Agile and robust

ANNUAL REPORT 2022

WDP
WAREHOUSES WITH BRAINS

WDP

WAREHOUSES WITH BRAINS

WDP is a leading logistics real estate specialist operating in core locations along key logistics axes in six European regions. WDP follows a pure player strategy and relies on in-house expertise and local presence to acquire, develop and lease a wide range of sustainable logistics real estate with the aim of contributing to the decarbonisation of the customer's transport and operations.

WDP is listed on Euronext Brussels (BEL 20) and Amsterdam (AMX) and is part of the Dow Jones Sustainability Index (DJSI). WDP has REIT status in Belgium (as a GVV/SIR), in the Netherlands (as an FBI) and in France (as a SIIC). It is subject to the prudential supervision of the FSMA.

CONTENTS

1.	**Chairman's letter to the shareholders**	**2**
2.	**This is WDP**	**4**
	Impact 2022	4
	Our position in Europe	6
	A well-considered and consistent story	7
	Purpose, mission and vision	8
	WDP's value chain	9
3.	**Strategy and value creation**	**11**
	Our strategy	12
	Growth plan 2022-25	14
	Value creation and further developments	15
4.	**Performance and trends**	**20**
	Sustainable growth	21
	Future logistics	31
	Vitally engaged	45
	Impact by responsibility	53
5.	**Approach on ESG**	**57**
	Setting direction	58
	WDP's impact on SDGs	62
	Stakeholder engagement	63
	Responsibilities and governance	64
6.	**Shares and bonds**	**65**
7.	**Financial results and property report**	**70**
8.	**Corporate governance statement**	**105**
9.	**Risk factors**	**147**
10.	**Reporting according to recognised standards**	**159**
11.	**Annual accounts**	**201**
12.	**Appendices**	**262**
	External verification	263
	Alternative performance measures	274
	Historical financial information by way of reference	280
	Declarations	282
	Permanent document	284
	Lexicon	296

CHAIRMAN'S LETTER TO THE SHAREHOLDERS

"WDP agilely navigated through the new reality established in 2022 and successfully continued to safeguard the profitability of its operating activities. Thanks to our solid balance sheet and liquidity, in combination with a passionate team of entrepreneurs, we believe we can generate continued profit growth within a fundamentally sound logistics sector."

On behalf of the entire Board of Directors, I am pleased to look back on another successful year that saw significant growth. The hard work and dedication of our teams once again generated increased profitability and shareholder value. We are grateful for the day-to-day trust our customers place in us as well as for the support given to us by our shareholders.

In 2022, we once again met the strong demand for our product, that is high-quality logistics real estate, with a noteworthy expansion of our property portfolio for renowned clients. For instance, 500,000 m² of pre-let development projects were delivered on schedule and on budget, and over 700,000 m² of new properties are currently under development. At the same time, the occupancy rate of the existing portfolio came at 99% – a full house. These achievements respond to the continuing structural demand for logistics real estate. Indeed, investments in the supply chain and its flexibility and resilience remain a necessity. Besides, the disruptions in the supply chain of recent years must also be taken into account, together with the partial deglobalisation, whereby different continents focus on more autonomy and a self-reliant approach. Despite the cooling macroenvironment and the potential cyclical impact on demand for logistics space, the logistics sector remains fundamentally sound and crucial in terms of infrastructure for many companies – and thus for the economy.

The broadening of our geographical footprint also continued gradually. We took a strategic 10% stake in the Swedish listed logistics real estate company Catena, we are now 100% owners of WDP Deutschland and we are also launching a new project on a strategic land holding in Dunkirk, France.

Moreover, and for the first time, our strong earnings growth of +13% to 1.25 euros in EPRA Earnings per share was driven not only by external growth through new investments, but also by an increasing contribution from WDP ENERGY and by organic growth via rent indexation. The latter trend is supported by upward pressure in market rents due to the scarcity of land and buildings. Thus, WDP can show an inflation-proof cash flow profile thanks to contractual indexation clauses and a cost of debt fully hedged over the long term.

As a capital-intensive company, we also responded in an agile manner to the sharply increased cost of capital and volatile capital market. Well-timed pre-hedging instruments enabled us to complete two debt issues totalling approximately 1 billion euros at a fixed rate of 1.5% and an average maturity of 9 years – an actual savings of 125 million euros in interest charges over this period. Our creditworthiness was also emphasized by two solid credit ratings of Baa1 and BBB+ on behalf of Moody's and Fitch respectively, which will give us wider access to liquidity in the future. Moreover, we were able to strengthen our balance sheet with almost 700 million euros of new equity capital. All this shows a balance sheet – with a net debt / EBITDA (adj.) of 7x, a loan-to-value of 35% and a liquidity position of 1.7 billion euros – reflecting a robust and solid ingoing position to continue investing in the future of our business.

The new reality soon caused the parameters underlying the 2022-25 GROWTH for FUTURE growth plan – launched in early 2022 – to change as well. In fact, 2022 established a new reality for society, businesses, and the wider economy, impacted by a war on the European continent, soaring inflation, an energy crisis, and the steepest rise in the cost of capital in decades. Such situations put the adaptability of companies to the test, and that is precisely where the key to future success lies. For sustained value creation, the company must adapt to these changed market conditions. Specifically, this means we will be more selective about new investments, continue to focus on internal growth opportunities and accelerate the roll-out of WDP ENERGY – evidently while maintaining consistency of a solid financial position. Consequently, our organic growth (mainly through rent indexation) and energy projects, will increasingly contribute to earnings, compared to external growth. Taking this into account and the strong fundamentals we were able to build in recent years, we can confirm our long-term earnings ambitions. So, we remain committed to our ambition of achieving annual EPRA earnings per share growth of +8% to 1.50 euros by 2025.

> “The energy crisis has promted us to accelerate the development of WDP ENERGY: by 2023-24, WDP plans to invest 150 million euros in renewable energy projects as well as in the first pilot projects in Green Mobility. Indeed, the challenge within logistics is in making transport more sustainable, and our sites can play a role in decarbonising the customer's supply chain.

In the future, more than ever, we will need to make a difference through creativity and innovation. With the entrepreneurship and agile spirit of #TeamWDP that has been broadly strengthened and together with our reliable business partners, we look forward to this challenge with confidence. We wish to continue investing in essential logistics infrastructure and to play a prominent role in the accelerated energy transition. All this with an emphasis on profitability to continue generating shareholder value through growing cash flows per share, while maintaining a strong financial position.

Rik Vandenberghe
Chairman of the Board of Directors

IMPACT 2022

EPRA Earnings per share
1.25 €
(+13% y/y)

Dividend per share
1.00 €
(+14%y/y)

Fair value of property portfolio
6.7 € mia
(+10% y/y)

Net debt / EBITDA (adj.)
7.1 x

Projects completed
500,000 m²

Development pipeline
580 € mio

Sustainable growth

We continue to generate strong earnings growth, emphasize the increased focus on profitability and reaffirm our 2025 earnings target.

Our robust balance sheet, strong liquidity position and diversified property portfolio with an inflation-proof cash flow profile allow us to capitalise on opportunities.

Looking forward

GROWTH PLAN 2022-25

1.50 € EPRA Earnings per share (+8% CAGR)
1.20 € dividend per share (+8% CAGR)
by 2025

WDP GREEN

>75% Green certified assets
>75% Green financing
by 2025

Future logistics

WDP ENERGY got off to an accelerated start, responding agilely to the energy transition.

Scope 1 & 2 emissions from the WDP corporate offices have been significantly reduced, so we are well on the way to our net-zero target in 2025.

Renewable energy capacity
113 MWp
(27,027 T CO_2e avoidance)

Brownfield projects
187,081 m²
(26% of ongoing projects)

Scope 1 & 2 corporate offices
-77 % T CO_2e

WDP electricity procurement green
90 %

Looking forward

WDP DECARB+

Net-zero
Scope 3 downstream
by 2040

WDP ENERGY

250 MWp
by 2025

IMPACT 2022

Vitally engaged

We welcomed 26 new employees in 2022.

#TeamWDP

7.7/10

satisfaction score (7.9/10 in 2021)

Employee development

23 hours

training average per FTE (17hrs in 2021)

#WeEducate

39 hours

support to external training programmes

#WeCare

238,000 €

support for social initiatives

Looking forward

Digital HR

by 2024

Employee engagement survey by external partner

by 2023

Impact by responsibility

Long-term partnerships

90 %

lease renewal
(90% in 2021)

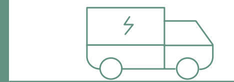
50 %

repeat business
(50% in 2021)

500,000 m²
Pre-let projects delivered
11 year
Average lease term

Further materialisation of WDP's innovation and digitisation with the launch of MyWDP app.

Healthy, safe, sustainable and respectful towards all stakeholders.



Looking forward

Customer well-being services

by 2025

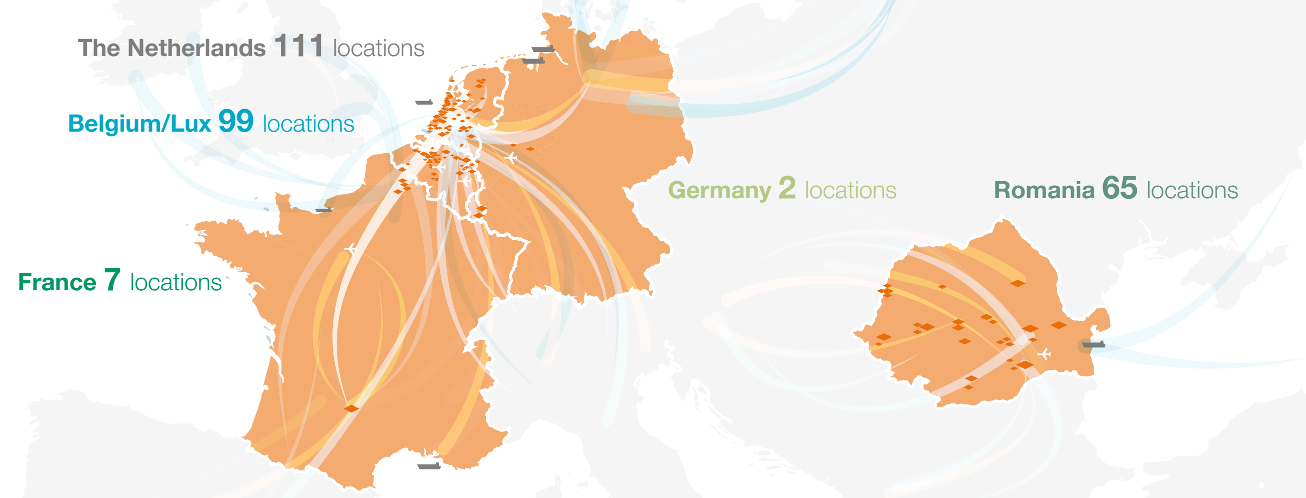
Supply chain management

by 2025

OUR POSITION IN EUROPE

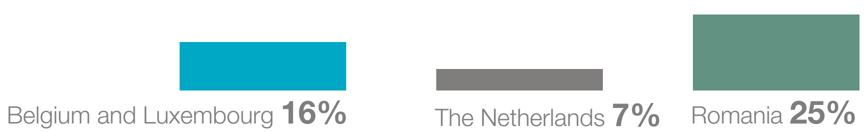
WDP is a leading logistics real estate player. The company develops and leases properties located along major logistics axes in six European regions. WDP is the market leader in the Benelux and Romania.[1]

The long-term vision and pure player strategy that WDP applies to each property decision also underpins its relationship with its customers. WDP primarily wants to be a long-term partner and support them in their operations where real estate is an indispensable part of their supply chain. With increased green energy production and technology, WDP aims to make its sites more self-sufficient and decarbonise customer operations.



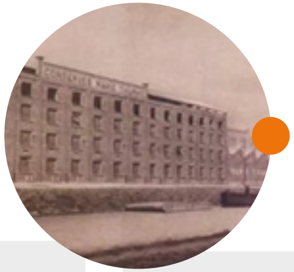
7 million m² for 340 customers in 6 countries

Market shares



1 Based on square metres of lettable area in the portfolio.

A WELL-CONSIDERED AND CONSISTENT STORY



1977 Founding of Rederij De Pauw, the company that manages Jos De Pauw's property portfolio

The family-owned group initially limited its activities to a vinegar brewery after which it would diversify to include, among others, sand mining and inland shipping. Jos De Pauw noted the value-add potential of older industrial buildings that could be refurbished into modern logistics warehouses – the foundation of today's WDP. In 1999, WDP goes public with a property portfolio of 100 million euros. Today, WDP has become so much more than just a real estate specialist. Its modern logistics infrastructure is a crucial link within its clients' supply chains. And this within a strategy of long-term value creation based on ambitious, delineated, and transparent growth plans where the objectives were successfully completed to date.

"A strong and long track record as the foundation for attractive earnings per share growth. All thanks to our pure player focus, customer-oriented approach, ambitious growth plans and capital discipline."

2006-09 GROWTH PLAN

Doubling of portfolio value

2008 1 million m² of rentable property in Belgium, the Netherlands, France and Romania. Solar panel project launch (30 MWp).

2010 First BREEAM warehouse in the Netherlands. WDP Nederland given FBI status.

2011-13 GROWTH PLAN

Growth through leasing, acquisitions and sustainability

2012 Portfolio of 1 billion euros.

2014 GVV/SIR status.

2013-16 GROWTH PLAN

+50% portfolio growth and +20-25% EPS increase (cumul.)

2015 WDP shares also listed on Euronext Amsterdam.

2016 Luxembourg as a new core market.

2016-20 GROWTH PLAN

+billion euros portfolio growth and +25% EPS increase (cumul.)

2017 WDP named Entrepreneur of the Year® 2017.

2018 Issuing of first Green USPP as the first Belgian company and GVV/SIR.

2019-23 GROWTH PLAN

+10% p.a. portfolio growth and +6% p.a. EPS increase

2019 WDP is included in BEL 20. Regional expansion to Germany. First ABB via a GVV/SIR. Implementation of 2019-23 ESG Roadmap.

2020 The entire property portfolio has an energy monitoring system and one-third has solar panels.

2022-25 GROWTH PLAN

+8% p.a. EPS increase

2021 Inclusion in DJSI Europe. Launch of WDP Climate Action Plan: net-zero target by 2050 for the entire value chain.

2022 Inclusion in DJSI World and DJSI Europe. First-time issuer credit rating from Fitch (BBB+) and Moody's (Baa1) with a stable outlook. WDP ENERGY out of the starting blocks. Strategic partnership with Swedish real estate group Catena.

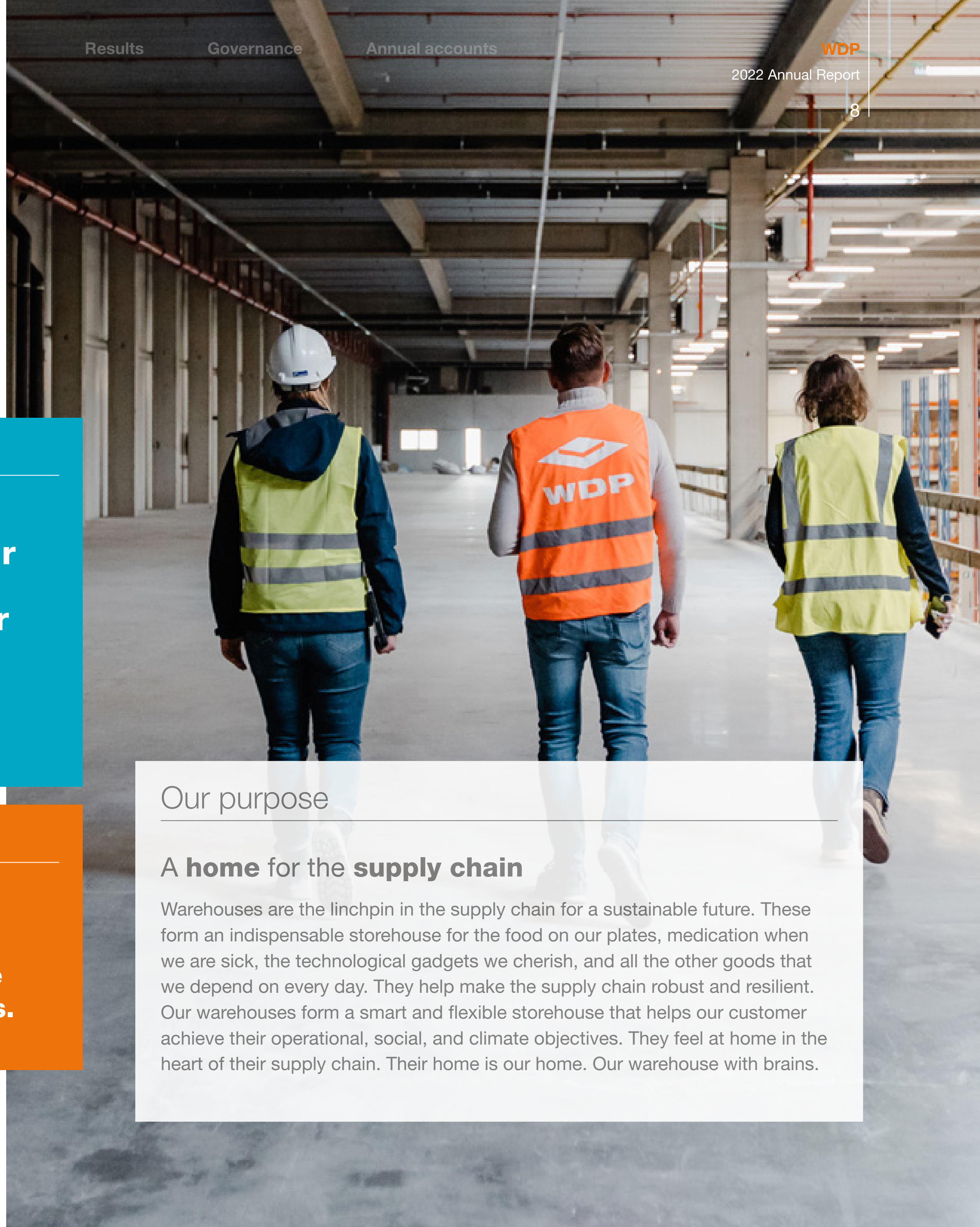
PURPOSE, MISSION AND VISION

Our vision

Our warehouses with brains help our customers to grow at the heart of their supply chain

Our mission

We construct a sustainable shell around the logistics process. With smart warehouses, #TeamWDP and innovative entrepreneurship, we create value for our customers and shareholders.

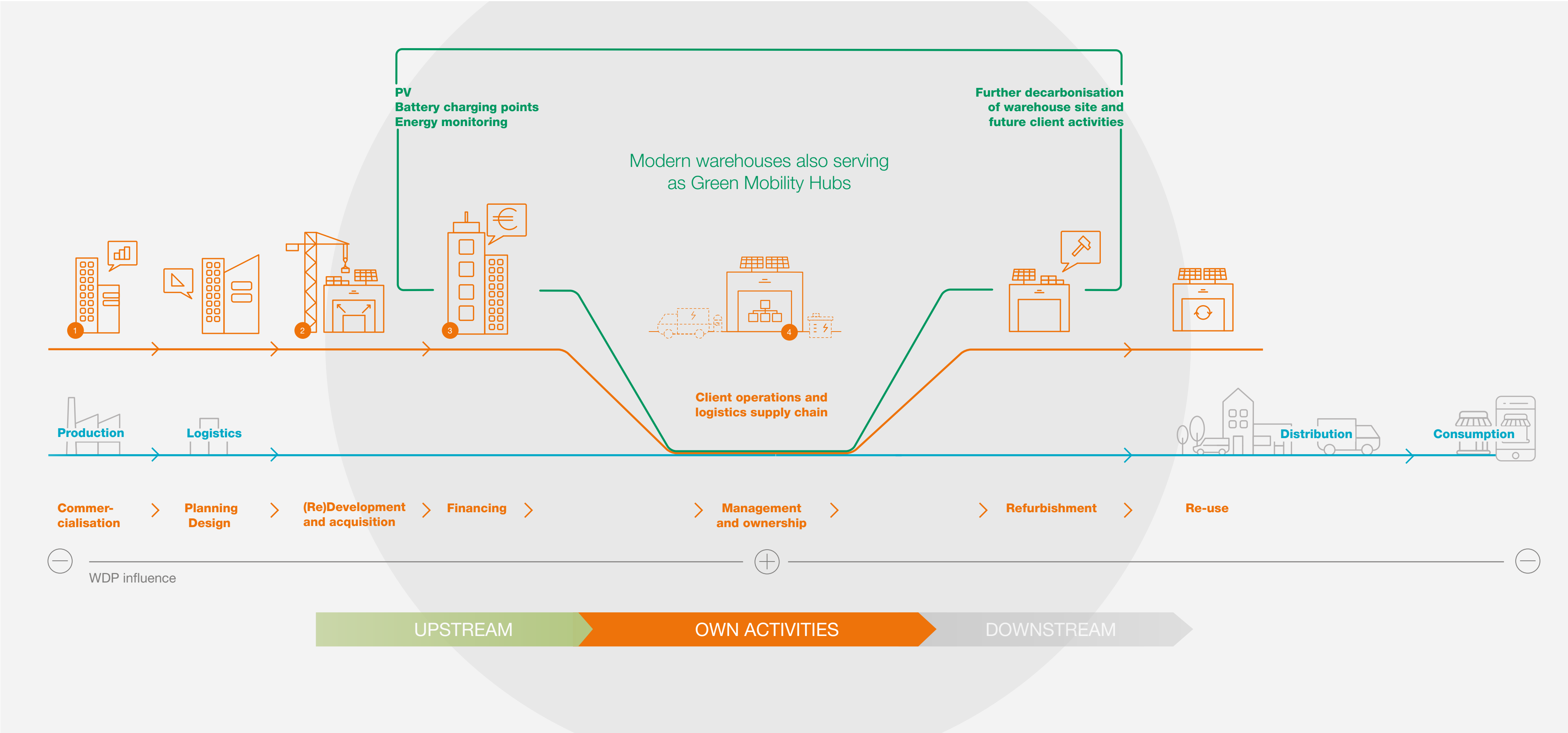


Our purpose

A **home** for the **supply chain**

Warehouses are the linchpin in the supply chain for a sustainable future. These form an indispensable storehouse for the food on our plates, medication when we are sick, the technological gadgets we cherish, and all the other goods that we depend on every day. They help make the supply chain robust and resilient. Our warehouses form a smart and flexible storehouse that helps our customer achieve their operational, social, and climate objectives. They feel at home in the heart of their supply chain. Their home is our home. Our warehouse with brains.

