



Wereldhave

BELGIUM

Long-term financing strengthens Wereldhave Belgium and reinforces liquidity position

Positive impact on liquidity, balance sheet, and investor confidence

Vilvoorde, December 1, 2025

PRESS RELEASE | In addition to two new external bank financings totaling €40 million for the acquisition of Shopping Ville2 in Charleroi¹, Wereldhave Belgium (WHB) announces three significant financing deals. These transactions extend the average financing term substantially to 4.2 years. Crucial steps that strengthen our liquidity position and balance sheet, while further supporting our sustainability strategy.

Three strategic financing updates

1. Private placement of €30 million

WHB has secured a private placement from Royal London Asset Management. This long-term financing has a 10-year maturity—twice as long as the existing bond maturing on March 31, 2026. The issuance coincides with the update of our Green Finance Framework, which promotes sustainable investments and recently received an “Excellent” rating from Sustainable Fitch.

This private placement marks WHB’s first international financing, arranged through ING Bank.

2. Extension of KBC facility

An existing €25 million credit facility with KBC, originally set to mature in April 2026, has been extended under the same conditions until 2031.

3. Extension of BNP Paribas Fortis facility

An existing €30 million credit facility with BNP Paribas Fortis, originally maturing in 2028, has been extended under the same conditions until 2031.

More stability and reduced risk for our investors

- **Greater financial security**

Longer maturities provide a stable foundation for growth and innovation, ensuring investors can rely on a solid and predictable financial structure.

¹ See press release of November 19: <https://www.wereldhavebelgium.com/en/news/press-release-acquisition-ville2>

- **Stronger liquidity position**
These refinancings create room to invest in projects and strategy without the pressure of short-term debt.
- **Sustainable and international profile**
The Green Finance Framework and “Excellent” rating demonstrate that sustainability is embedded in our strategy, strengthening our position and opening doors to international markets.
- **Diversification and trust**
Partnerships with institutions such as Royal London broaden our financing base and increase confidence among partners and investors.
- **Predictable costs**
By maintaining favorable conditions, our financing costs remain under control—a reassurance for our shareholders.

With these three deals, WHB takes another step toward **future-proofing**: a solid financial foundation, a sustainable profile, and a stronger position in the international market.

“These transactions not only strengthen our financial stability but also reinforce our sustainable profile. Longer maturities give us the flexibility to invest in growth and innovation with less pressure from short-term refinancing.”

- Nicolas Rosiers, Deputy CEO Wereldhave Belgium



About Wereldhave Belgium

Wereldhave Belgium is a leading Belgian Public Real Estate Investment Trust (REIT) with a robust property portfolio valued at over €1.1 billion (+4.5% vs. 2024 and +15.2% vs. 2019). This portfolio includes seven shopping centers (six owned and one managed for our reference shareholder Wereldhave N.V.), four retail parks, and two office parks across Belgium and Luxembourg. Together, these assets attract more than 27 million visitors annually, underscoring our strong position in the Belgian retail real estate market.

Unlike many real estate investors, Wereldhave Belgium is both an investor and a full-service manager of its assets. We handle daily operations, leasing activities, and continuous optimization of our centers. This includes Knauf Shopping Schmiede, owned by Wereldhave N.V. but fully managed by WHB.

Our approach combines local expertise with group strength. Each shopping center is managed by an on-site team deeply connected to its community, while our headquarters provides scale advantages, efficient processes, and specialized know-how. This model ensures authentic, hands-on management and operational excellence.

The link with Wereldhave N.V. also gives WHB access to a broader network of 22 shopping centers in the Benelux and France, enhancing our ability to negotiate international tenant deals through package agreements.

Recently, WHB announced the acquisition of Shopping Ville2 in Charleroi, which will be fully owned and managed by WHB. Following the successful capital increase, Ville2 will join our

portfolio, raising its total value to **over €1.2 billion**. With this acquisition, WHB will welcome well **over 30 million visitors annually**, reinforcing our position as a leading player in Belgian retail real estate.

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