### More on the subject of this transaction

Together with Liège and Charleroi, Tournai forms one of the three logistics hotspots of Wallonia. This is due to its location at the intersection of the E42, E403, and E429 motorways that connect Lille with Kortrijk/Ghent, Brussels, and Liège. The sites will also form the pivotal point between three strategic regions in which WDP is active, namely Flanders, Wallonia, and northern France.



SEDIS Logistics leases the buildings for twelve years. SEDIS Logistics is a logistics player with a strong footprint in the region and beyond.

This acquisition, combined with the realisation of the previously announced logistic distribution centre in the Liège Trilogiport<sup>2</sup>, immediately doubles the WDP property portfolio in Wallonia this year.

### Acquisition through contribution in kind

#### Issue of 2,092,788 new WDP shares to 25.21 euros (rounded) per share

This acquisition was achieved with a phased contribution in kind of the sites to WDP. In a first phase, the in-kind contribution amounting to 67.5 million euros was realised on 14 September 2022. The second – and final – part of this transaction, which involves an investment value of 52.8 million euros, was completed today. The contribution in kind was realised against payment of 2,092,788 new WDP shares. The new shares were issued pursuant to a capital increase, following a decision of WDP's Board of Directors utilising the authorised capital.

The issue price was set at 25.21 euros (rounded) and is based on the volume-weighted average share price (VWAP) of the WDP share, as made available on the Euronext Brussels website (including the dividend for

<sup>1</sup> See the [press release](#) of 14 September 2022.

<sup>2</sup> See the [Interim Report 2022](#).

the 2022 financial year, which started on 1 January 2022) for a period of two days prior to 10 November 2022, minus five per cent. Consequently, the transaction has led to an increase in shareholders' equity of 52.8 million euros, of which an amount of (approximately) 2.4 million euros has been allocated to the *Capital* item and an amount of (approximately) 50.4 million euros to the *Issue Premium* item.

The new WDP shares are of the same type and grant the same rights (including dividend rights) as the existing WDP shares, and account for 1.03% (rounded) of the total number of outstanding shares. WDP expects to be granted admission to trade the new shares on the regulated markets of Euronext Brussels and Euronext Amsterdam no later than the second working day after closing (no later than 14 November 2022).

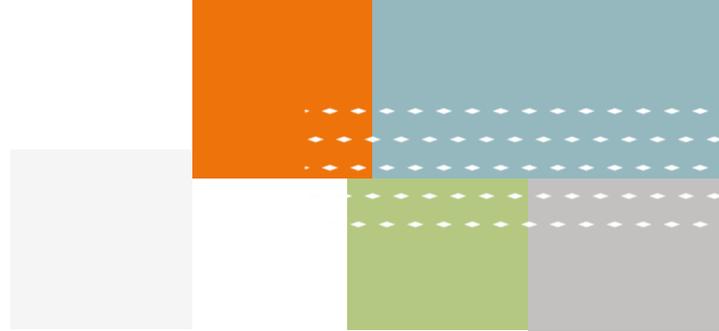
This transaction, together with earlier transactions via a contribution in kind and the ABB in 2022, provides an overall strengthening of equity capital for 2022 of approximately 475 million euros.<sup>3</sup>

#### Public disclosure in application of Article 15 of the Act of 2 May 2007

#### (the Transparency Legislation)

Upon completion of this capital increase and the issue of new shares, WDP's total capital as of 10 November 2022 will stand at 233,702,382.00 euros. From that same date, WDP's capital will be represented by 203,980,363 fully paid-up ordinary shares. There are no preferential shares. Each of these shares grants one voting right at the General Meeting, meaning these shares represent the denominator for the purpose of notices in the context of the transparency regulations (i.e. notices in case the statutory or legal thresholds are reached, exceeded or not met, among other things). Aside from the legal thresholds, the Articles of Association of WDP, in application of Article 18 §1 of the Transparency Legislation, provide for additional statutory thresholds of 3% and 7.5%. No outstanding options or subscription rights that entitle holders to shares have been issued.

<sup>3</sup> See the press releases of [10 March 2022](#), [22 June 2022](#), [14 September 2022](#) and [19 October 2022](#).



**More information**



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WDP develops and invests in logistics real estate (warehouses and offices). WDP's property portfolio amounts to more than 6.5 million m<sup>2</sup>. This international portfolio of semi-industrial and logistics buildings is spread over around 280 sites at prime logistics hubs for storage and distribution in Belgium, France, the Netherlands, Luxembourg, Germany and Romania.

WDP NV/SA – BE-REIT (public regulated real estate company under Belgian law).

Company number 0417.199.869 (Brussels Register of Legal Entities, Dutch-language section)