WDP'S VALUE CHAIN



1. 340 clients.
2. More than 500 million euros in supplier costs annually.
3. Solid investment model: min. 50% equity and max. 50% debt.
4. 7 million m² of lettable area and >1.5 million m² of potentially lettable area after development. 113 MWp of solar power capacity.

Upstream activities

Within our supply chain, we consider our construction and infrastructure partners (architects, engineering firms, contractors) as our critical suppliers, given their direct contribution to the core product of WDP – the logistics infrastructure. WDP calls on reputable, highly qualified and (financially) reliable parties, preferably strong local partners. This part of our supply chain is the most labour-intensive.

Numerous advisors and consultants assist WDP: lawyers, notaries, real estate agents, marketing consultancy firms, IT, HR, environment, sustainability, etc. The collaboration is usually project-driven with an eye for long-term partnerships with parties who are familiar with our business and compatible with our company culture. As a capital-intensive company with an ambitious growth plan, we naturally also appeal to the capital market, for example through debt financing with both Belgian and foreign banks and investors.

▶ Performance and trends See pp. 20
▶ Climate Action Plan
▶ Investments, financing and results, See pp. 70
▶ Cooperation with suppliers See pp. 63

Paramount for the value chain and essential for the customer's supply chain

WDP develops, acquires and manages modern logistics property that it leases to customers on a long-term basis. This enables its customers to focus on their core business. The WDP warehouse site also plays a crucial role in the decarbonisation of the customer's supply chain. The green energy and technology generated by WDP ensure that the customer's sites and operations are decarbonised. WDP operates in an integrated manner with in-house specialised teams. The business development team prospects land and properties and, jointly with the marketing team, places new projects and available properties on the market. The project development develops new properties. The Energy & Sustainability team roll out of WDP ENERGY. The property management team handles maintenance and, where relevant, renovation of the existing property portfolio, interacting with project development and Energy and Sustainability. These teams work closely with the finance and legal teams to properly structure the various transactions.

▶ Property portfolio, See pp. 89
▶ Markets in which WDP operates See pp. 6, 89
▶ Trends See pp. 23, 36, 44, 52

Downstream activities

On the downstream side of WDP's value chain, we find our customers who rent our properties. The customer is paramount within our strategy. And here too, the focus is on the creation of long-term partnerships, which is reflected in high occupancy rates, strong retention, and long-term leases as well as in the high share of repeat business in external growth. We provide them with modern logistics infrastructure, which supports them in their decarbonisation process during this period of energy transition. Moreover, the installation of Green Mobility Hubs will also support the electrification of the wider community around the warehouse site.

▶ Performance and trends See pp. 20
▶ Climate Action Plan
▶ Property portfolio rental situation See pp. 93
▶ Collaboration with customers and further expansion of services, See pp. 30, 55, 63
▶ Energy performance indicators for the property portfolio see pp. 31, 176

03 Strategy and value creation

“Providing an agile response to a new reality implies a continued focus on profitability and a rock-solid balance sheet.

OUR STRATEGY

Value creation for all our stakeholders

Pure player with a clear focus

Our strategy is intended to create value for our customers, our shareholders, and all stakeholders.

Strategic drivers

#TeamWDP
Good governance

#TeamWDP is the beating heart of our company. We want our employees to grow and hone their skills, to feel good as part of a strong team that responds to customer needs. Doing business with integrity and in a sustainable manner form the basis of our daily operations.

Sustainable real estate
Geographical distribution

Our **100% client-centric approach** ensures the development of sustainable buildings in strategic locations that help our customers grow and guarantees maximum occupancy of our warehouses.

Smart financing
Innovative solutions

With our smart warehouses**, we are responding to the logistics issues of today and tomorrow**. Smart financing ensures a stable and profitable WDP that creates value for all stakeholders.

#TeamWDP

It is important that our members of staff feel good and appreciated and get the opportunity to develop their talents. WDP strives to promote the skills of its employees to facilitate a sustainable and dedicated team and to build capacity and continuity.

#TeamWDP's entrepreneurship combined with short, fast decision-making lines and the flat structure providing room for innovation, ensure a dynamic cooperation.

#TeamWDP is the anchor point throughout the entire process: after the commercial team has drawn up the outlines of the lease agreement, the buildings are developed under the guidance of experienced project managers and in collaboration with team Energy & Sustainability, after which the property managers relieve the customer of the burden of managing them. WDP also maintains firm control over its financial, accounting, and legal affairs.

Good governance

Conducting business fairly and with integrity, open communication and transparent reporting ensure responsible business practices that balance the interests of different stakeholders and the community.

Sustainable real estate

WDP provides a solution to the demand for modern, intelligent storage facilities with an eye for sustainability. The customer wants an energy-efficient (and therefore cost-reducing) location that is strategically embedded to promote an optimal flow of goods. WDP offers a diverse portfolio of sustainable and high-end buildings that meet the needs of the industry and are suitable for warehousing, XXL distribution manufacturing, cross-docking, high-bay, urban logistics, etc. WDP ENERGY will use increased green energy production and technology to make its sites more self-sufficient and decarbonise customer operations.

Geographical distribution

WDP sites are always chosen based on their strategic location, for example, in the immediate vicinity of storage and distribution hubs and/or multimodal transport facilities. The majority of properties are located in the economic heart of north-western Europe, in the hinterland of the ports of Amsterdam, Rotterdam, Bremen and Hamburg - the import and export gateways of Europe. The properties are spread along the Amsterdam-Rotterdam-Breda-Antwerp-Brussels-Lille logistics axis and extend to Germany. In Central Europe, WDP is active in Romania, which serves as a gateway for supplying South-Eastern Europe.

Smart financing

A healthy mix of equity and loan capital is used to finance real estate investments. The goal is to synchronise the issuance of new capital and the taking on of external green financing. This is how the rhythm of investment is followed by the rhythm of financing. By reserving a portion of the profits, we create a financial buffer for the future and these funds can be reinvested in the further growth of WDP.

Innovative solutions

The development of a new building or lease of an existing location is preceded by an analysis of the customer and its activities, and in close consultation we arrive at a suitable real-estate solution. Jointly reflecting with the customer implies being open to and leading the way with innovative solutions regarding location, the type of building, goods flows, technology, production of renewable energy, etc.

GROWTH PLAN 2022-25

GROWTH
FOR
FUTURE

From external growth to external growth+

This four-year plan aspires to achieve an annual increase in EPRA earnings per share of +8% to 1.50 euros in 2025. The dividend per share is expected to evolve synchronously towards 1.20 euros in 2025 including a stable capital structure based on net debt / EBITDA (adj.) around 8x.

At year-end 2022, WDP has identified a total package of investments within this growth plan of approximately 530 million euros.

Agile response to the changed reality
The parameters underlying the growth plan have changed due to changed market conditions in 2022 (such as sharply increased cost of capital, persistently high construction prices and high inflation). With a view to consistent value creation, we adapted to these changes as a company. Specifically, this means we will be more selective about new investments (namely by putting profitability before volume depending on the cost of capital), continue to focus on internal growth opportunities and accelerate the roll-out of WDP ENERGY. Of course, all this while maintaining a solid financial position. Consequently, our organic growth (mainly through rent indexation) and energy projects, will increasingly contribute to earnings, compared to external growth.

Objectives 2025
Based on net debt / EBITDA (adj.) ~8x

1.50 € EPRA EPS	+8 % p.a.	1.10 € EPRA EPS
		Base year 2021

▶ Outlook See pp. 99

The 2022-25 growth plan targets are based on current knowledge and situation and notwithstanding unforeseen circumstances due to the evolution of external factors, such as a weakening macroeconomic outlook, high market volatility and a sharply increased cost of capital.

Structural growth
External Growth

- Selective capital deployment on new investments (in function of cost of capital and construction costs)
- Capitalizing on existing markets BENELUX and RO (with RO <20%)
- Broadening EU-footprint: further deployment and activation of FR and DE
- Strategic land bank with a focus on pre-let developments within the developer/investor model
- Competitive logistics market due to high resilience and critical role in the supply chain

Value creation within the existing portfolio
External Growth+

- Stay ahead by client centricity and a high-quality portfolio
- Growing scarcity of land leading to upward pressure on market rents
- Well-positioned to capture high(er) inflation through CPI-linked rent
- Rental reversion potential in the medium-term, with commercial approach
- Unlock potential through services, upgrades, sustainability measures etc.

Climate as an opportunity
External Growth+

- Upscaling of WDP ENERGY with a clear focus on energy transition
- Demonstrate industry leadership and engage with clients & suppliers in decarbonization targets
- Acknowledging climate risks yet seeing business opportunities
- Technology and innovation as enablers
- Based on Climate Action Plan with target setting over entire value chain

WDP ENERGY.
WDP DECARB+.
WDP GREEN.
M.A.D.E.
FOR
FUTURE

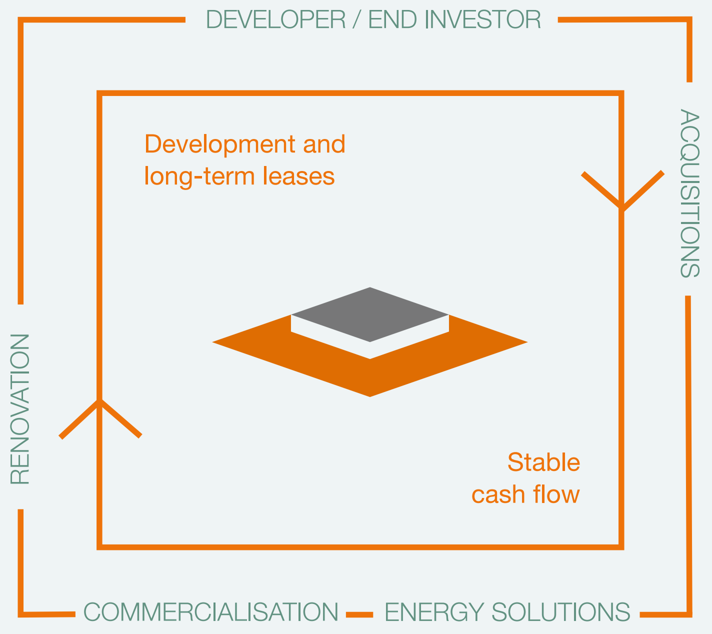
▶ M.A.D.E. for FUTURE

VALUE CREATION

Vision

Our warehouses with brains help our customers to grow at the heart of their supply chain

Business model



Input

- Financial capital
- Real estate
- Intellectual and human capital
- Social capital
- Natural capital

Strategy

- #TeamWDP
- CUSTOMER FOCUS
- INNOVATIVE ENTREPRENEURSHIP

Outputs and outcomes

1.25 euro
EPRA earnings per share

99.1%
Occupancy rate

580 mio euros
Development pipeline

Sustainable growth

WDP strives to achieve balanced growth as a part of its transparent and fair governance. This is how we respond to to economic, social, and environmental needs.

113 MWp
Renewable energy capacity

187,081 m²
Brownfield projects

-77% T CO_2e
Scope 1 & 2 corporate offices

Future logistics

The high-quality logistics infrastructure we offer facilitates and optimises our customers' activities and guarantees them quality, sustainability, and continuity.

39 hours
#WeEducate

238,000 euros
#WeCare

7.7/10
Employees satisfaction score

Vitally engaged

#TeamWDP is the driving force behind our value creation. We focus on their welfare, safety, and development and on the environment around our operations and local communities.

90%
Lease renewal

50%
Repeat business

MyWDP
Development and launch of a customer portal mobile app

Impact by responsibility

We are committed to a strong and reliable value chain, with an eye for health, safety, and integrity. We take responsibility for risk management, including human rights.

DEVELOPMENTS IN SUSTAINABLE GROWTH

Sustainable growth

Output

- 1.25 € **EPRA earnings per share**
- 99.1 % **Occupancy rate**
- 580 mio € **Development pipeline**

Trends

- Omnichannel in a digital environment
See pp. 44
- Supply chain transformation
See pp. 52

It is essential that WDP continues to prioritise stakeholder engagement to maintain strong partnerships. We can better understand their individual needs and integrate them into our growth ambitions through continuous proactive dialogue with all our stakeholders. We communicate transparently based on clear and transparent targets to achieve value creation based on profitable growth including our commitment to sustainability.

WDP aims to achieve balanced growth within a context of transparent and fair governance. In doing so, we offer answers to economic, social, and environmental needs. This makes us a reliable partner for all our stakeholders and leads to sound financial metrics and attractive, recurring returns.

Performance and trends See pp. 21

Objectives

	Targets	
Growth plan 2022-25	EPRA EPS in 2025: 1.50 euros Dividend per share in 2025: 1.20 euros	○ ○
WDP GREEN.	Green certified assets: > 75% by 2025 Green financing: > 75% by 2025 TCFD: adoption of requirements by 2024	○
Reporting standards ratings and indexes	EPRA: Gold GRI: Core MSCI: A in 2023 onwards ISS ESG: Prime C in 2023 onwards DJSI Europe: inclusion	●

● accomplished ○ on track ● flagged for improvement

DEVELOPMENTS IN FUTURE LOGISTICS

Output

113 MWp	**Renewable energy capacity**
187,081 m^2	**Brownfield projects**
-77 % T CO_2e	**Scope 1 & 2 corporate offices**

Trends

- Go for green
  See pp. 23
- Sustainable land use
  See pp. 36

From the start of a project development, WDP enters into discussions with its customers about the plan, design and strategic location of its properties. We pay a lot of attention to the energy efficiency of the building and green power supply. This is key including in the decarbonisation of the customer's supply chain. So, we also work with existing customers to look at what measures we can take in terms of energy efficiency and energy supply.

Our 'warehouses with brains' are an indispensable link in the supply chain of our customers.
The high-quality, forward-looking, logistics infrastructure we provide facilitates and optimises our customers' operations and guarantees them quality, sustainability and continuity.

Performance and trends See pp. 31

Objectives

	Targets	
WDP DECARB+.	Scope 1 & 2 corporate offices: net-zero by 2025	on track
	Scope 1 & 2 car park: net-zero by 2030	on track
	Scope 3 leased assets (downstream) net zero by 2040	on track
	Scope 3 capital goods (up-stream): net zero by 2050	on track
WDP ENERGY.	WDP electricity procurement green 100% by 2023	on track
	Energy monitoring system: 100% coverage by 2025	on track
	Renewable energy capacity: 250 MWp by 2025	on track
	LED lighting: 100% coverage by 2030	on track

accomplished | on track | flagged for improvement

DEVELOPMENTS IN VITALLY ENGAGED

Vitally engaged

Output

39 hours	**#WeEducate**
238,000 €	**#WeCare**
7.7/10	**Employees satisfaction score**

Trends

- Go for green

See pp. 23

- A new reality that requires an agile response from #TeamWDP

See pp. 14

It is important that everyone in #TeamWDP feels good, valued and given the space to develop their talents. We map the focus areas using formal and informal feedback moments and the annual satisfaction survey. We aim to minimise the impact that property development has on the immediate environment through a clear commitment to the local community with continuous and mutual dialogue.

#TeamWDP is the driving force behind our value creation. Accordingly, we actively commit to the well-being, safety, and development of our staff. We strive to ensure our activities have a positive impact on the immediate surroundings and contribute to the needs of the local communities.

Performance 2022 See pp. 45

Objectives

	Targets	
#WeMakeADifference	#WeAreConscious: 100% coverage energy monitoring system by 2025	○
ESG targets for #TeamWDP	Annual minimum 90% achievement of ESG targets by #TeamWDP	●
Employee satisfaction & engagement	Satisfaction score #TeamWDP: minimum 8/10	●

● accomplished ○ on track ● flagged for improvement

DEVELOPMENTS IN IMPACT BY RESPONSIBILITY

Trends

- Go for green
See pp. 23
- Sustainable land use
See pp. 36
- Supply chain transformation
See pp. 52

WDP first and foremost wants to be a partner of its customers and build a successful long-term relationship with them to provide them with maximum support. Responding to their energy transition and electrification challenges is high on the agenda today. We ensure that customers get a real-time insight into their energy consumption with the WDP customer portal and app. WDP builds long-term relationships with all its partners within the supply chain to ensure increased customer service and healthy, safe and respectful cooperation with all stakeholders.

Impact by responsibility

We are committed to a strong and reliable value chain: from our suppliers, who help shape the core product of WDP to our clients who distribute their goods globally. Our strong relationship with our different business partners ensures we can respond to their wishes and challenges. We contribute to the health, safety, and integrity of their staff. Moreover, we take on our responsibility in terms of risk management in our supply chain, including human rights. This is how we raise WDP's value creation to a higher level.

Performance 2022 See pp. 53

Output

90 %	**Lease renewal**
MyWDP	**Development and launch of mobile application of customer portal**
HSES	**Awareness campaigns for our customers**

Objectives

	Targets	
Long-term partnerships	At least 80% lease renewal	●
HSES	Annual audit as regards existing properties, projects or offices WDP	●
Customer well-being	Additional services to promote the well-being of our customer and its staff	○
Supply chain management	Further expansion and formalisation	●

● accomplished ○ on track ● flagged for improvement

04

Performance and trends

> "With future-oriented value pillars we remain relevant as a logistics real estate partner to our client and take responsibility towards our team and society.

SUSTAINABLE GROWTH

WDP aims to achieve balanced growth within a context of transparent and fair governance. In doing so, we offer answers to economic, social, and environmental needs. This makes us a reliable partner for all our stakeholders and leads to sound financial metrics and attractive, recurring returns.

Accomplishments in 2022

1.25 €
EPRA Earnings per share
+13% y/y

1.00 €
Dividend per share
+14% y/y

99.1 %
Occupancy rate

7.1 x
Net debt / EBITDA (adj.)

536 mio €
Identified investments

40 mio €
Identified sustainability investments

39 %
Green certified assets

58 %
Green financing

0
infringements

Dealing Code, Employee Code of Conduct, Supplier Code of Conduct, Human Rights Policy, nor violations or judgements of the competition law or as a result of corruption or fraud, nor reports of discrimination or intimidation.

Materiality

- **Corporate governance & business ethics**
- **Energy efficiency**
- **Climate change adaptation**

This value pillar allows us to respond to the following key risks:

Climate transition see pp. 151
Decline in fair value see pp. 153
REIT status see pp. 152
Financing see pp. 154
Market risks see pp. 155
Project developments see pp. 156
Solvency's see pp. 157
Vacancy risks see pp. 157

Quick links

Financial results see pp. 70
Growth plan 2022-25 see pp. 14
Climate Action Plan
Reporting standards, ratings, and indexes see pp. 193
WDP policies
Stakeholder engagement 2022 see pp. 63
ESG-governance see pp. 64
Grievance mechanism

Objectives

1.35 €
EPRA Earnings per share
8% y/y
2023 AMBITION

1.08 €
Dividend per share
8% y/y
2023 AMBITION

TCFD
Adoption of requirements
2024 AMBITION

>75 %
Green certified assets
2025 AMBITION

Green financing
2025 AMBITION

0 INFRINGEMENTS
2023 AMBITION Of WDP policies, nor violations or convictions related to competition law or as a result of corruption or fraud, nor reports of discrimination or intimidation.

CYBER SECURITY
2024 AMBITION Implementation of practical and targeted actions within the framework of a 3-year roadmap to increase the maturity of cyber security in various domains.

COMPLIANCE TRAINING
2023 AMBITION Training programme for #TeamWDP that provides recurring training on the behavioural principles and values in the Code of Conduct (including discrimination, harassment, human rights, anti-corruption and bribery), Corporate Governance Charter, HSES, Risk Management, etc.

Profit target growth plan 2022-25 confirmed

Within the 2022-25 growth plan, WDP aspires to achieve a profit target of EPRA earnings per share of 1.50 euros by 2025 – an annual increase of +8%. The dividend per share is expected to evolve synchronously towards 1.20 euros in 2025.

Despite the disruptions in market conditions changing the underlying parameters in this growth plan (such as the sharply increased cost of capital, persistently high construction prices and high inflation), WDP believes it can swiftly adapt as an organization and confirms its profit target which once again highlights the agile nature of #TeamWDP. Even in a more challenging environment, WDP believes that it is well-positioned to continue creating long-term value for its shareholders through growth in EPRA earnings and dividends per share while maintaining a solid financial position. Specifically, the emphasis on profitability (vs volume) will be reinforced through selectivity in property projects, the importance of organic growth opportunities will be increased (mainly through rent indexation) and the roll-out of WDP ENERGY will be accelerated with respect to external growth, compared to what was originally envisaged in the growth plan.

This objective is supported by the strong progress that was achievable during 2022, in particular the investments in both new projects and land and acquisitions of existing buildings, investments in energy transition and two strategic participating interests.

Reporting standards, ratings and indexes

	2019	Ambition	2022
EPRA	Gold	Gold	Gold
GRI	Core	Core	Core
MSCI	BB dec 2018	A	AA
ISS ESG	Not Prime D+	Prime C	Prime C
Dow Jones Sustainability Indices	First participation	DJSI Europe	Inclusion in DJSI World and DJSI Europe
CDP	-	First participation	B

Green Mobility Hub

Decarbonisation of inbound and outbound goods traffic as well as warehouse operations (scope 3 downstream)

Zellik, Belgium
Customer **VPD**
1.5 MWp solar energy capacity
Battery storage
10 charge points (fast chargers) for delivery vans and lorries
17 charge points for passenger cars
Investment budget **4 million euros**

Go for green

Last-mile deliveries are made by small delivery vans that are also delivered by larger trucks from the same distribution centre. Our customers feel enormous pressure to organise this transport as efficiently and sustainably as possible, much like their operations in the warehouse. Sustainability plays an important decision factor in our customer’s business strategy and their property, driven by cost reduction and regulations. Investors and the capital market acknowledge real estate companies committed to sustainable portfolios.

Moreover, the EU Green Deal expects the decarbonisation of real estate and transport, among others, and a switch to e-mobility to implement a fully sustainable supply chain. The global energy crisis has increased the demand for efficient energy solutions and accelerated the energy transition. There is a clear role here in how our warehouse sites are set up.

Operating activities in 2022

EPRA earnings per share for 2022 are 1.25 euros per share, a year-on-year increase of 13%. This was mainly driven by new construction projects (approximately 500,000 m² of pre-let new construction projects were successfully completed) and organic growth via the indexation of leases as well as newly realised acquisitions and some non-recurring income.

Profitability was supported by an almost fully let portfolio (99.1% occupancy rate) based on continued healthy market dynamics and confidence on our part, which was reflected in 100% retention.

RENTED

99.1 %

Occupancy rate

+60bps y/y

Confirmation of trust

14 % Leases expiring in 2022 → **100 %** Renewed

12 % Lease contracts ending in 2023 → **40 %** Already renewed

Property investments

	Projects		
	COMPLETED	ONGOING	POTENTIAL
Lettable area	495,000 m²	715,000 m²	>1,500,.000 m²
Investments	300 mio €	578 mio €	
Initial gross rental yield	**6.7%**	**6.2%**	
In Western Europe	6.1%	5.8%	
In Romania	8.2%	7.7%	
Average lease term	11 years	13 years	

	Acquisitions
	174 mio euro

Acquisitions[1]

Location		Tenant	Lettable area (in m²)	Investment budget (in million euros)
BE	Sint-Katelijne-Waver	land reserve	6,518	2
BE	Blandain	Sedis Logistics	100,000	120
BE			**106,518**	**122**
NL	Den Bosch	Fat Boy	5,623	6
NL			**5,623**	**6**
RO	Cluj (Apahida)	land reserve	84,436	6
RO	Popesti Leordeni	land reserve	65,000	4
RO	Arad	Various	42,125	11
RO	Târgu Lapus	Taparo	13,158	5
RO	Baia Mare	Techtex	18,883	11
RO	Almaj Dolj	land reserve	68,912	3
RO	Timisoara 2	land reserve	92,174	4
RO	Dumbravita (Timis)	land reserve	50,991	2
RO			**435,679**	**46**
Total			**547,820**	**174**

1 All these acquisitions were realised at fair value prices as per valuation reports prepared by the independent property experts.

WDPort of Ghent

X²O Badkamers/Exterioo The trimodal character of WDPort of Ghent, with a lettable area of 150,000 m², allows the customer to optimize its supply chain and to further develop it in an environmentally friendly manner.

Completed projects

Location		Tenant	Delivery date	Lettable area (in m²)	Investment budget (in million euros)
	2019-23				
BE	Geel, Hagelberg 12	Distrilog	1Q22	8,000	4
BE	Heppignies	Trafic	1Q22	2,000	5
BE	WDPort of Ghent	X²O Badkamers / Exterioo	4Q22	150,000	23
BE				**160,000**	**32**
	2019-23				
DE	Gelsenkirchen	Dokas / Imperial	2Q22	46,000	13
DE				**46,000**	**13**
	2019-23				
NL	Bleiswijk	Fully let	3Q22	17,200	13
NL	Breda	Helmer	1Q22	13,000	10
NL	Breda	Nassau Sneltransport Breda	2Q22	1,500	3
NL	Breda, The Bay	Fully let	3Q22	47,860	48
NL	Oss, Keltenweg	Movianto	4Q22	13,500	12
NL	Veghel	Alloga / Alliance Healthcare	3Q22	71,000	68
NL	Zoetermeer	Leen Menken Foodservice Logistics	4Q22	6,000	9
	2022-25				
NL	Hasselt	Scania	4Q22	7,000	6
NL				**177,060**	**168**
	2019-23				
RO	Buzau	Metro	2Q22	3,750	6
RO	Deva - Calan	Auchan	2Q22	25,000	19
RO	Roman	Profi	2Q22	**12,000**	**14**
RO	Timisoara	Profi	3Q22	57,000	38
	2022-25				
RO	Bucharest - Stefanestii de Jos (2)	Alcar	3Q22	4,780	4
RO	Timisoara	Bulung	4Q22	9,773	6
RO				**112,303**	**86**
Total				**495,363**	**299**

Overview of all ongoing projects[1,2]

Location		Type	Tenant	Planned delivery date	Lettable area (in m²)	Investment budget in million euros)	pre-leased	Projected yield
	2019-23							
BE	Antwerp Region	New development	Fully let	2Q24	4,152	11	100%	
BE	Bornem	New development	Fully let	3Q24	19,200	27	100%	
BE	Courcelles, rue de Liège 25	New development	DHL	2Q23	2,885	6	100%	
BE	Gent	New development	Sligro	2Q23	21,127	15	100%	
	2022-25							
BE	Asse - Mollem	Redevelopment	Fully let	1Q24	6,913	5	100%	
BE	Genk, Bosdel	New development	Fully let	1Q25	30,000	29	100%	
BE	Gent	New development	Uselect	2Q23	11,590	9	100%	
BE	Liège - Trilogiport	New development	Logistics service provider	2Q23	34,457	21	100%	
BE	Lokeren, Brandstraat 30	New development	Fully let	3Q24	9,204	13	100%	
BE	Lokeren, Brandstraat 30	New development	stow Robotics	3Q23	23,839	2	100%	
BE					**163,367**	**138**	**100%**	
	2019-23							
LU	Bettembourg (Eurohub Sud 4)	New development	Multi-tenant	1Q23	25,000	13	100%	
LU	Contern	New development	Fully let	1Q24	15,000	10	100%	
LU					**40,000**	**23**	**100%**	
	2019-23							
NL	Amsterdam, Hornweg	Redevelopment	Dynalogic	1Q23	13,700	11	100%	
NL	Barendrecht, Spoorwegemplacement 3-5	Redevelopment	Ahold	2Q23	26,700	24	100%	
NL	Breda, Heilaarstraat 263	Redevelopment	Lidl	2Q23	31,000	22	100%	
NL	De Lier, Jogchem van der Houtweg	Redevelopment	De Jong Verpakking	1Q23	83,000	54	100%	
NL	Kerkrade, Van Swietenstraat / Wenckebachstraat	New development	In commercialisation	3Q24	29,500	29	55%	
NL	Zuid-Limburg	New development	Fully let	3Q23	31,000	24	100%	
NL	Zwolle	New development	wehkamp	3Q23	33,000	26	100%	
NL	Zwolle	New development	E-commerce project	4Q23	21,000	31	100%	
	2022-25							
NL	Breda	Redevelopment	In commercialisation	2Q24	25,768	20	25%	
NL	Veghel	New development	Alliance Health Care	4Q23	16,000	19	100%	
NL	Zwolle	New development	Fully let	2Q24	18,000	25	100%	
NL					**328,668**	**284**	**90%**	
	2019-23							
RO	Slatina	New development	Pirelli	1Q23	25,000	15	100%	
	2022-25							
RO	Almaj Dolj	New development	Erkut	2Q23	6,242	5	100%	
RO	Bucharest - Stefanestii de Jos (2)	New development	Fully let	1Q23	12,864	11	100%	
RO	Bucharest - Stefanestii de Jos (2)	New development	E-Pantofi	1Q23	34,402	21	100%	
RO	Sibiu	New development	Siemens	1Q24	8,761	6	100%	
RO	Slatina	New development	Fully let	3Q24	48,335	36	100%	
RO	Târgu Lapus	New development	Taparo	3Q23	14,656	8	100%	
RO	Timisoara	New development	Fully let	2Q23	33,031	32	100%	
RO					**183,291**	**133**	**100%**	
Total					**715,326**	**578**	**95%**	**6.2%**

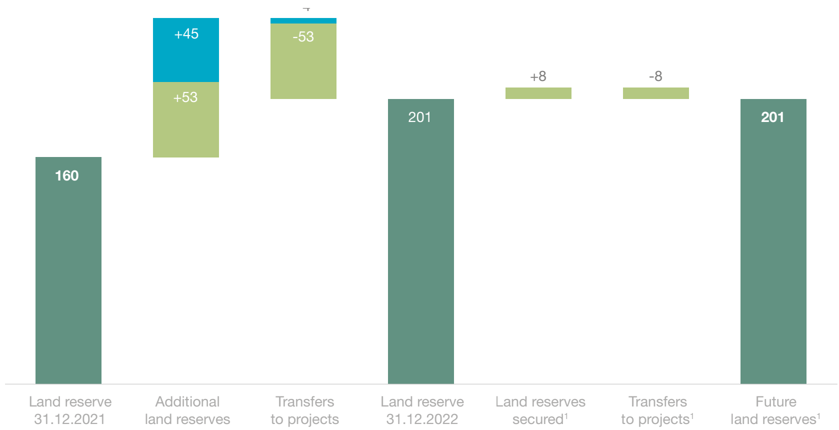
1 Based on 100% of the investment for the fully consolidated entities (including WDP Romania) and the proportionate share for the joint ventures (i.e. 55% for Luxembourg and 29% for the WDPort of Ghent Big Box–X²O Badkamers/Exterioo). The lettable area for joint ventures is always shown on a 100% basis.

2 With regard to the redevelopment projects, this does not factor in the value of the redevelopment projects before the start of the renovation. Of the total investment volume of 578 million euros, 337 million euros still had to be invested by 31 December 2022.

Gradual geographical expansion

Within the 2022-25 growth plan, the path is set to achieve profitable growth including further geographical expansion through deployment in Germany and the start of operations in France. To date, WDP has already taken many actions to reinforce, expand and boost our ambition.

Continuous replenishment of land reserves



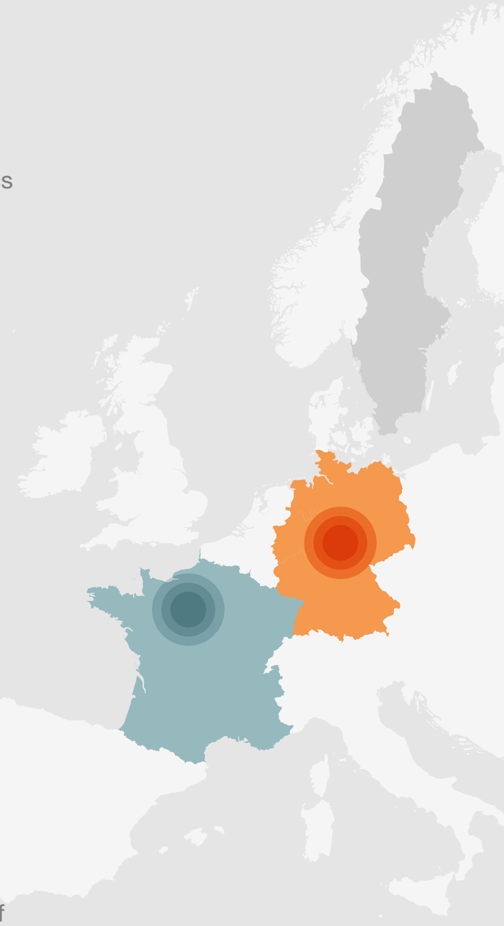
Land reserves acquired for future development (i.e. without pre-letting agreement) (in million euro)
Land acquired for immediate development (i.e. based on pre-letting agreement) (in million euro)

1 Not yet reflected in the balance sheet.

Complete consolidation of WDP Deutschland
WVI GmbH (WDP's former 50/50 joint venture with VIB Vermögen AG for the joint expansion of both companies in North Rhine-Westphalia, Bremen and Hamburg) became a wholly owned subsidiary of WDP (WDP Deutschland GmbH) in 2022.

Strategic partnership with Catena
WDP has taken a 10% stake in Swedish-listed logistics real estate company Catena. Catena and WDP intend to achieve a wider geographical distribution for their customers so that it is also possible to provide customer service in the regions between those where both companies currently operate to optimise their customers' flows of goods. Both companies want this collaboration – aimed at exchanging knowledge on sustainability, project development, and the general activities of both companies – to further optimise the fully integrated focus on the customer. It will also further embed their competitive position within the European logistics property market.

New project in France
In the port of Dunkirk, WDP has taken out an option on a concession of a 17-hectare parcel of land with 90,000 m² of developable area. Plans for the construction of a state-of-the-art distribution centre were drawn up and WDP has commenced commercialisation. The port offers direct access to French waterways, railways and the international road network. The port is part of Norlink Ports, a network of 3 maritime and 20 inland ports.



Accelerated roll-out of WDP ENERGY

In announcing its growth plan 2022-25, WDP sets out its ambition for the further upscaling and expansion of its 'Energy as a Business' operations as a separate business line. This strategy – in particular, the WDP ENERGY track within the WDP Climate Action Plan – aims to respond to the accelerated and evolving customer energy needs to ensure its sites and customer transport are more self-sufficient and decarbonised by increasing the use of green energy production and technology.

The first step to investing in solar power was taken back in 2007 with the roll-out of 10 MWp of renewable production capacity. By the end of 2022, a third of the roofs of our entire property portfolio is now equipped with solar panels, which accounts for an energy production capacity of 113 MWp (notably 8% of our revenue). WDP wishes to further expand this capacity to 250 MWp by the end of 2025 and thus play a leading role in Europe's energy transition.

The current energy crisis and the increased focus on profitability created a significant scaling-up of renewable investments throughout 2022: during 2022, 58 MWp was identified (investment volume of 40 million euros) of which 18 MWp was realised. Moreover, WDP has identified an additional investment volume of over 100 million euros (mainly through the expansion of solar power capacity in

More info

WDP ENERGY see pp. 32
Outlook see pp. 99
Green mobility hub see pp. 23

"The energy capacity we are aiming for by 2025 is comparable to the annual power supply of nearly 100,000 households.

WDP ENERGY. PATHWAY

2007-21 — **Energy optimalization of the property portfolio**

Installed solar capacity of 100MWp
Energy Monitoring System

2022 — **Our response to EU Green Deal targets**

Towards a truly sustainable supply chain

Responding to customer energy needs

Accelerated roll-out of the Energy as a Business-strategy as a response to energy transition

WDP ENERGY.

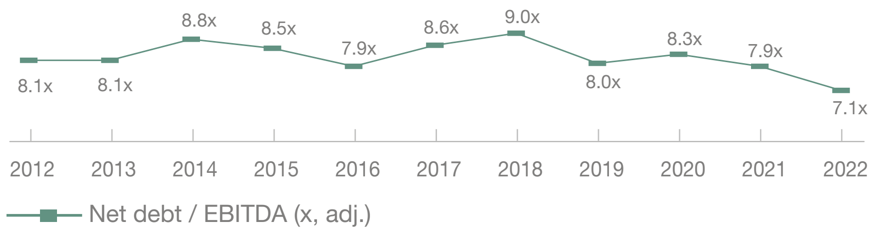
Decarbonisation of client's supply chain (transport & operations).
Self-sufficiency through on-site energy production & infrastructure.
Battery & (public) charging points (car, van & trucks).

IN-HOUSE ENERGY & SUSTAINABILITY TEAM

- **Maximizing solar capacity**
- **Battery technology**
- **Charging points for cars, vans and trucks**
- **Energy flow management**
- **E-heating**
- **Innovative solutions**

Sustainable growth thanks to green and smart financing

The intended profitability objective of the 2022-25 growth plan aspires to achieve EPRA earnings per share of 1.50 euros with WDP aiming to maintain a stable capital structure at all times with net debt / EBITDA (adj.) around 8x – in line with its long-term track record.



This financing strategy assumes a healthy mix of equity and debt and smart financing via the synchronous issuance of new equity and the sound diversification financing sources. New property investments will be financed with at least 50% equity and a maximum of 50% debt – in line with the stringent strategy that WDP has pursued for over 10 years.

Green financing for portfolio sustainability
Within the framework of the WDP Climate Action Plan, WDP has clearly committed to maximizing its green financing. This ambition on making financing and operations more sustainable is also integrated into the WDP Climate Action Plan: the WDP GREEN track sets clear targets on green financing and green certified warehouses. Accordingly, WDP aims to increase the proportion of green certified assets in the total property portfolio and the proportion of green financing to minimally 75%. The WDP Green Finance Framework updated in 2022 defines which green projects are eligible (for more details see chapter *7. Management of financial resources*).

58 %
Green financing

39 %
Green certified assets

Proactive financial management

WDP also did not deviate from its capital discipline in 2022: among other things, liquidity was strengthened with the issuance of approximately 1 billion euros of new debt at a fixed interest rate of 1.5% with an average term of 9 years.

Baa1
Moody's

BBB+
FITCH

The company's creditworthiness was also emphasized by obtaining a Baa1 (Moody's) and BBB+ (Fitch) credit rating.

1.7 € bn
Liquidity

97 %
Hedge ratio

WDP has a robust liquidity profile with unused and confirmed credit lines of 1.7 billion euros. Moreover, financial debts are fully hedged against rising interest rates on a long-term basis (7 years on average).

7.1 x
Net debt / EBITDA

35 %
Loan-to-value

Capacity has been created to respond to investment opportunities with a loan-to-value of 35.4% as of 31 December 2022 (36.7% as of 31 December 2021) and a net debt / EBITDA (adjusted) 7.1x (7.9x as of 31 December 2021). This also offers an extra buffer in case of any further portfolio write-downs due to rising interest rates.

More info

Financial management see pp. 82

Implementation of the financing strategy see pp. 87

A reliable business partner

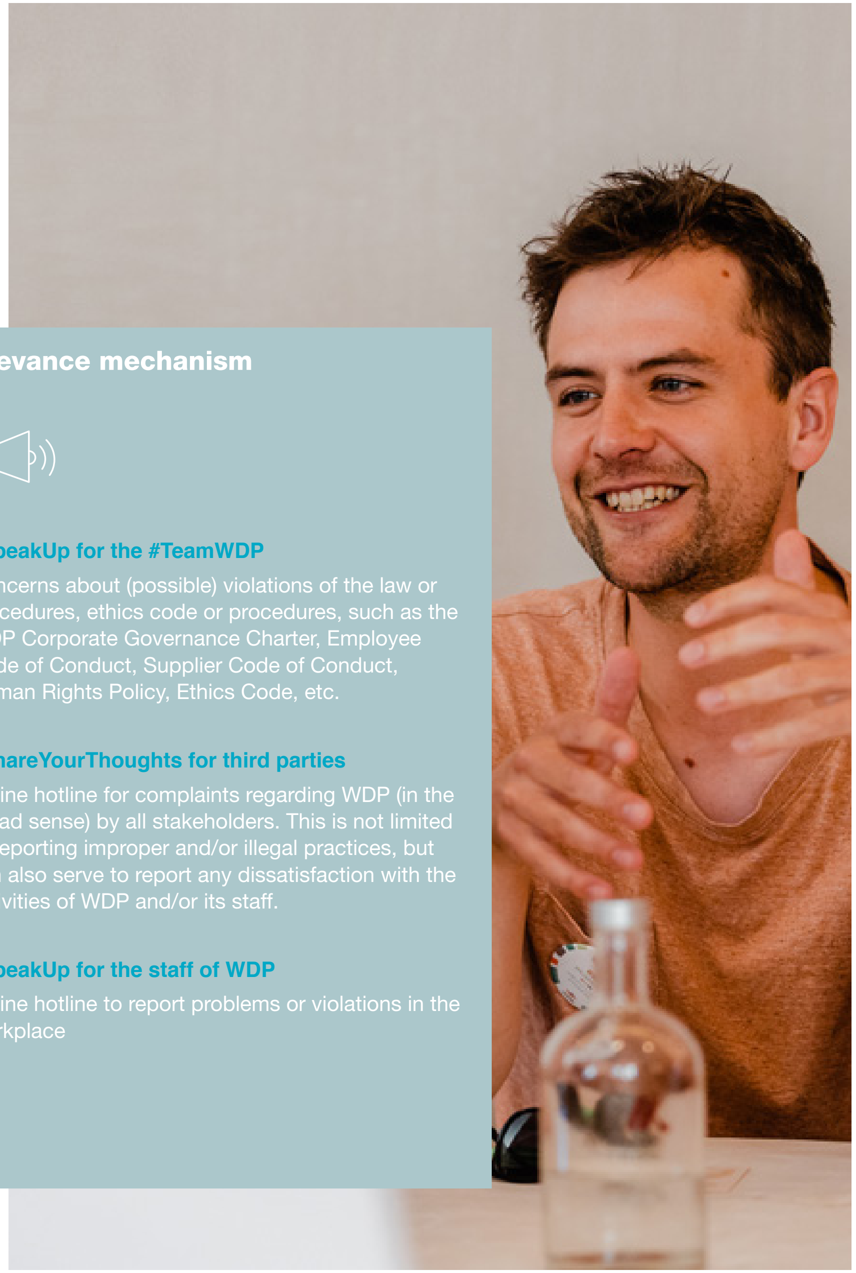
WDP is convinced that sustainable growth can only be achieved with good governance and ethical business practices. We are regarded as a reliable business partner and continue to safeguard this reputation. This is essential for achieving long-term success and making further progress with the various stakeholders.

WDP can rely on robust governance led by the Board of Directors and its committees and the Management Committee. See chapter 8. *Corporate governance statement* for more detail about the composition and operation of these bodies in 2022.

The principles of ethics, good governance and corporate social responsibility are formally enshrined in various codes and charters. Compliance with it or any breaches thereof are closely monitored to prevent any negative impact. The Grievance Mechanism provides a low-threshold hotline in case of breaches for staff, suppliers and the community. This is not just for reporting violations of the law, but also behaviour that violates the ethical standards WDP stands for (including zero tolerance for harassment, discrimination, and corruption).

Moreover, WDP has a sound enterprise risk management procedure in place (for more details see chapter *8. Corporate governance Statement*), which focuses strongly on strengthening the risk culture within #TeamWDP through the use of risk ambassadors in the various country teams. For example, the Cybersecurity Roadmap was further implemented in 2022 by developing a Business Contingency Plan. The outcome of the project includes an IT Disaster Recovery Plan for restoring business-critical applications, an inventory of backup procedures and a Crisis Communication Plan in case of a cyberattack. In this context, we will focus very strongly in 2023 on raising awareness within the organisation, including through cyber awareness training, online and offline phishing campaigns and commissioning ethical hacks. A test of the Business Contingency Plan is being arranged and we will continue to extend the security of our employees' IT assets (laptops and smartphones).

We use a strategy of long-term partnerships and dialogue to keep all stakeholders informed through communication and reporting that is committed to transparency and quality. We report according to recognised standards, such as the EPRA and GRI, and continue to prepare for (European) reporting requirements.



Grievance mechanism

#SpeakUp for the #TeamWDP
Concerns about (possible) violations of the law or procedures, ethics code or procedures, such as the WDP Corporate Governance Charter, Employee Code of Conduct, Supplier Code of Conduct, Human Rights Policy, Ethics Code, etc.

#ShareYourThoughts for third parties
Online hotline for complaints regarding WDP (in the broad sense) by all stakeholders. This is not limited to reporting improper and/or illegal practices, but can also serve to report any dissatisfaction with the activities of WDP and/or its staff.

#SpeakUp for the staff of WDP
Online hotline to report problems or violations in the workplace

FUTURE LOGISTICS

Our 'warehouses with brains' are an indispensable link in the supply chain of our clients. The high-quality and future-oriented logistics infrastructure we offer clients facilitates and optimises their activities and guarantees quality, sustainability, and continuity.

Materiality

- **Greenhouse gas emissions**
- **Energy efficiency**
- **Climate change adaptation**
- **Material selection & scarcity**
- **Water conservation**
- **Waste management**
- **Biodiversity**

Accomplishments in 2022

-77 % y/y
GHG emissions scope 1 & 2 Corporate offices

+18 MWp
Solar panel capacity

90 %
WDP electricity procurement green[1]

Solar panel capacity
113 MWp
106,823 MWh Energy produced
27,027 T CO_2e Avoidance through the use of local green electricity

1 This is the electricity purchased by WDP and consumed by the client. We proactively seek to increase green energy purchases together with our clients.

This allows us to respond to the following key risks:

Climate transition see pp. 151
Supply chain see pp. 158
Decline in fair value see pp. 153
Vacancy risks see pp. 157

Quick links

Stakeholder engagement 2022 see pp. 63
Responsibilities and decision-making process see pp. 64

Grievance Mechanism
Climate Action Plan
MyWDP

Objectives

WDP ENERGY.
Energy as a business

100 %
WDP electricity green procurement[1]
2023 AMBITION

Energy monitoring system coverage[2]
2025 AMBITION

Led lighting in our entire portfolio[2]
AMBITIE 2030

250 MWp
Renewable energy capacity
2025 AMBITION

WDP DECARB+.
Reducing our environmental footprint

Net-Zero
Scope 1 and 2 Corporate offices
2025 AMBITION

Scope 1 and 2 Car park
2030 AMBITION

Scope 3 Leased assets (downstream)
2040 AMBITION

Scope 3 Capital goods (upstream)[3]
2050 AMBITION

1 This is the electricity purchased by WDP and consumed by the client. We proactively seek to increase green energy purchases together with our clients.
2 Coverage for relevant properties.
3 Embodied carbon emissions from developments and renovation activities.

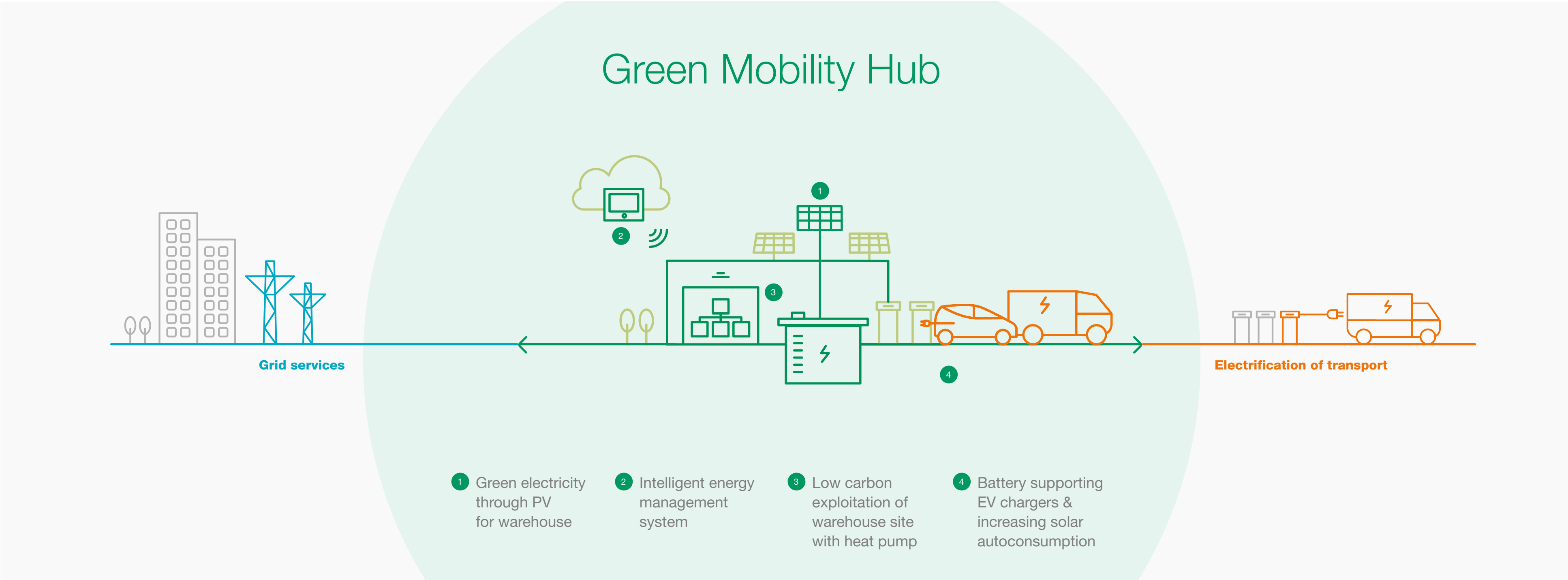
WDP's 2022-25 growth plan sets out its ambition for the further upscaling and expansion of its 'Energy as a business' operations as a separate business line. The EU Green Deal expects transportation to decarbonise and switch to e-mobility to attain a fully sustainable supply chain. Moreover, in 2022, geopolitical tensions and the ensuing energy crisis have accelerated the energy transition. WDP reaffirmed in summer 2022 its desire to play a leading role in this accelerated energy transition.

WDP ENERGY

For some years now, the WDP construction standard for a new-build warehouse is annually tested and updated with its energy efficiency being one of the priority considerations. We are committed to fully insulating of walls and roofs, LED lighting with dimming and motion detection, the greenest and most energy-efficient insulation and heating and air conditioning systems, the installation of solar panels and, where relevant, e-mobility.

As part of our Climate Action Plan, we make a clear choice to also link the use of the building to practical initiatives, such as green energy procurement, smart monitoring of energy, water and our clients' staff circulation in the building and the implementation of sustainable maintenance strategies. Moreover, as of January 2022, every newly built warehouse will be constructed to achieve (at least) a BREEAM In-Use Very Good certificate.

However, WDP wishes to go a step further and adapt to climate change by specifically using its Energy as a business strategy that responds to accelerated, evolving client energy needs. For example, we can make our sites more self-sufficient and decarbonised with increased green energy production and technology. Indeed, WDP is convinced of the crucial role a warehouse site can play in the decarbonisation of its client's supply chain, and thus approaches its projects from a business-relevant context.



From a standard warehouse to a Green Mobility Hub

In 2022, WDP decided to convert an existing warehouse into a Green Mobility Hub. This pilot project is at a site in Zellik where logistics provider VPD handles last-mile operations for numerous non-food retailers who themselves also expect the services within their supply chain to be done in a CO_2-neutral way. This Green Mobility Hub will provide the energy production and infrastructure needed for the decarbonisation of transport and operations on-site by the client: specifically, the site will be equipped with a PV installation on the roof of the entire building that will be combined with a battery and electric charge points for passenger cars, delivery vans and lorries, and this for both inbound and outbound goods traffic. In addition, the existing offices' energy consumption will be decarbonised by installing a heat pump to replace gas heating. This project will also support its client and the wider community in a sustainable way thanks to the establishment of public charge points for other – external – (freight) vehicles. It will also cater for users in the surrounding industrial zone. The project will be realised by WDP in close collaboration with client VPD.

The upgraded warehouse site will contribute to the sustainable targets of WDP's client and their (end) client. WDP sees this site as a pilot project, focusing on sustainable urban logistics in the first phase. Its continued roll-out will address the challenges faced by all clients within its portfolio for both short-haul distribution and long-haul transport.

More information See pp. 23

Renewable energy

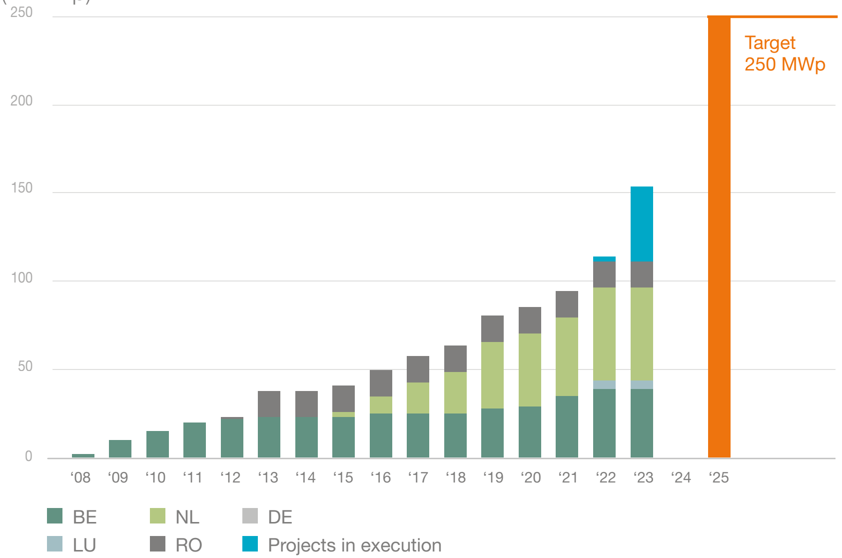
Scaling up renewable energy capacity using the installation of solar panels is one of the drivers of the Climate Action Plan. Local power generation using solar panels creates a solid basis for the continued roll-out of sustainable measures at the warehouse site of the future. Maximising the capacity of our rooftops by producing renewable energy contributes to the decarbonisation of the entire warehouse site and client energy consumption (scope 3 downstream) and facilitates WDP meet the EU's climate ambitions.

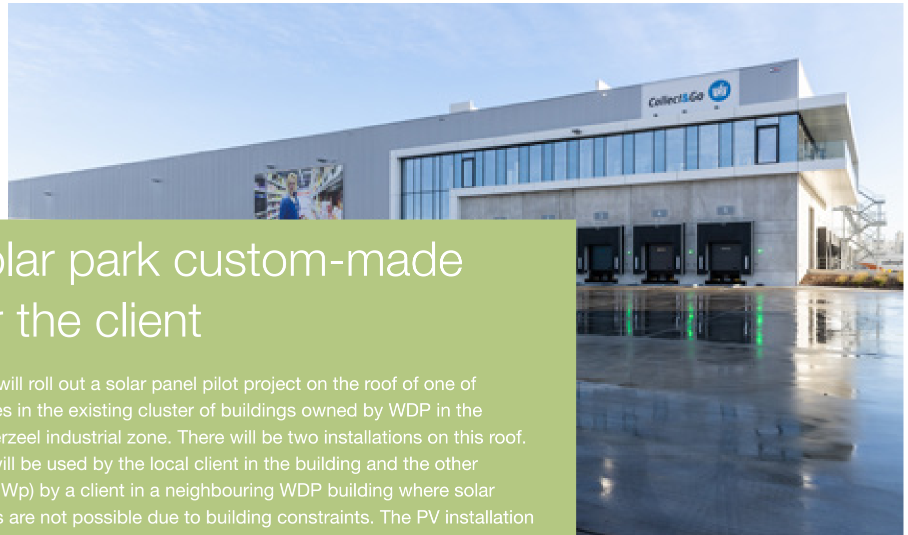
WDP wishes to significantly increase its production capacity in solar panel parks, as this is the cornerstone for the further development of the WDP ENERGY track within the Climate Action Plan. Indeed, by increasing local green energy production, WDP can realise further investments at its sites, such as smart grids, batteries and electric vehicle charging infrastructure, to match and optimise energy consumption and production. This allows WDP to anticipate the continued electrification of warehouses using an increased amount of automation, equipment (such as refrigeration and industrial applications) and switching to electric transport (for cars, vans and lorries). Future work will also continue to explore how infrastructure and operations at WDP sites can take place as autonomously as possible or with a minimised load on the grid.

> "WDP's solar park generated some 107 GWh of electricity in 2022, slightly less than half the measured client consumption. In total, we avoided more than 27,000 T CO_2e.

WDP is aiming for a solar panel capacity of 250 MWp by 2025. During 2022, we identified 58 MWp, of which 18 MWp was already realised by year-end.

Production capacity of PV installations
(in MWp)





Solar park custom-made for the client

WDP will roll out a solar panel pilot project on the roof of one of its sites in the existing cluster of buildings owned by WDP in the Londerzeel industrial zone. There will be two installations on this roof. One will be used by the local client in the building and the other (1.3 MWp) by a client in a neighbouring WDP building where solar panels are not possible due to building constraints. The PV installation is connected to the neighbouring property via a physical connection (direct line). This is once again an example of how WDP approaches its projects from a business-relevant context.

Team Energy & Sustainability

Implementing WDP ENERGY obviously requires execution power. So in early 2022, WDP decided on engaging an Energy & Sustainability team led by Elke Van Den Broucke – WDP's Head of Energy & Sustainability. This team brings together expertise, innovation and resources. They are dedicated full-time to rolling out of the Energy as a business strategy and the challenges on the level of sustainability and decarbonisation. In 2022, the WDP Energy & Sustainability team was expanded further with creative business developers and experienced project managers. Together they provide the crucial execution power and innovative approach that WDP's ambitious climate plan demands.

The largest single rooftop solar park in Europe is in WDPort of Ghent

With the installation of the largest solar park on a single roof in Europe, WDP is once more taking a large step in its transition to green energy. More than 37,000 solar panels will appear on the roof of the logistics park WDPort of Ghent at the start of 2023. This installation will generate a total capacity of 25 megawatt peak, which in principle is enough power to power 8,000 to 9,000 family homes. On the utility scale, this output brings the field close to the giga-installations already common on the ground.

"By approaching the projects from a business-relevant context, WDP will grow WDP ENERGY as a true business line that contributes to the 2022-25 growth plan.

nanoGrid

In 2018, WDP resolutely put forward the ambition to measure the electricity, water, and gas consumption of the entire WDP portfolio using nanoGrid, a digital system that monitors utilities and energy in real time from energy proptech company nanoGrid. This tool measures the consumption of utilities, such as electricity, gas, and water, as well as solar panel performance, and provides insight into the client's consumption (scope 3 Leased assets downstream). Given the increasing importance in the real estate sector of accurate energy monitoring and data analytics, WDP entered into a strategic partnership in 2021 with the energy proptech company nanoGrid by acquiring a 25% stake. We believe that we can make a sustainable difference in energy efficiency when we can assess the total impact of the consumption in our buildings; that includes the tenant's consumption governed by the utility contracts they entered into.

Today, nanoGrid has been rolled out across 78% of WDP's property portfolio. The data we acquire through nanoGrid is the perfect basis for reliable reporting under EPRA's sustainable Best Practice Recommendations (sBPR). For more information and interpretation on the EPRA environmental performance indicators, see Chapter *10. Reporting according to recognised standards* on pp. 170.

More importantly, the nanoGrid data will increasingly improve our insight into our client's energy consumption. This allows us to offer ever better-targeted campaigns and services to our clients, including through the digital client portal MyWDP. For example, in 2022, we used this portal to organise an initial client survey about the nature of the electricity contract they signed (green/grey). This input led to an improved estimate of tenant-obtained electricity and associated GHG emissions (scope 3 Leased assets downstream).

Using limited space inventively

Stacking is smarter. Multi-layer warehouses offer an answer to scarce land availability.

Multilayer warehouse
De Lier, The Netherlands
Customer **De Jong Verpakking**
Lettable area **83,000 m²**
Ground surface area **56,000 m²**
Over **100,000 m² of surface area saved**
Investment budget **54 million euros**

Sustainable land use

Immediately available land is scarce and puts upward pressure on land prices. Sustainable management also takes into account whether tapping new land parcels is actually opportune. So, real estate companies are increasingly focusing on redevelopment projects, so-called brownfield developments: remediation eliminates any (previous) pollution and sustainable technologies and materials are implemented. This creates an improved ecological footprint and the health and safety of the staff who will work there is taken into account from the very first pencil drawing. A brownfield development also forces one to think out-of-the-box, for example by using vertical construction. For example, a multi-storey structure optimises the distribution capacity of a building.

WDP Decarb+

WDP recognises the impact its operations have on the environment and is prioritising significant reductions in its greenhouse gas emissions. The DECARB+ track focuses on various dimensions that help determine our environmental footprint: land use, use of materials, resilience of our buildings, energy consumption, biodiversity, air pollution, water pollution, soil pollution.

To date, WDP has already taken a great many actions to contribute to reducing its environmental footprint.
The road mapped out in the WDP Climate Action Plan must massively reinforce and expand our current approach.

Responsible land use **187,081 m²**

Ongoing Brownfield projects, i.e. 26% of all development projects under construction.

WDP breathes new life into older underused sites. Brownfield developments meet the scarcity of free space. In addition to redeveloping such sites into modern new-build warehouses with new sustainable technologies, such a project often also involves cleaning up the (formerly) polluting site. This will reduce the environmental footprint of the site and also contribute to the health of the workers who will occupy the premises and the surrounding area.

Multilayer warehouse

WDP will use vertical development to offer a sustainable, efficient, and innovative answer to the scarcity of available logistics plots and rising land prices. This vertical innovation minimises the footprint of the buildings and optimises storage and distribution capacity.

Biodiversity

Local laws and regulations are observed in the development of projects and renovations. Biodiversity provisions are based on the EU directives, such as the Habitat Directive and the LULCF Directive. Moreover, WDP works closely with architects, contractors, ecologists, and biodiversity experts during the permitting process, design phase, and the construction phase of a warehouse.

1,252,380 m²

Multimodal locations with direct access to road, water, rail, and/or air

WDP believes that the future of logistics lies in multimodal solutions. WDP strategically plans its warehouses in locations where hubs for road, shipping, rail, and air traffic can be or have already been developed. WDP intends to generate added value from these multimodal locations by creating synergies between clients, regions, cities, ports, public services, and so on to achieve smart logistics (such as bundling or agricultural logistics). In the future, this may provide opportunities to create energy communities.

Green leases

WDP makes green investments in its property portfolio at the request of the client or on its own initiative in combination with an adjustment to the lease terms and reduced energy consumption. This is how relighting projects regularly occur in existing buildings.

BREEAM

A total of 43 WDP locations, both in Belgium and the Netherlands. This represents a 72% increase compared to 2021.
As of 2022, the intention is that every newly built warehouse will achieve BREEAM In-Use VERY Good certification.

EDGE

A total of 48 locations included in the Romanian property portfolio.

WDP's carbon footprint

The actions and pathways outlined in the Climate Action Plan should lead us to the net-zero targets for scope 1, 2, and 3 with 2020 as the base year. This is how we map out our entire footprint, not only downstream (consumption by our clients in our buildings), but also upstream as well (embodied carbon in project developments, renovations, and solar panels). For the methodology we used to calculate our WDP climate footprint, we refer to the explanation of the reporting according to the GHG Protocol as explained in Chapter *10. Reporting according to recognised standards – EPRA and GHG Environmental Performance Indicators.*

The majority of WDP's greenhouse gas emissions fall within the scope 3 emissions associated with the construction and operation of our properties. Given the large number of new development projects (both buildings and solar projects), the share of embodied carbon rises to almost 70% of WDP's total emissions. Furthermore, 30% is linked to our clients' energy consumption and less than 0.1% is linked to scope 1, 2 and 3 emissions from WDP's corporate offices, car park and business travel.

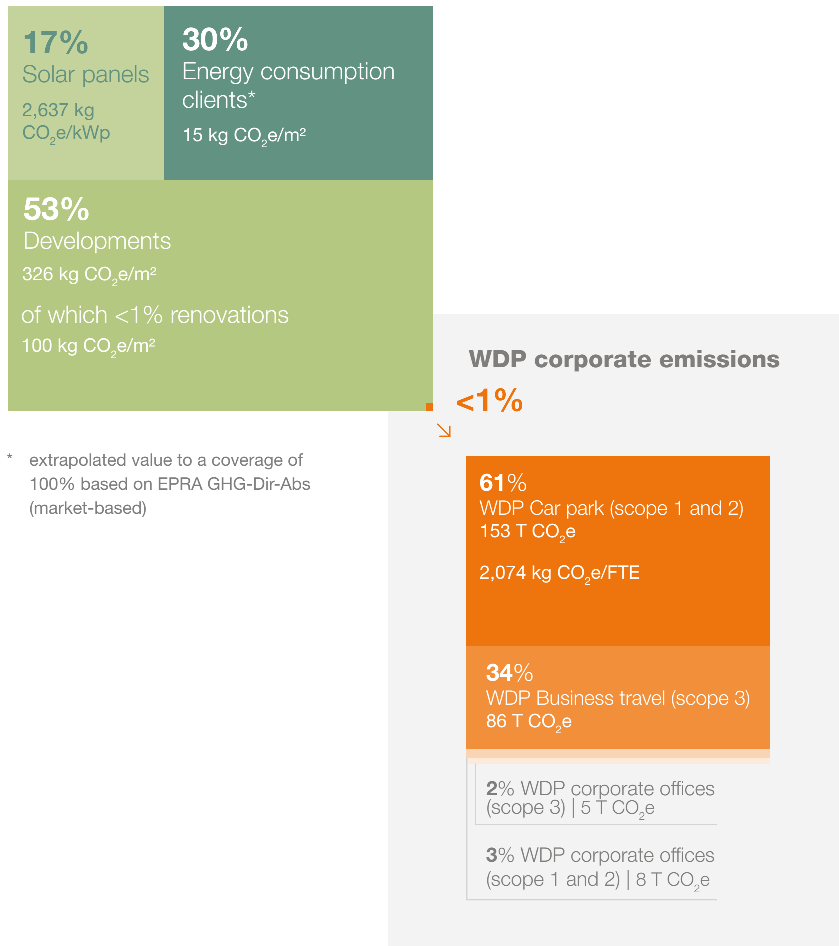
WDP's total GHG emissions amount to almost 290,000 T CO_2e. This is an increase of 53% compared to 2021, mainly due to the strong growth in the number of new development projects (365,000 m² in 2021 and 467,000 m² in 2022) and the use of more primary data in our methodology.

In fact, we switched as much as possible to primary data coming from our contractors. This is representative of the exact materials and quantities used instead of what is known as spent data (CO_2e per euro spent). For subsequent years, we are further committed to expanding primary sourcing and will also subject the entire project portfolio to individual analysis. This obviates the need for extrapolation. To determine our fleet emissions, we switched to a more refined method that provides a more accurate estimate (and increase) of the emissions per car.

Total WDP GHG Emissions

in accordance with the methodology of the GHG Protocol

WDP value chain emissions



* extrapolated value to a coverage of 100% based on EPRA GHG-Dir-Abs (market-based)

Corporate emissions

“Lead by example

Scope 1 & 2

WDP's absolute emissions linked to the use of the offices (scope 1 and scope 2) dropped further to 8 T CO_2e in 2022, a decrease of 77% compared to 2021 or 87% compared to 2020.

This is mainly due to the fully CO_2-neutral heating and cooling of our Wolvertem headquarters since the summer of 2021 (scope 1 emissions corporate offices decrease by 81%). The remaining scope 1 emissions are from central gas heating in the Romanian office. As of 2022, WDP exclusively purchases 100% green electricity for all its offices, which leads to a further reduction in our scope 2 emissions (-24% compared to 2021 and -91% compared to 2020). The remaining scope 2 emissions are due to the office district heating in the Netherlands, which runs on low-carbon biomass. We will consider how to deal with the remaining emissions and/or bring these within a carbon removal strategy.

“More insights

Scope 3

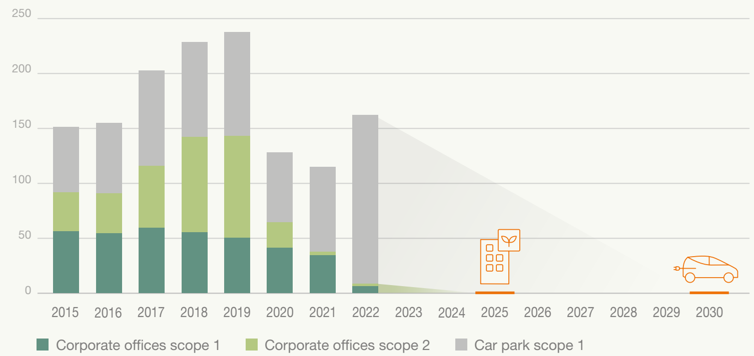
This year – for the first time – two additional categories were included in the carbon footprint calculation. The first (and most significant) is business travel (scope 3 – Category 6). For WDP, this mainly concerns travel within the context of Investor Relations and travel to and from our Bucharest office. Efficient collaboration with international teams requires regular travel, which increased again from spring 2022 onwards after the pandemic. Emissions linked to these flights account for 86 T CO_2e, which is about a third of corporate emissions and are expected to increase. However, compared to the other Scope 3 emissions, this remains negligible (0.03%).

Another scope 3 category added for the first time is the emissions linked to energy activities (category 3), accounting for 5 T CO_2e. This category is also negligible compared to other corporate emissions.

So the most material categories where WDP can have a direct impact within corporate emissions are linked to transport. Specifically, these are from our car fleet and business travel, although for the latter category this must also be (partly) brought within a carbon removal strategy.

Total Scope 1 and 2 emissions

(T CO_2e market-based)



Targets

Net-Zero

Scope 1 and 2 Corporate offices
AMBITION 2025

Scope 1 and 2 Carpark
AMBITION 2030

WDP commits to reduce scope 1 and scope 2 emissions by 42% by 2030 compared to baseline year 2020. The net-zero targets were validated and approved by SBTi.[1]

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

Scope 1 emissions due to the car fleet increased significantly due to an improved calculation method that takes into account primary data, i.e. actual kilometres driven instead of estimated kilometres driven.WDP already implemented a car policy in early 2022 where only hybrid or full-electric company cars can be chosen.Moreover, this car policy will be further tightened and scaled up to only use full-electric company vehicles as of 2025. We believe this choice will allow us to achieve the target of a net-zero car park by 2030.

1 The validation process by SBTi considers WDP to be a small or medium-sized enterprise (<500 employees), so only the scope 1 and 2 targets can be validated. The WDP Climate Action Plan also includes a net zero target for scope 3, also defined in line with these Science Based Targets.

Value chain emissions

"Improved data management

Scope 3 embodied carbon

In 2022, we continued to work on refining our methodology and switched to data from the EcoVent database. This is a widely recognised and reliable source for emission factors internationally. These new data influence the CO_2 intensity of our projects, which is reflected in a 23% increase in the CO_2 intensity of our new development projects. We saw a 22% decrease for our solar projects.

WDP completed 27 new development projects and 15 new solar panel parks in 2022. This is markedly more than in previous years and largely explains the overall increase in embodied carbon. Only two renovation projects took place in 2022, each on a small scale. Thus, renovations are a marginal part of the 2022 embodied carbon.

Current analysis tells us that the use of concrete and PIR panels (rigid foam for insulation) are high contributors to our climate footprint for the new development projects, just like the construction of the roads and infrastructure around the properties. In renovations, it is mainly the contribution of the PIR panels that has a significant impact on our climate footprint. We will prioritise our attention to this in our search for alternative building materials. Moreover, WDP has open job vacancies intended to address this issue in a structured manner. We are convinced that further exploration of the supply chain can lead to improving our footprint. To this end, we will also focus on the minimal use of rare earth materials and recycling in the chain.

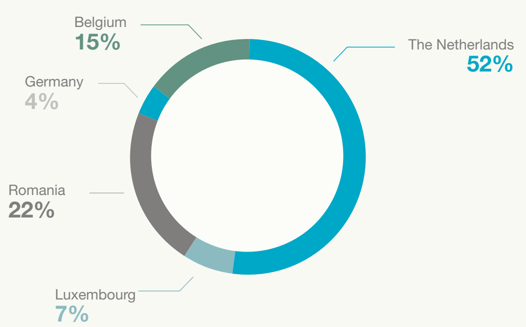
Solar projects accounted for a quarter of total embodied carbon in 2022 (18 MWp was added), a figure that will increase sharply in 2023 given our ambitions to roll out 250 MWp by 2025. Thus, choosing sustainable materials for these projects is also high on the agenda.

In the coming years, WDP plans to further commit to using primary data to tackle the current need for extrapolation. This requires precise data management to further improve, process, interpret and automate data from new construction and solar projects.

Most new development projects took place in the Netherlands (52%), which accounts for 44% of embodied carbon linked to new development projects. The projects with the highest footprint intensity are in Romania and Germany, where 7 projects together account for 52% of the embodied carbon of the new development projects of 2022.

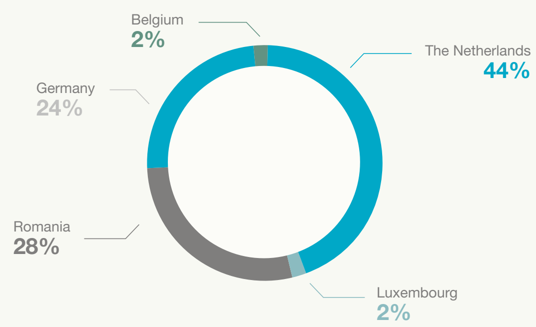
In Gelsenkirchen, a BREEAM In-Use Outstanding project was developed with high standards for energy efficiency and sustainability. Unfortunately, building such advanced projects today leads to higher embodied carbon due to the intense use of materials, such as insulation.

Number of new build development projects



27 projects in 2022

Embodied carbon emissions linked to new build development projects



152.419 T CO_2 embodied carbon in 2022

“Client awareness

Scope 3 downstream

Total emissions linked to our clients' energy consumption amounted to 68,719 T CO_2e equivalent in 2022 (with a 78% coverage). If we extrapolate this to the entire portfolio (coverage 100%), this equates to emissions of 87,677 T CO_2e. This is a 5% decrease compared to the extrapolated value for 2021.

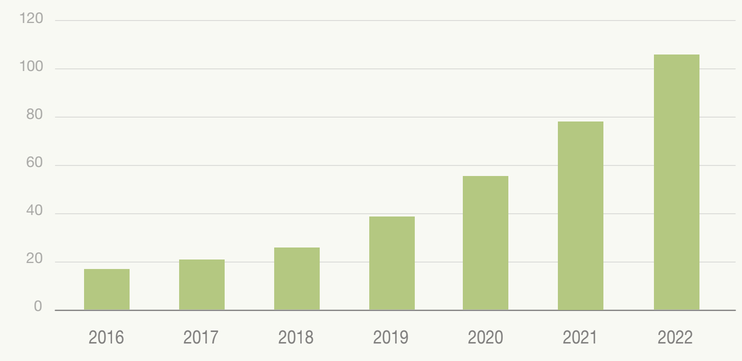
Green energy

The key product that WDP can offer its clients to reduce their GHG emissions is locally produced green electricity from the solar panels on the roofs of our property portfolio. Clearly, this is an indispensable piece of the puzzle in WDP’s decarbonisation exercise given that our clients’ electricity consumption is likely to increase (due to rising electrification, heat pumps and electric (freight) cars).

By 2022, our solar panel installations delivered 33,292 MWh of energy (out of the total 106,823 MWh of renewable energy produced) directly on-site to our clients. This corresponds to about 12% of the total electricity demand of all clients (including the consumption by properties that do not have solar panels today). We hope to double that figure after 2023 in keeping with the growth ambition for our solar park.

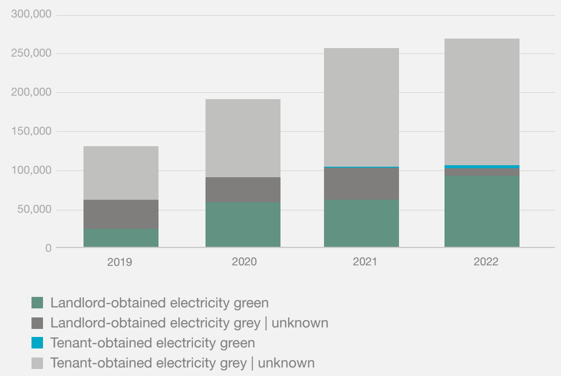
The aforementioned local production corresponds to more than 8,423 T CO_2e avoided scope 1 and 2 emissions from our clients and our own downstream scope 3. The GHG intensity (location-based) of our property portfolio would have been about 10% higher without these solar panel parks (taking into account a calculation based on absolute figures).

WDP Solar produced electricity
(GWh)

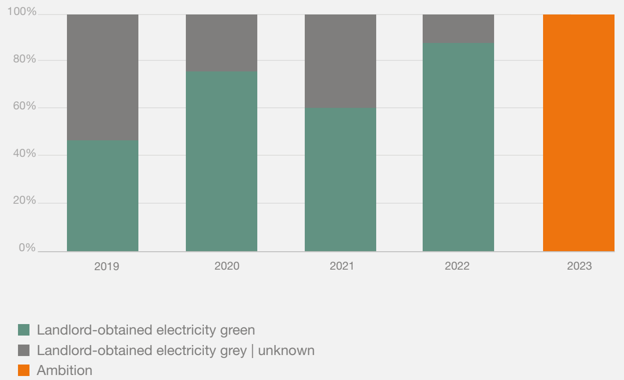


WDP wants to further commit to supporting its clients reduce their (energy-linked) emissions on-site. Using nanoGrid, we can do a portfolio-wide analysis that enables WDP to provide targeted improvement proposals tailored to the client substantiated by results achieved at similar sites. We wish to use intelligent notifications in the MyWDP client portal, so clients are more quickly informed of atypical consumption in their building. This will allow them to take more targeted action and avoid additional utility costs. Moreover, we will work on raising awareness by developing an energy and emissions dashboard. Our clients can display the dashboard at strategic locations in their buildings for their staff, clients and suppliers. This is how we create impact within our entire value chain.

Absolute Electricity Consumption
(Gwh)



Ratio of Green/Grey in Landlord obtained electricity



Green electricity procurement
In 2022, we conducted a client survey on the use of green or grey electricity (or a mix) at the sites where WDP does not purchase the energy itself (tenant obtained electricity). This allowed some of the contracts deemed grey last year to be correctly catalogued as green. Overall, 35% of measured electricity consumption comes from renewable energy sources.

In WDP's Climate Action Plan, we set a target to have 100% green electricity contracts by the end of 2023 for that part of the property portfolio for which WDP concludes the electricity contracts directly (instead of the client). This part of WDP represents an estimated 38% of the total measured energy needs of clients (based on the extrapolated total consumption of our clients). We made material progress in 2022 and have already reached 90%. In 2023, we also continue to work towards 100% green electricity contracts.

Outlook

We want the actions and pathways outlined in the Climate Action Plan to further future-proof our property portfolio and solar panel installations, while taking into account climate change and the ambitious objectives of the EU Green Deal. In 2022 – partly driven by the macroeconomic (energy) crisis – we focused on launching WDP ENERGY to produce locally produced green solar energy and raising awareness among our clients.

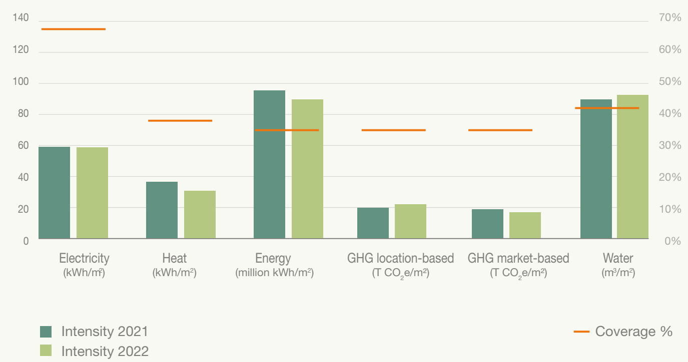
Nevertheless, we will also continue to focus in the coming years on topics, such as biodiversity, waste management and water management, in our new development projects and renovations as well as in the solar projects we implement. Moreover, we strive to achieve a maximum reduction in embodied carbon, especially those arising from developments, new solar panels, and renovations: net-zero by 2050 (scope 3 – capital goods). We will do this by using sustainable materials with a circular life cycle. For both building and energy projects, we seek to minimise the use of rare earths and opt for low-carbon insulation, concrete, and steel. To this end, we will also define a company-wide approach in the context of carbon removal projects.

We also recognise the importance of further developing and implementing an environmental management system to help ensure WDP's systematic approach to its environmental management.

Evolution in energy intensity

Our clients have also changed their behaviour due to the global energy crisis. For example, they reduced their energy use for heating on average by 38% or more (15% in the like-for-like scope). This puts them in line with the European target of consuming 15% less gas.[1] Note that 2022 was a significantly warmer year than 2021. When calculating heating degree days (HDD) for 2022 and 2021, the recent year had a 17% reduction in the heating requirements for buildings, as calculated between average outdoor temperatures and an indoor temperature of 15 degrees. As a result, we see a 5% decrease in GHG emissions (like-for-like scope).

Like-for-like



1 See press release Council EU of 5 august 2022.

RESPOND TO GLOBAL TRENDS

Location, more strategically valuable than ever

The 24/7 consumer expects fast and flexible delivery and a wide product range. This requires adjustments to the logistics network.

BREEAM-certified Home Shop Centre
Barendrecht, the Netherlands
Customer **Ahold Delhaize (Albert Heijn)**
Lettable area **27,000 m²**
Automation to improve efficiency and increase customer satisfaction
Investment budget **24 million euros**

Outbound in a digital environment

E-commerce remains one of the main growth drivers of the logistics property sector. Companies must switch quickly to online shopping, which is driven by digitisation and an omnichannel approach. This is because consumers, regardless of distance, expect quick deliveries of purchased products, flexible returns, and an extensive online assortment. This omnichannel service requires a different type of warehouse. The warehouse of the future is not merely a location for the storage and distribution of goods. It is a crucial link in the supply chain. Its layout – with intelligent robotics – and its strategic location offered by WDP – that reduces transport time – reduces delivery costs and increased service to the end customer. Transport costs account for over 50% of the total supply chain cost with rental costs at about 5%.

VITALLY ENGAGED

Materiality

- Talent attraction, retention & development
- Employee diversity & inclusion
- Occupational health, safety & well-being
- Local community involvement

#TeamWDP is the driving force behind our value creation. Accordingly, we actively commit to the well-being, safety, and development of our staff. We strive to ensure our activities have a positive impact on the immediate surroundings and contribute to the needs of the local communities.the needs of the local communities.

This value pillar allows us to respond to the following key risks:

Human capital see pp. 158
Supply chain see pp. 158

Accomplishments in 2022

1,847 € **39** hours

#WeEducate

Support for training programmes that are in line with the WDP vision.

78 %

#WeAreConscious

The monitoring of utilities to contribute to the sustainable operational management for our clients through insight into their energy consumption.

55,000 € **183,000** €

#WeCare

Financial and/or material support to local projects and vulnerable groups.

MaatWERKbedrijf BWB can avail themselves of financially favourable lease terms. That way, WDP supports this company that offers employment to people with disabilities.

90% ESG Objectives

The individual short-term targets for each employee include at least one ESG-related target. The entire #TeamWDP achieved 90% of the total of these ESG targets.

Quick links

Stakeholder engagement 2022 see pp. 63
Responsibilities and decision-making process see pp. 64
Grievance mechanism see pp. 30, 137
#WeMakeADifference
Diversity Policy
Code of Ethics
Human Rights Policy
Employee Code of Conduct
#HealthyAndSafe Statement
HSES Corporate Action Plan
#SpeakUp

Objectives

#WeEducate

AMBITION 2023 Support and guidance for at least 100 students

#WeAreConsious

AMBITION 2025 100% coverage energy monitoring system

>90 %

ESG targets

AMBITION 2023

Employee satisfaction & engagement

8 /10

Satisfaction score

Employee engagement survey

AMBITION 2023 Survey for #TeamWDP by an external partner

Digital HR

AMBITION 2023 Further development of #TeamWDP
AMBITION 2024 Existing HR processes will be mapped. The initial focus will entail digitising processes, such as onboarding, appraisal interviews, training and objectives.

HSES

Annual audit

AMBITION 2023 For existing WDP properties, projects or offices

Psychosocial risk analysis

AMBITION 2023 Analysis in preparation of an action plan

An attractive employer

#TeamWDP saw a substantial expansion in 2022: 26 employees were recruited, which represents a 24% increase in headcount. This growth necessitates further professionalisation of our HR department.

As a growing organisation, the right talent needs to be attracted and integrated within the company and its corporate culture. Only in this way the future resilience of WDP Group can be guaranteed, the resilience of the company will be increased and growth can continuously be facilitated. A good mixture of different talents, cultures and personalities is of the utmost importance. WDP is looking for staff with the right skills that best fit the company culture and activities, with due regard to objective selection procedures and diversity. Our recruitment and selection process is fully aligned with WDP's Diversity Policy, Code of Ethics, and Human Rights Policy

From the #TeamWDP satisfaction survey

7.7 /10

Overall average satisfaction score

Atmosphere at work
8.4/10

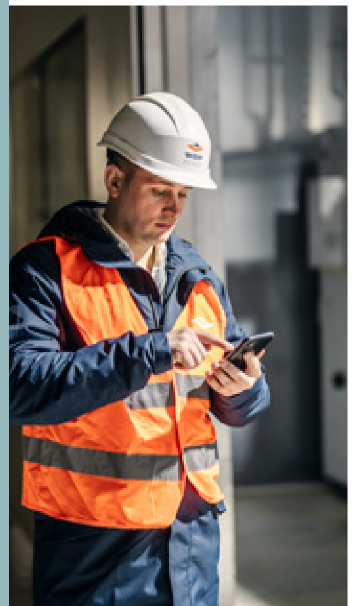
The job meets expectations
7.8/10

Satisfied with work-life balance
7.4/10

Satisfied with personal development
7.3/10

Employee engagement

Employee engagement and commitment
8.1/10



Organisational structure

The family atmosphere within the company ensures that staff are regarded as individuals and are not purely seen in terms of their professional performance. It is vital that everyone on the team feels good and valued and has space to deploy their talents. WDP employees receive leeway for their own initiative, and management does its utmost to feed and stimulate the ideas of its people, rather than pushing through top-down decisions. The innovative, flat organisational structure ensures a continuous dynamic and fosters involvement, responsibility and ownership.

New talent

In 2023, further efforts will be made with employer branding to highlight WDP as an attractive employer through website, LinkedIn, and communication initiatives about WDP on the labour market.

A brief but thorough selection process, clear information and attention for the right match are the basis of successful recruitment.
The onboarding procedure wishes to provide close understanding to the business of WDP:

- a comprehensive welcome, a well-equipped workplace and the right tools;
- an onboarding package for each new employee with attention for the Employee Code of Conduct;
- allocation of a mentor for each new employee to show them around the company informally;
- personal introductory sessions with colleagues from all departments, including a meeting with the compliance officer to explain and formally acquaint them with the WDP policies (e.g. Dealing Code, Employee Code of Conduct, #SpeakUp procedure);
- a visit to a construction site and/or a visit to clients together with one of the project managers or property managers; and
- feedback interviews on the quality of the onboarding after one month and six months with the HR manager.

Outlook

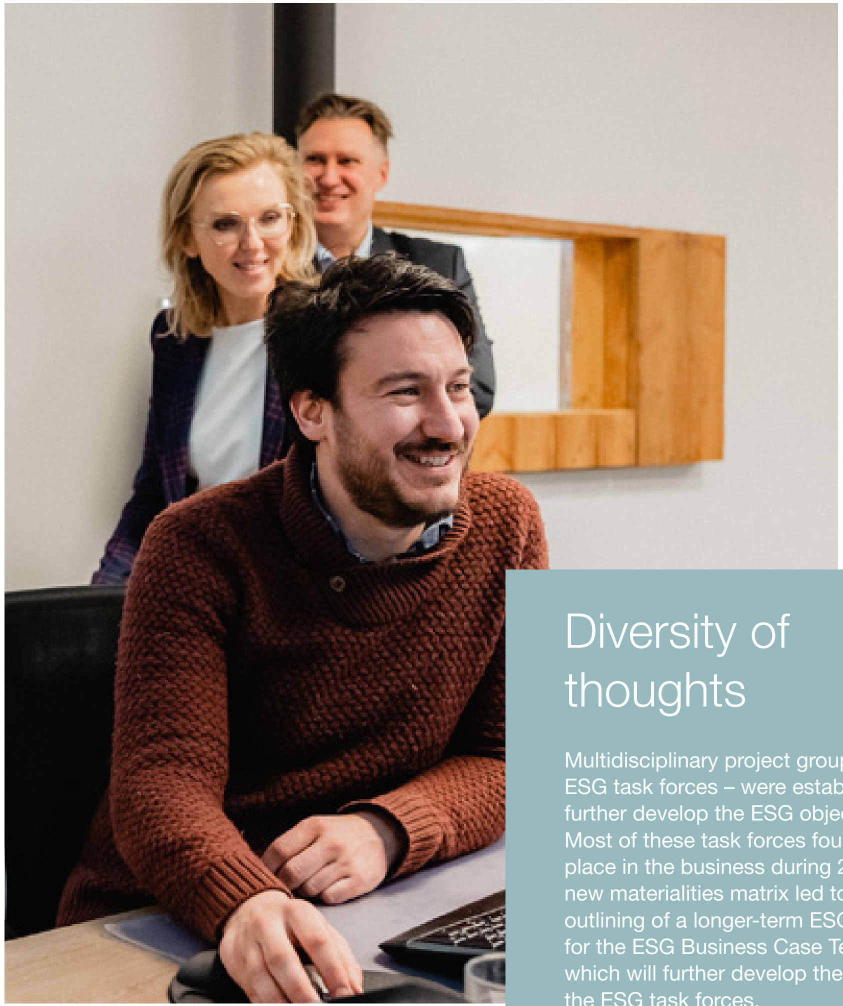
WDP +100 track

By 2022, WDP will have reached the milestone of more than 100 employees across regions. In fact, #TeamWDP has expanded considerably throughout the year. Besides numerous recruitments based on the company's growth, we increased the number of managerial positions with the implementation of 'Heads of' positions. This staff reinforcement will help us to achieve the objectives of WDP's ambitious growth plan 2022-25 and respond to new challenges and opportunities.
It is now crucial to safeguard everyone's commitment to WDP. A contribution to this will be the rolling out the HR Roadmap and developing a programme across #TeamWDP around collaboration, ownership and intrapreneurship in 2023.

Ambition 2025
Ownership, intrapreneurship, creativity, and innovation embedded in #TeamWDP

Fair and balanced remuneration

WDP applies a remuneration policy that is based on three principles: straightforward, transparent and in keeping with the corporate strategy. As is the case with the remuneration of the members of the Management Committee, the remuneration of employees consists of a fixed and a variable remuneration, if appropriate supplemented with non-statutory benefits such as a company car, a smartphone and group insurance (defined contribution). The concrete interpretation of these three components always depends on, among other things, the position and social status of the person in question, as well as on the local regulations to which the employee is subject to. Obviously, the remuneration is based on the "equal pay for equal work" principle. On an annual basis, WDP compares its remuneration policy with that of other (non)-listed real estate companies and of other non-real estate companies with of equal size and importance. For this purpose, we are currently using the services of the internationally recognised payment consultant Willis Towers Watson. In this way, WDP can ensure that it is offering its employees market-based remuneration packages.



Diversity of thoughts

Multidisciplinary project groups – the ESG task forces – were established to further develop the ESG objectives. Most of these task forces found their place in the business during 2022. The new materialities matrix led to the outlining of a longer-term ESG roadmap for the ESG Business Case Teams, which will further develop the actions of the ESG task forces.

Employees' variable remuneration consists of:

- remuneration linked to individual short-term performance targets, at least one of which must be an ESG target; and
- a fee linked to short-term collective performance targets resulting directly WDP's 2022-25 growth plan. For example, the EPRA Earnings per share, the occupancy rate, and the continued roll-out of the PV project determine amongst others to what extent the collective variable remuneration is granted and paid to the employees; and
- a fee linked to the collective long-term performance targets in WDP's growth plan 2022-25. These include financial targets such as EPS, occupancy rate, net debt / EBITDA (adj.), as well as non-financial metrics such as targets under the WDP Climate Action Plan, collaboration, ownership and intrapreneurship, etc.

Payment of short-term variable remuneration is made depending on the place of employment, taking into account local legislation and the employee's function and social status: in cash, by the granting of warrants under a warrant plan, via a non-recurring result-related benefit, and/or via a contribution to the group insurance scheme. Payment of the long-term variable remuneration is made in cash and/or through a contribution to the group insurance scheme.

As for the directors and the members of the Management Committee, no share (option) currently exists for WDP employees either.

In principle, all staff are employed on the basis of a permanent employment contract of indefinite duration; a fixed-term contract for temporary replacement is provided in exceptional cases. WDP also offers opportunities of part-time work or adapted employment plans.

Development and well-being of our staff

The continuous development, growth and motivation of all employees ensure that they feel good within the company and that they can continue to expand their competencies. WDP strives to boost the skills of its employees to facilitate a sustainable team and build capacity and continuity. However, employee development should not be focused purely on the required job-related skills, but also on the development of soft skills. In 2023, we will focus on the digitisation process within HR – the development of a Learning Management System will contribute to further development of our employees.

An employee engagement survey will be drawn up in 2023 with an external partner. Survey results will be communicated, focus groups set up and an action plan rolled out.

Employee development

1,027 €
Average training fee per FTE

23 hours
Average training per FTE

+440 €
training budget per FTE (y/y)

+6 hours
training average per FTE (y/y)

Type of training	
Personal development	572 hours
IT/digitisation	366 hours
Technical	222 hours
Financial	206 hours
Legal	84 hours
Administration	31 hours
Real estate	20 hours
Tax	2 hours
Commercial	0 hours

#TeamWDP

(incl. Management Committee)

#116

Gender
Men **59%** Women **41%**

New talent

#26

Gender
Men **54%** Women **46%**

Age
<30 years **0%** 30-39 years **38%**
40-49 years **47%** 50+ years **15%**

Mentorship
100%

Region

WDP BE	14
WDP NL	3
WDP RO	7
WDP DE	2

Average turnaround of vacancies
4 months
3% of the positions were filled internally

Employees on the move

#9

Total employee turnover
7%

Voluntary employee turnover
2%

Reasons for attrition

Dismissals	3
Chose a new challenge	3
End of contracts	2
By reason of death	1

Personal development plans

Personalised development plans and opportunities for internal mobility promote performance and development of both employees and the company. Individual or collective training (of which 13 hours of mandatory training per FTE and 10 hours of non-compulsory training per FTE) provides for (exchange of) expertise, e.g. via in-house Learn@lunch sessions. Moreover, WDP also provides individual coaching projects to develop specific competencies, both technical and soft skills. Further development workshops are also organised during the annual team day. The objective of the annual team day is to foster overarching cooperation between the countries, strengthen team spirit, inspiring each other and working together as one team on the key topics of the long-term growth plan.

Feedback moments

Formal feedback moments are organised annually for all employees with the direct supervisor. In addition to the evaluation and appreciation of the individually performance objectives set individually, this also involves detailed consideration of the performance of the job, the atmosphere in the team, work resources, training and further personal development. Via regular informal consultation moments, everyone is given the opportunity to give or receive additional feedback.

HSES Corporate Action Plan

A safe and healthy living and working environment for #TeamWDP, clients, investors, suppliers and the wider community is essential to WDP's operational management. WDP continues to systematically improve health, physical and mental well-being and safety at work, taking into account specific risks and hazards, within the spirit of WDP's #HealthyAndSafe Statement.

All employees, regardless of their position, are expected to participate in the identification and the prevention of safety and health risks in order to collectively ensure a safe, healthy and carefree working environment for #TeamWDP and all stakeholders. Through the #SpeakUp procedure, everyone has the opportunity to report any irregularities.

Team Day 2022

After a long period of hybrid and remote working, all staff gathered in Ghent in June for a day of inspiration and team building. Activating workshops led by Vlerick Business School zoomed in on Digitisation and Energy – two key elements to support the 2022-25 growth plan. Our staff were encouraged to share their vision of the strategy and how these actions can be accomplished within these themes driven by creativity and out-of-the-box thinking. Evidently, there was also room for casual relaxation that day in the charming setting of the Ghent city centre.

A psychosocial risk analysis will be organised in 2023. This psychosocial risk analysis identifies domains, such as work organisation, work content, employment conditions, working conditions and interpersonal relationships at work and will determine the focus domains for further actions.

Within WDP Group, there is one prevention advisor and 4 people who have received recognised first-aid training.

The WDP HSES Team, composed of property managers (at least one from each platform), a representative of the project managers, the prevention consultant and the CTO, incrementally rolls out an annual HSES Corporate Action Plan. In 2022, in this context, a new position was created: the Health & Safety Manager, who will have a leading role in implementing and refining the HSES Corporate Action Plan.

Health & well-being

In the context of a good work-life balance, WDP supports certain forms of flexible or part-time working. 18% of employees work part-time. 2 employees benefit from an adapted end-of-career employment plan. In Belgium, the Netherlands, Germany and Romania, periods of maternity leave, adoption leave, paternity leave, parental leave, care leave and time credit (in Belgium only) are provided for in law.

Flexible working is allowed using a combination of office work (at least three days a week) or telework.

Every year, staff may avail themselves of the option to get the flu vaccine from the company doctor. 28 employees opted for a flu vaccine in 2022.

From #TeamWDP, the initiatives of the Office Well-being Team and the Move Team contribute to a healthy and sporty atmosphere in the office – and, of course, to team spirit.

Last year, #WeCareBE raised 15,000 euros to benefit the non-profit Children's Cancer Fund. Thanks in part to our fundraising, the Children's Cancer Fund hosted the first families of a child undergoing cancer treatment in three flats furnished by the non-profit organisation. These flats are offered to them free of charge during their child's treatment at UZ Leuven to ease the daily commute to and from the hospital.

Our social contribution

Corporate citizenship

WDP employs a corporate citizenship strategy – #WeMakeADifference. This strategy is fully aligned with the WDP corporate strategy and focuses on initiatives in the vicinity of the property portfolio that contribute to the UN Sustainable Development Goals.

The three pillars targeted – #WeCare, #WeAreConscious and #WeEducate – pursue a long-term impact on social initiatives within the local community, sustainable energy consumption by our clients, and support for students and young workers within the logistics real estate market, respectively. See also *4. Performance and trends – Impact by responsibility* on pp. 53.

In dialogue with the local community

WDP is aware of the impact that property development has on the surrounding environment and strives to minimise the negative impact of its activities on the immediate surroundings. Thus, the Company shows a clear engagement with the local community, both in terms of the impact of its activities and to support local well-being and economic growth. To this end, continuous and mutual dialogue between clients, surrounding area and WDP are paramount. See also *Stakeholder engagement* on pp. 63.

RESPOND TO GLOBAL TRENDS

Expertise and agility

Our familiarity with the market and pan-European presence allows us to provide creative solutions to our customer's supply chain challenges

Slatina, Romania
Customer **Pirelli**
Lettable area **48,000 m^2**
Nearshoring of production due to the situation in Ukraine brings the total area for Pirelli at this site to approximately 135,000 m^2
Investment budget **36 million euros**
Lease duration **15 years**

Supply chain transformation

Unexpected events in global supply chains have highlighted the crucial importance of a flexible and resilient supply chain.

To safeguard future resiliently, supply chain optimisation must continue to gain momentum: investments in automation are increasing, organisations will further diversify their supplier base and production sites but also commit to increased supply chain efficiency. This creates versatility and eases inventory pressure due to improved matching of supplier capacity and consumer demand. Moreover, multimodal transport options are being further developed and distribution is increasingly based on the just-in-case model – accruing a secure strategic stock to avoid stock shortages.

IMPACT BY RESPONSIBILITY

Materiality

- Occupational health, safety & well-being
- Human rights
- Greenhouse gas emissions
- Material selection & scarcity

Accomplishments in 2022

We are committed to a strong and reliable value chain: from our suppliers, who help shape the core product of WDP to our clients who distribute their goods globally. Our strong relationship with our different business partners ensures we can respond to their wishes and challenges. We contribute to the health, safety, and integrity of their staff. Moreover, we take on our responsibility in terms of risk management in our supply chain, including human rights. This is how we raise WDP's value creation to a higher level.

5,5 years
Average lease term

MyWDP
Development and launch of a customer portal mobile app

90 %
Lease renewal

50 %
Repeat business

HSES Awareness campagnes
for our clients

Supplier Code of Conduct
At least the critical suppliers sign this code and thus formally endorse the principles stated therein.

This value pillar allows us to respond to the following key risks:

Climate transition see pp. 151
Supply chain see pp. 158
Project developments see pp. 156

Quick links

Long-term client relationships see pp. 9
#HealthyAndSafe Statement
WDP Supplier Code of Conduct
Human Rights Policy
#WeMakeADifference
Climate Action Plan
Stakeholder engagement 2022 see pp. 63
ESG governance see pp. 64
Grievance mechanism

Objectives

At least 80% lease renewal

Customer satisfaction indicator: the percentage of contracts that mature in the reporting year and are renewed.
2023 AMBITION

CUSTOMER WELL-BEING

2025 AMBITION The extra services that WDP is developing as part of its growth plan 2022-25 focus, among other things, on the well-being of our clients and their staff.

At least 1 HSES audit

Annual HSES audit for existing WDP premises, projects, or offices.
2023 AMBITION

EXPANSION OF SUPPLY CHAIN MANAGEMENT

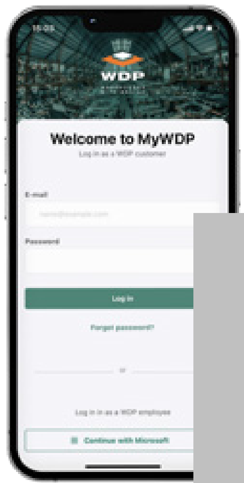
2025 AMBITION Further formalisation of supply chain management, taking into account future legal requirements for due diligence in the value chain.

Long-term partnerships

Our business strategy is based on long-term partnerships with all stakeholders. Our clients are key to our strategy, and our business partners are essential to achieving our goals.

Clients

WDP primarily wants to be a partner to its clients, develop a successful long-term relationship with them, and support them in their activities. We listen carefully to clients' needs and use our expertise and long-standing knowledge of the logistics market and its processes to provide our clients with the most suitable premises at the most suitable location. Long-term leases, high occupancy rate, strong retention, and a high share of repeat business in external growth reflect this strategy. With respect to project development and property management, our clients praise our solution orientation, easy accessibility, flexibility, short lines of communication, and proactive approach.



Our organisational structure is also designed to optimally serve our clients by having a high level of interaction between the different regions in which we operate. For example, we ensure that knowledge is exchanged across borders through international workshops and the weekly meetings by the Management Committee, which includes the three country managers.

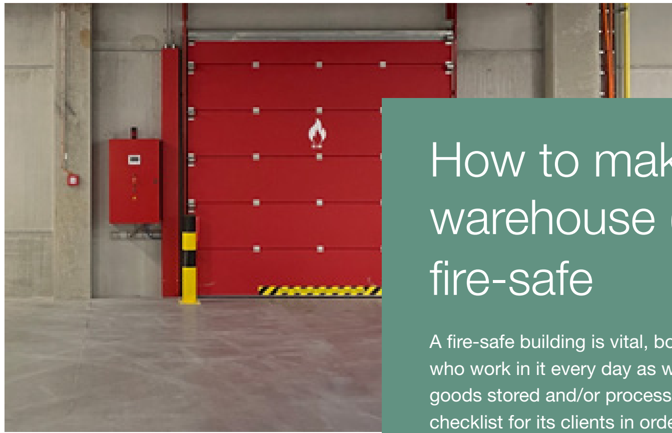
MyWDP

Through our digital customer portal MyWDP, we are committed to providing even better service for our clients. MyWDP is the intelligent link between our clients and #TeamWDP, which helps transform real-time data into valuable insights. It is the one-stop shop that provides access to all crucial information about each warehouse in the portfolio and which enables reporting and troubleshooting at the click of a button. The portal couples ease of use with operational efficiency. Clients can access key information on buildings, contracts, invoices, and documents. Problems can be reported instantly, and the WDP manager can easily be contacted. In 2022, we continued to focus on user-friendliness by developing and launching a mobile app version of MyWDP, which is available on the Apple and Google Play Store. Our customer portal is a materialisation of how WDP innovates and digitises with and for its clients.

Supply chain

To achieve our goals, we depend on a strong network of business partners, suppliers of materials, products and services. WDP works every day with construction partners, such as contractors, architects, and engineering firms as well as with specialist consultants and financial partners.

Also in this selection, WDP aims for a long-term partnership rather than a one-off collaboration. Such relationship of trust guarantees quality, continuity and pro-activity in the development of projects and execution of renovations, ensures high-quality customer service and establishes a continuous exchange of knowledge and best practices. In principle, WDP chooses partners with relevant experience (e.g. construction partners who are familiar with the logistics development sector and have a long and solid track record). WDP cooperates with financially and operationally sound suppliers and, if applicable, selects partners with experience in the field of guarantees (e.g. 10-year construction guarantee) and financial guarantees. WDP screens its potential partners in advance and not just from a financial point of view, but also on their operations quality, reputation and track record in terms of customers, operations, safety regulations and corporate social responsibility.



How to make a warehouse (more) fire-safe

A fire-safe building is vital, both for the people who work in it every day as well as for the goods stored and/or processed. WDP drew up a checklist for its clients in order to keep fire safety top-of-mind and eliminate risks.

▶ **Whitepaper**

Healthy, safe and respectful

When developing new-build warehouses or implementing energy measures, continuous vigilance and adequate precautions that ensure the health and safety of all involved parties within the construction process are top priority. Everyone's working environment must comply with the relevant health and safety regulations and WDP's #HealthyAndSafe Statement. The annually revised HSES Corporate Action Plan, developed by the WDP HSES Team entails a thorough analysis of the working environment for all stakeholders, formulates possible improvement actions, and ensures the realisation of an annual external audit. The well-being of our clients and their employees in our buildings also forms one of the pillars of the additional services WDP is developing as part of its 2022-25 growth plan. Through awareness campaigns, we aim to keep HSES high on the agenda of all stakeholders.

The WDP Supplier Code of Conduct pays attention to both health and safety and human rights. Based on an internal risk assessment of business, social and environmental risks a selection of suppliers is asked to formally adopt and comply with this code via signature, while the principles of this code are recommended to all other suppliers. As clearly stated in the code, WDP intends to take further steps with suppliers through cooperation, dialogue, and support to ensure compliance with the principles. Therefore WDP invests heavily in its close contact with suppliers while they are performing their services (whether or not on the construction site). Among other things, we monitor suppliers through the visits of our project managers on site during the construction of a project development. The topics of health and safety and code compliance are also monitored during the project site meetings.

The WDP Grievance Mechanism allows staff, clients, suppliers and all stakeholders to formally report concerns or breaches in the workplace.

As a crucial link in the supply chain, respect for human rights in our own operations or by suppliers and clients is of prime importance. WDP strives for a zero exposure to human rights risks and has formally reflected its commitment in its Human Rights Policy. These risks are tracked through robust due diligence embedded in the WDP risk management policy.

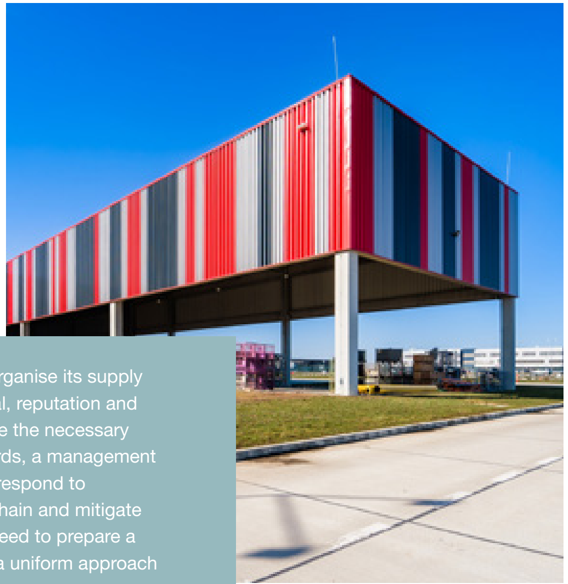
In the upstream of our operations, we are vigilant in our choice of materials. There plays again the respect for human rights and health, as well as the possible negative impact certain materials have on ecosystems or biodiversity. In the design phase of a project, sustainable materials should be chosen, both in terms of how they are created, how they are transported as well as the impact of their production on water use, emissions or possible pollution. These materials should be implemented as efficiently as possible, considering their sustainability and recyclability. The measures contained in the Supplier Code of Conduct, Human Rights Policy and Climate Action Plan should be respected by all stakeholders.

Looking beyond our own climate objectives

Driven by the EU Green Deal and our ambitious goal to have net-zero energy consumption at our premises by 2040, we will focus even more actively on our partnerships with clients to further improve their sustainability awareness and performance.

The digital customer portal and MyWDP mobile app give our customers an insight into their energy consumption through real-time energy monitoring. In this way, our client is perfectly aware of his utility consumption and can use this data as the basis for his sustainability strategy. Moreover, this energy monitoring forms one of the pillars of WDP's corporate citizenship strategy: via #WeAreConscious WDP wants to encourage each customer to be more energy-conscious. Via concrete data, we enter into dialogue to jointly reduce the energy consumption of their activities and make our real estate portfolio more sustainable. In this way, we influence a reduction in CO_2 in terms of scope 3 downstream leased assets.

Our contribution to climate goals goes beyond our own activities upstream and downstream. We also involve the wider community in our decarbonisation strategy. For example, the energy generation and infrastructure of the Green Mobility Hubs (which help clients electrify and decarbonise their operations – see above *4. Performance and trends – Future Logistics*), also allow external users to use the green energy generated via public charge stations.



Outlook

In the long term, WDP wants to organise its supply chain so that operational, financial, reputation and sustainability requirements receive the necessary attention at all levels. In other words, a management system that makes it possible to respond to opportunities within that supply chain and mitigate risks effectively. To this end, we need to prepare a roadmap by 2025 that facilitates a uniform approach across the entire WDP Group.

05

Our approach to ESG

> "The materiality matrix is our compass for effective management and value creation. Our guide on the path of ESG.

SETTING DIRECTION

A compass for effective management

A materiality analysis is the foundation for drawing up a corporate sustainability approach that identifies and prioritises the most relevant topics for our company and its business model. This analysis takes into account the views of our stakeholders regarding WDP's role for the community and the environment. This allows us to focus on and draw up actions related to those materialities in our strategy, so we can make a difference and have a positive impact on people, the environment and society. Materialities are the compass for effective management and value creation.

The frequency with which a materiality analysis is carried out depends on changes in the immediate environment, macroeconomic or internal changes and (natural) evolutions at the company level.

> "In our strategy, we focus on the materialities where we can have an impact and that were confirmed by our stakeholders.

Our approach to sustainability

2008

First solar panel project on the roof of a newly built warehouse

2018

First Green Bond issue
Materiality analysis leads to 7 materialities

2019

The ESG Roadmap based on materialities is being developed further internally and externally

2021

ESG targets linked to remuneration
Inclusion in DJSI index

2022

Launch of WDP Climate Action Plan with science-based targets
WDP ENERGY out of the starting blocks
Materiality analysis leads to 14 materialities

MATERIALITY MATRIX

The process

During 2022, WDP carried out a materiality analysis to evaluate and, if necessary, adjust its environmental, social and governance priorities. This exercise is based on the "double materiality" approach, which considers both the financial and social impact on materialities. After identifying 14 relevant sustainable themes, stakeholders were consulted to discover their priorities concerning these themes as well as the financial impact of these themes on our company and the impact WDP can have on society and the environment based on these themes. These insights were used to prioritise the themes represented in a materiality matrix. This is the foundation for WDP's further evolution concerning ESG.

Stakeholder panel:
Customer. #TeamWDP, Investors – Financiers – Shareholders – Third-party benchmarks – Analysts, Suppliers, Policymakers, Community

Internal workshop:
Management Committee, Representatives of critical business functions

- Identify sustainability themes potentially relevant to WDP.
- Take into account relevant ESG benchmarks, reporting standards, sector reports, a peer study and the European regulations.
- So, 230 potentially important themes were retained, evaluated and combined into a draft list of 17 themes.
- An impact assessment examined the actual, potential, positive and negative impacts on and of these themes. The assessment took into account the relevant risks and probabilities of success.
- Final selection of 14 material topics.

- Internal and external stakeholders were probed on the relevance of these 14 materialities through active workshops.
- The importance these stakeholders attached to the different materialities was consolidated in the vertical axis of the materiality matrix (weighted average).

- An internal workshop polled the impact of materialities. It also took into account the risks and opportunities. Materialities were then ranked according to the magnitude of their impact.
- Assessment from two perspectives (double materiality): the financial impact perspective (outside-in impact) or the impact of the 14 materialities on WDP's business and the social impact perspective (inside-out impact) or the impact of WDP's business on the 14 materialities.
- Reporting the company's impact on the environment and society cf. GRI: the materiality matrix provides a consolidated ranking from the inside-out perspective (the horizontal axis).

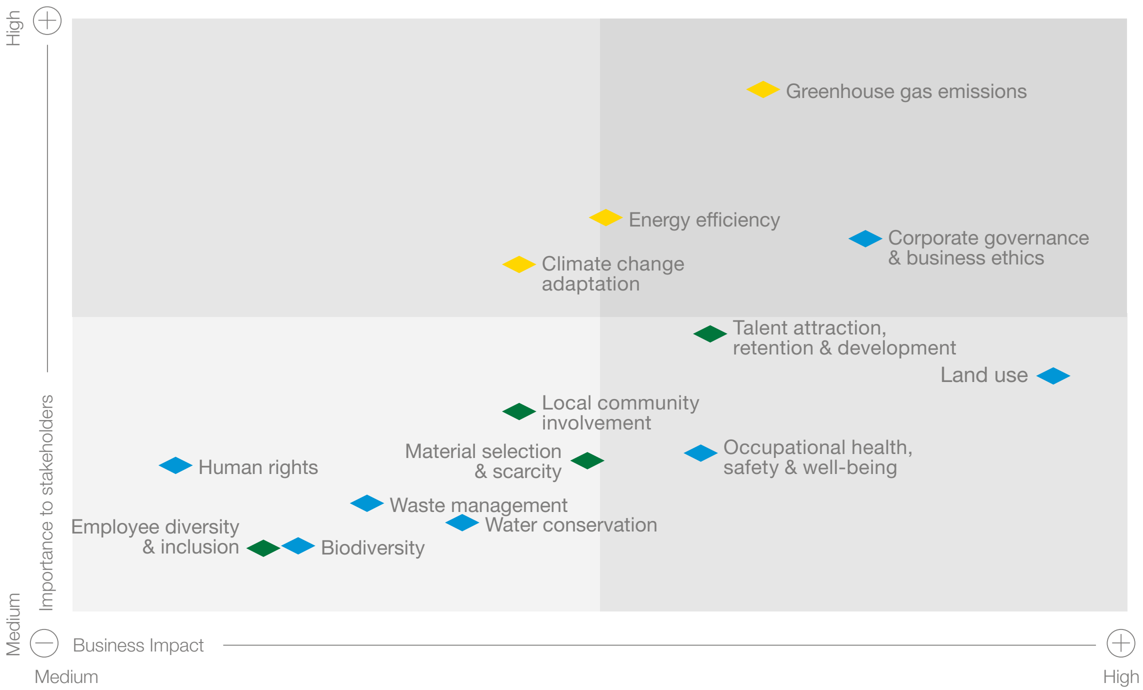
- The matrix ranks materialities according to priority.
- Changes from the 2018 materiality matrix:
  - most materialities are preserved, although prioritised differently
  - four new materialities were added, two were removed and two were merged into one theme
  - the designation and description of materialities were adjusted where necessary
- This matrix was approved by the WDP Board of Directors.

The matrix

Transformative priorities
Materialities essential for long-term value creation and competitive strength in line with societal megatrends

Continuous themes for tightening up ESG
Materialities actively monitored for compliance purposes and risk mitigation

Sustainability enablers
Materialities that enable the company to effectively address the main themes on which WDP focuses



The materialities

Greenhouse gas emissions
Alleviate climate change by decarbonising our business and reducing our direct and indirect greenhouse gas emissions, both by purchasing green power and expanding our renewable energy generation capacity.

Energy efficiency
Efficient energy consumption in our own operations and those of our customers using an energy monitoring system, insulation, LED lighting and increased in-house off-grid power generation.

Climate change adaptation
Adapt business strategy and investments to the identified risks and opportunities due to climate change, thus ensuring long-term business continuity.

Corporate governance & business ethics
Good governance that effectively manages sustainability risks and impacts. Further strengthen the company culture that prioritises integrity, such that acting ethically is paramount and prevents corruption, insider trading and code of conduct violations.

Land use
Efficient land use that alleviates increasing pressure on available land, as well as the allocation of existing land as green space and recreational opportunities for customer staff.

Occupational health, safety & well-being
Safeguard the health and safety of our staff, contractors and customers to prevent workplace injuries and fatal accidents while taking into account both the physical and mental well-being of staff.

Water conservation
Safe discharge of waste water, protection of water sources and efficient water use during construction and operating activities.

Waste management
Minimisation of waste, mainly during the construction phase, and responsible waste disposal.

Biodiversity
Enhanced local biodiversity on and around the sites to increase ecosystem resilience. Protection of soil, water resources and forests.

Human rights
Respecting human rights in our own operations, and expecting our suppliers and customers to also adhere to human rights standards. This includes – but is not limited to – forced labour, child labour and freedom of association.

Talent attraction, retention & development
Offer an attractive work environment and training opportunities to recruit, retain and engage staff and reduce turnover. Train and develop staff to ensure they have the necessary skills to grow the business.

Local community involvement
We are committed to an ongoing dialogue with the local community and regulatory authorities to assess how they are impacted by project developments and to safeguard a net positive contribution of the sites to local residents.

Material selection & scarcity
Efficient use of materials whose life cycle has the least possible impact on the environment and health. We contribute to the circular economy with the recovery and recycling of materials when demolishing or renovating buildings.

Employee diversity & inclusion
A diversified team of staff at all levels who feel supported and included in the company. Discrimination and harassment in any form whatsoever must be prevented and everyone must have equal opportunities and equal pay for the same work.

▶ Performance and trends See pp. 20

WDP'S IMPACT ON SDGs

WDP aims to contribute to those Sustainable Development Goals that are deemed most relevant to the company and its operations.

7 AFFORDABLE AND CLEAN ENERGY

WDP ENERGY aims to respond to the accelerated and evolving customer energy needs to ensure its sites are more self-sufficient and decarbonised by increasing the use of green energy production and technology.

- Greenhouse gas emissions
- Energy efficiency

8 DECENT WORK AND ECONOMIC GROWTH

Profitable growth relies on a business plan focused on climate transition and energy efficiency and backed by a diverse and talented team acting respectfully within a safe and healthy work environment.

- Energy efficiency
- Land use
- Occupational health, safety & well-being
- Water conservation
- Human rights
- Material selection & scarcity
- Employee diversity & inclusion

13 CLIMATE ACTION

WDP has set specific targets for the reduction of CO_2 emissions and intends to transition to climate-neutral operations (Scope 1, 2, and 3) by 2050. By focusing on its entire value chain, WDP can take effective action on climate change.

- Greenhouse gas emissions
- Climate change adaptation

4 QUALITY EDUCATION

WDP seeks to improve the personal and professional development of its staff by means of general and individual training and personalised development plans.

- Talent attraction, retention & development

11 SUSTAINABLE CITIES AND COMMUNITIES

In its day-to-day operations, WDP takes into account its impact on the environment. The development of our infrastructure is based on maximum efficient land use and zero negative impact on the environment, for example through continuous and open dialogue with all stakeholders.

- Land use
- Local community involvement

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

The reduction of CO_2 emissions and waste are key concerns in the execution of our activities, including our attentiveness to biodiversity.

- Waste management
- Biodiversity
- Material selection & scarcity

STAKEHOLDER ENGAGEMENT

We achieve our objectives by depending on a strong network of business partners. Our activities bring us into contact with numerous stakeholders that we categorised into the categories below. These are listed along with their expectations and how these are met by WDP. We validate these stakeholder groups on a regular basis. Most recently, we tested these ahead of the new materiality matrix in 2022. Before engaging in the stakeholder panels, a Stakeholder Salience Model was analysed that contrasted Power, Urgency and Legitimacy for each stakeholder group.

Customers

Expectation
- Real estate as a crucial link in its supply chain with a focus on well-being, safety, the environment, and energy efficiency.

Engagement
- Contemporary and future-oriented Warehouses with brains – logistics real estate in all of its facets, including the infrastructure for improved energy efficiency and reduced CO_2 emissions.

Engagement in 2022
- 50% repeat business

#TeamWDP

Expectation
- Pleasant working framework to support creativity, well-being, and motivation within a context of ethical and proper business operations.

Engagement
- Company culture that ensures personal development, open communication and well-being, and facilitates creativity and innovation.

Engagement in 2022
- 7.7/10 average employee satisfaction score

Investors
Financiers
Shareholders
Third-party benchmarks
Analysts

Expectation
- Long-term business model with clear targets and strategy that guarantees value creation and profit generation within a context of sustainable operations and transparency.

Engagement
- A long-term business plan with quantified targets that prioritises growth and sustainability and communicates progress via different channels.

Engagement in 2022
- Profitable growth aligned with targets within the business plan
- Stringent capital discipline
- Benchmark performance DJSI, MCSI, ISS ESG and CDP

Suppliers

Expectation
- A reliable and long-term partnership that assures proper business dealings and safety, and facilitates collaboration on energy efficiency and sustainable solutions.

Engagement
- Collaboration based on clear agreements and interaction.

Engagement in 2022
- Supplier Code of Conduct
- Collaboration with a permanent pool of suppliers

Policymakers

Expectation
- Knowledge and compliance with prevailing regulations and a contribution to the EU Green Deal objectives.

Engagement
- Continuous monitoring and compliance with prevailing regulations and a clear strategy based on EU Green Deal objectives.

Engagement in 2022
- 27 building applications were submitted.
- Proactive consultation with competent authorities and regulator

Community

Expectation
- Minimal negative impact of activities on the immediate surrounding area and land use. Clear engagement with the local community, both concerning the impact of activities and to support local well-being and economic growth.

Engagement
- Continuous and mutual dialogue between customer, community, and WDP.
- Clear corporate citizenship targets.

Engagement in 2022
- 27 building applications were submitted
- 39 hours of support by #TeamWDP to train students
- 55,000 euros for charity and favourable rental conditions for a company offering social employment

▶ Stakeholder engagement 2022

RESPONSIBILITIES AND GOVERNANCE

ESG is fully embedded in the company's day-to-day organisation and governance structure with clear roles and responsibilities assigned to the relevant teams and governing bodies. The continuous interaction between the different levels that unifies a top-down and bottom-up approach is inherent in this governance structure.

We refer to *8. Corporate Governance Statement* for more information the role, responsibilities, and composition of the Board of Directors, the ESG Committee, and the Management Committee, and also for the risk management policy applicable within WDP.

Board of Directors

- Approve the proposed ESG strategy (including targets and commitments).
- Monitor the ESG strategy implementation, risks, and opportunities.

ESG Committee

- Acts as a liaison between the ESG team and the Board of Directors.
- Ensures information and education on ESG-related issues is propagated upstream.
- Advises the Board of Directors – and if applicable, the Audit Committee – about ESG subjects and formulates proposals, recommendations, and reports on these topics, such as target setting, assessment of non-financial information, or information required by prevailing legislation with regard to ESG, ESG risks, and opportunities to the Audit Committee and the Board of Directors.
- Aligns the various operational initiatives and the ESG strategy.

Management Committee

- Submits proposals for the ESG strategy (including targets and commitments) to the ESG Committee based on input from the ESG team.
- It is responsible for the continuous evaluation of the ESG strategy and for monitoring its implementation.
- It is also responsible for the follow-up and monitoring of ESG risks and opportunities.

ESG team

- Forum for the development of the ESG strategy (including objectives and commitments) to be approved by the Management Committee and Board of Directors.
- Ensures coordination in full and necessary interaction between the environmental, social, and governance tracks.
- Ensures that the information, non-financial or otherwise, required by prevailing ESG legislation is prepared (and reported) to both internal and external stakeholders.
- Monitors the progress of ESG strategy implementation.
- Composition: Head of Energy & Sustainability, Head of Human Resources, General Counsel, Investor Relations.
- Quarterly meetings.

#TeamWDP

- Is responsible for implementing the ESG strategy.
- An integrated approach is guaranteed by dedicated interdepartmental working groups focused on specific ESG themes. This is how we make the most of the knowledge of our specialist staff and also ensure ownership of the initiatives and the planned targets.

▶ 8. Corporate Governance Statement See pp. 105

> "The agile nature of #TeamWDP and our increased focus on sustainable earnings growth ensures we continue to put shareholder value first within this volatile environment with a sharply increased cost of capital.

06

Shares and bonds

SHARES AND BONDS

The share

By emphasising the creation of long-term recurrent cash flows, in combination with the high earnings disbursement obligation, a GVV/SIR such as WDP provides investors with a fully-fledged, profitable, liquid alternative to direct ownership of property. In this respect, WDP was once again able to build on its reputation and traditional strengths. First of all, it is important that potential investors and shareholders appreciate the added value that WDP offers. This includes our market leadership in logistics and semi-industrial real estate in the Benelux and Romania and the high degree of stability in generated earnings, combined with our growth plan. In addition, WDP is a self-managed company, with management conducted in-house for the sole benefit of our shareholders and other stakeholders. Due to the scale of its property portfolio, WDP provides shareholders with a substantial economy of scale in well-defined regions as well as significant diversification. WDP's policy is geared towards having the dividend track its EPRA earnings per share.

EURONEXT Brussels and Amsterdam
IPO: 28/06/1999
Listing: continuous
ISIN code: BE0974349814
Liquidity provider: Kempen & Co and KBC Securities

WDP LISTED EURONEXT

BEL20 by EURONEXT

Figures per share

	31.12.2022	31.12.2021	31.12.2020
Number of shares in circulation on closing date	203,980,363	184,772,193	174,713,867
Free float	78%	76%	75%
Market capitalisation (in euros)	5,446,275,704	7,793,691,101	4,937,413,881
Traded volume in shares	88,782,514	55,353,642	67,393,146
Average daily volume (in euros)	10,834,034	7,132,819	6,812,194
Free float velocity[1]	55.8%	39.3%	51.1%
Stock exchange price			
highest	41.7	42.3	31.4
lowest	23.1	26.7	17.0
closing	26.7	42.2	28.3
IFRS NAV[2] (in euros)	20.9	19.0	13.5
EPRA NTA (in euros)♦	20.7	20.1	14.3
Dividend payout ratio	86%	81%	83%
EPRA Earnings/share[3] (in euros)	1.25	1.10	1.00
EPRA Earnings/share[4] (in euros)	1.16	1.08	0.96
Gross dividend/share (in euros)	1.00	0.88	0.80
Net dividend/share (in euros)	0.70	0.62	0.56

The Alternative Performance Measures (APM), used by WDP, are accompanied by a symbol (♦). The definition and reconciliation can be consulted in chapter *10. Reporting according to recognised standards* and chapter *12. Annexes - Alternative performance measures*.

1 The number of shares traded divided by the total number of free float shares at the end of the year.

2 IFRS NAV: the IFRS NAV is calculated as shareholder equity as per IFRS divided by the number of dividend-entitled shares on the balance sheet date. It pertains to the net value per share of the public GVV/SIR according to GVV/SIR legislation.

3 On the basis of the pro-rata-temporis basis for the weighted average number of shares over the period.

4 On the basis of the number of shares entitled to dividend at the end of each period.

Share price

The WDP share price evolved in 2022 from 42.2 euros on 31 December 2021 to a closing price on 31 December 2022 of 26.7 euros. This negative evolution is due to some external factors, including market volatility, a weakening macroeconomic outlook, a rising cost of capital and changed credit cycle as well as increased geopolitical tensions.

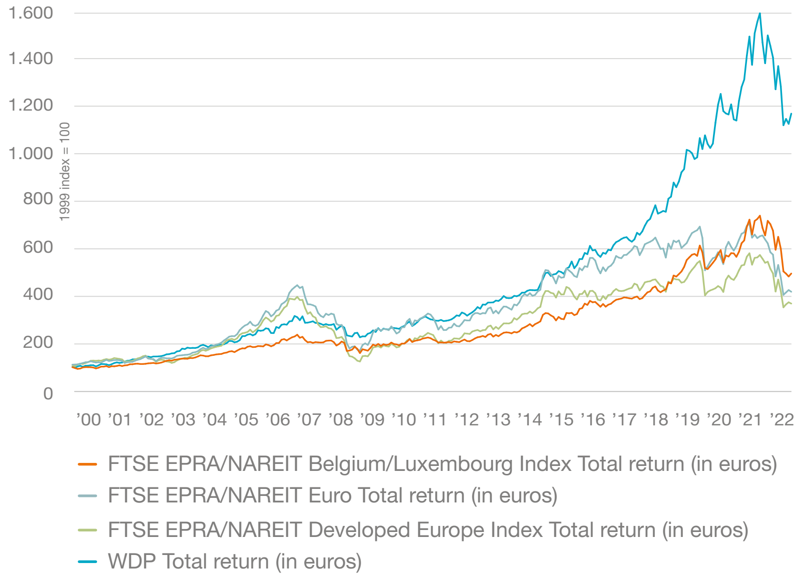
Annual and long-term share price trend and return

With its robust balance sheet, strong liquidity position and diversified property portfolio with an inflation-resistant cash flow profile, the total return[1] for 2022 of the WDP share was -33.1%, compared to an average return of -36.5% realised in the sector (EPRA index of European real estate shares).

Data provided by EPRA show that WDP – with a total annualised return of +11.0% since the IPO at the end of June 1999 – continues to outperform the index real estate shares in Developed Europe (+5.6%), the index of real estate shares in the eurozone (+6.2%), and index of Belgian real estate shares (+7.0%).

Share price versus EPRA NTA

WDP share return versus EPRA indices



1 The share return over a specific period is equal to the gross yield. This gross yield is the sum of the following components:
- the difference between the share price at the end and at the start of the period;
- the gross dividend (i.e. the dividend before deduction of the withholding tax);
- the gross yield of the dividend received when reinvested in the same share.

Dividend

WDP remains committed to generating strong cash flows as the basis for an attractive dividend. The company also firmly believes that the quality of the property portfolio and the tenants continues to point towards a strong future. WDP's dividend policy is based on offering an annual attractive and recurring dividend yield based on a low pay-out rate of 80% and reinvesting the remainder in profitable growth.

WDP achieved an average annual dividend growth of 8.6% over the period 2012-2022 based on strong EPRA earnings per share growth of 9.2%. In 2022, WDP achieved EPRA earnings per share of 1.25 euros (+13% year-on-year) and proposes a gross dividend per share of 1.00 euro (payable in 2023) (up +14% from 0.88 euros per share in 2021). Based on expected EPRA earnings of 1.35 euros per share in 2023 (up +8% from 1.25 euros per share in 2022), a gross dividend per share of 1.08 euros is proposed for 2023 (payable in 2024), based on a comparable increase.

Shareholding

The table below shows the share ownership as of 31 December 2022.

	Number of shares (declared)	Date of the statement	(in %)
Free float	159,236,317		78.1%
BlackRock-related companies[1]	9,448,417	12.02.2021	4.6%
AXA Investment Managers S.A.[1]	4,738,986	02.11.2018	2.3%
Norges Bank[1]	6,051,630	14.11.2022	3.0%
Other shareholders under the statutory treshold[2]	138,997,284	10.11.2022	68.1%
Family Jos De Pauw (reference shareholder)[3]	44,744,046	10.11.2022	21.9%
Total	**203,980,363**		**100%**

1 The percentage is determined under the assumption that the number of shares has not changed since the most recent declaration of transparency, and taking into account the total number of outstanding shares in WDP.

2 The number of publicly held shares was determined under the assumption that since the declarations of transparency, nothing has changed with regard to the composition of the share portfolio of the shareholders obligated to report major holdings by virtue of the Belgian Law of 2 May 2007 on disclosure of major holdings in issuers whose shares are admitted for trading on a regulated market and with various provisions.

3 On 26 October 2012, the Reference Shareholder, the Jos De Pauw family, assigned all of its shares, held in mutual concert, in joint ownership under the family company structure RTKA, which institutionalised the existing mutual concert. The holders of voting rights are the members of the management body RTKA, to the exclusion of all other right holders in respect to the participation.

Bonds

WDP also relies on the debt capital market to finance its investment projects. This financing as of 31 December 2022 is shown below:

Emittent	ISIN code	Nominal amount (in million euros)	Term (in years)	Maturity date
Listed bonds				
WDP NV	BE0002248178	37.1	10	1 April 2026
WDP NV	BE0002249184	22.9	10	1 April 2026

Financial calendar

12 April 2023	Deadline to register shares for participation in the Annual General Meeting on 26 April 2023
19 April 2023	Announcement of Q1 2023 results
20 April 2023	Deadline to confirm participation in Annual General Meeting on 26 April 2023
26 April 2023	Annual General Meeting on the 2022 financial year
27 April 2023	2022 ex-dividend date
28 April 2023	Record date dividend 2022
17 May 2023	Payment date 2022 dividend
28 July 2023	Publication of HY 2022 results and publication of the Interim Report
18 October 2023	Announcement of Q3 2023 results
26 January 2024	Announcement of 2023 annual results
25 March 2024	Publication of annual report for financial year 2023
24 April 2024	Annual General Meeting on the 2023 financial year

"Our property portfolio and its property developments are the result of a well-thought-out strategy that makes efficient and maximum use of the available space in accordance with the client's logistics flow and energy needs.

07

Financial results and property report

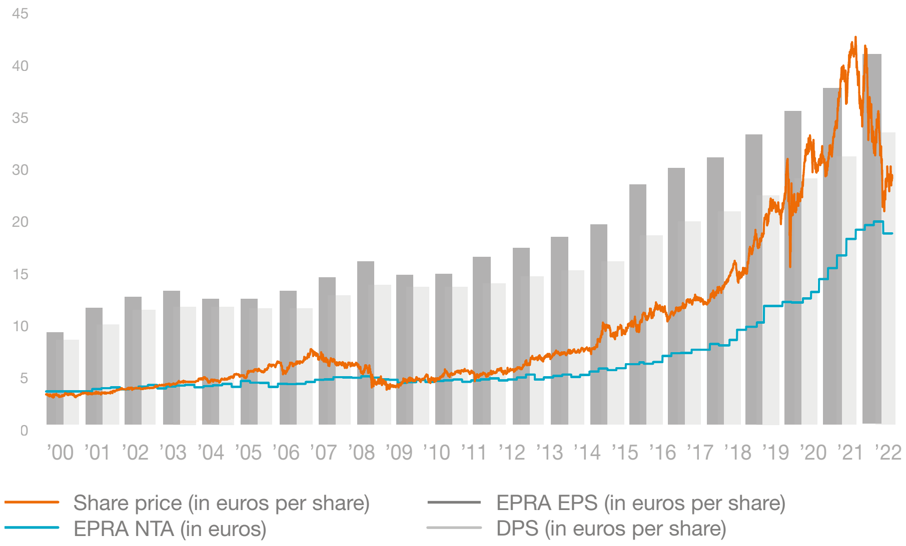
FINANCIAL RESULTS

EPRA key performance indicators[1]

	31.12.2022	31.12.2021
EPRA NTA (in euros per share)	20.7	20.1
EPRA NRV (in euros per share)	22.6	21.7
EPRA NDV (in euros per share)	21.8	19.0
EPRA LTV (in %)	36.7	36.9
EPRA Net Initial Yield (in %)	5.0	4.7
EPRA Topped-up Net Initial Yield (in %)	5.0	4.7
EPRA vacancy rate (in %)	0.9	1.5
EPRA Cost Ratio (incl. direct vacancy costs) (in %)	10.0	10.5

1 The EPRA Key Performance Indicators are listed in Chapter *10. Reporting according to recognised standards* provided with their definition and reconciliation.

Share performance



+17% **236.3** million euros

EPRA earnings

6.7 billion euros

Fair value of the portfolio

+13% **1.25** euros

EPRA earnings per share

99.1 %

Occupancy rate

20.7 euros

EPRA NTA per share

4.0 %

Like-for-like rental growth

91.3 %

Operational margin

5.5 year

Average term of the leases

CONSOLIDATED KEY FIGURES

Key figures

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Operational										
Fair value of property portfolio (including solar panels) (in million euros)	1,273.1	1,567.3	1,930.0	2,203.8	2,669.8	3,449.6	4,175.8	4,766.5	6,054.3	6,656.0
Total surface area (in m²) (including concession land)	4,849,454	5,701,562	6,613,567	7,309,128	8,767,182	11,843,174	12,475,388	13,170,851	14,911,239	16,785,359
Lettable area (in m²)	2,137,602	2,432,230	3,081,943	3,375,482	3,756,983	4,485,050	5,038,303	5,490,697	5,931,807	6,681,997
Gross rental yield (including vacancies)[1] (in %)	8.2	8.0	7.6	7.5	7.1	6.7	6.3	6.1	5.2	5.7
Average lease term (until first break) (in years)	6.9	6.6	6.0	5.7	5.6	5.4	5.6	5.7	5.6	5.5
Occupancy rate (in %)	97.2	97.4	97.4	96.7	97.1	97.3	97.7	98.5	98.5	99.1
Operating margin (in %)♦	91.8	91.8	92.1	93.3	92.5	91.3	91.6	90.7	90.7	91.3
Result (in million euros)										
Property result	89.0	101.8	129.1	139.7	154.5	187.9	216.6	242.7	278.4	319.6
Operating result (before the result on the portfolio)	81.8	93.5	119.0	130.2	142.8	171.6	198.3	220.1	252.6	291.8
Financial result (excluding change in the fair value of financial instruments)	-21.4	-25.4	-27.1	-30.3	-25.7	-33.0	-40.2	-38.7	-39.9	-43.4
EPRA Earnings♦	59.6	67.3	90.9	100.8	121.4	134.4	152.4	174.5	201.2	236.3
Result on the portfolio (including share joint ventures) - Group share♦	-0.7	19.7	47.4	31.2	101.5	208.3	277.4	187.9	730.5	-101.9
Variations in the fair value of the financial instruments – Group share	20.8	-19.4	7.8	1.8	16.5	-9.0	-29.9	-31.0	52.4	224.6
Depreciation and write-down on solar panels (including the share of joint ventures) – Group share	n.r.	-2.9	-3.4	-3.5	-4.2	-4.8	-6.2	-6.8	-1.8	-7.2
Net result (IFRS) – Group share	79.7	64.7	142.7	130.2	235.2	328.8	393.7	324.6	982.3	351.7

1 Calculated by dividing the annualised contractual gross (cash) rents by fair value. The fair value is the value of the property portfolio after deduction of transaction costs (mainly transfer tax).

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Financial										
Balance sheet total (in million euros)	1,283.1	1,570.3	1,907.3	2,182.6	2,675.3	3,483.3	4,222.8	4,790.4	6,106.2	7,053.8
Shareholders' equity (in million euros)	576.7	682.5	829.4	1,091.7	1,238.4	1,580.5	2,103.9	2,353.9	3,510.3	4,273.4
Net financial debt (in million euros)	686.8	863.6	1,041.8	1,045.6	1,348.6	1,696.0	1,851.2	2,108.2	2,184.4	2,393.3
Loan-to-value (in %)♦	54.4	56.0	55.2	48.4	51.3	50.0	45.0	45.0	36.7	35.4
Gearing ratio (proportional) (in line with GVV/SIR Royal Decree) (in %)	55.5	56.7	56.8	50.5	53.1	51.8	46.7	46.6	38.1	37.6
Net debt / EBITDA (adjusted) (in x)♦	8.1	8.8	8.5	7.9	8.6	9.0	8.0	8.3	7.9	7.1
Average cost of debt (in %)♦	3.6	3.5	2.9	2.8	2.6	2.4	2.2	2.1	2.0	1.9
Interest Coverage Ratio[2] (in x)	3.6	3.3	4.2	4.1	5.2	4.6	4.5	4.9	5.6	5.9
Details per share (in euros)										
Gross dividend	0.46	0.49	0.57	0.61	0.64	0.69	0.74	0.80	0.88	1.00
EPRA Earnings♦	0.55	0.59	0.71	0.76	0.80	0.86	0.93	1.00	1.10	1.25
Result on the portfolio (including share joint ventures) - Group share♦	-0.01	0.17	0.37	0.23	0.67	1.33	1.69	1.08	4.00	-0.54
Variations in the fair value of the financial instruments – Group share	0.19	-0.17	0.06	0.01	0.11	-0.06	-0.18	-0.18	0.29	1.19
Depreciation and write-down on solar panels – Group share	n.r.	-0.03	-0.03	-0.03	-0.03	-0.03	-0.04	-0.04	-0.01	-0.04
Net result (IFRS) – Group share	0.74	0.56	1.12	0.98	1.55	2.10	2.40	1.87	5.38	1.86
EPRA NTA♦	5.1	5.6	6.4	7.3	8.3	10.2	12.8	14.3	20.1	20.7
IFRS NAV[3]	4.7	5.0	5.9	6.9	8.0	9.8	12.2	13.5	19.0	20.9
Share price	7.5	9.0	11.6	12.1	13.3	16.5	23.2	28.3	42.2	26.7

Some figures are subject to rounding adjustments. Consequently, it may occur that figures shown as totals in certain tables are not a precise arithmetical totals of foregoing figures.

The Alternative Performance Measures (APM) used by WDP, including the EPRA Key Performance Indicators, are accompanied by a symbol (♦) and are found in Chapter *10. Reporting according to recognised standards* and Chapter *12. Appendices – Alternative Performance Measures* listing the definition and reconciliation.

2 Defined as operating result (before result on the portfolio), divided by interest charges, minus interest and dividend collection, minus compensation for financial leasing and others.

3 IFRS NAV: Net Asset Value before profit distribution for the current financial year as per the IFRS balance sheet. The IFRS NAV is calculated by dividing the shareholders' equity as per IFRS by the number of shares entitled to dividend on the balance sheet date.

NOTES TO THE PROFIT AND LOSS ACCOUNT

Consolidated results (analytical scheme)

(in euros x 1,000)	FY 2022	FY 2021	Δ y/y (abs.)	Δ y/y (%)
Rental income, net of rental-related expenses	292,940	255,525	37,415	14.6%
Indemnification related to early lease terminations	0	435	-435	n.r.
Income from solar energy	22,902	17,754	5,148	29.0%
Other operating income/costs	3,782	4,731	-949	n.r.
Property result	**319,624**	**278,445**	**41,178**	**14.8%**
Property charges	-11,705	-9,082	-2,623	28.9%
General Company expenses	-16,078	-16,751	673	-4.0%
Operating result (before the result on the portfolio)	**291,841**	**252,613**	**39,228**	**15.5%**
Financial result (excluding change in the fair value of the financial instruments)	-43,449	-39,873	-3,577	9.0%
Taxes on EPRA Earnings	-13,573	-7,497	-6,076	n.r.
Deferred taxes on EPRA Earnings	0	84	-84	n.r.
Share in the result of associated companies and joint ventures	8,705	2,013	6,692	n.r.
Minority interests	-7,250	-6,150	-1,101	17.9%
EPRA Earnings	**236,273**	**201,190**	**35,083**	**17.4%**
Variations in the fair value of investment properties (+/-)	-157,754	825,957	-983,711	n.r.
Result on disposal of investment property (+/-)	519	6,410	-5,891	n.r.
Deferred taxes on the result on the portfolio (+/-)	34,389	-113,226	147,615	n.r.
Share in the result of associated companies and joint ventures	25,469	16,610	8,859	n.r.
Result on the portfolio	**-97,376**	**735,751**	**-833,128**	**n.r.**
Minority interests	-4,569	-5,292	723	n.r.
Result on the portfolio - Group share	**-101,945**	**730,459**	**-832,404**	**n.r.**
Change in the fair value of financial instruments	220,091	52,388	167,703	n.r.
Share in the result of associated companies and joint ventures	4,475	0	4,475	n.r.
Change in the fair value of financial instruments	**224,566**	**52,388**	**167,703**	**n.r.**
Minority interests	0	0	0	n.r.
Change in the fair value of financial instruments - Group share	**224,566**	**52,388**	**172,178**	**n.r.**
Depreciation and write-down on solar panels	-7,255	-1,423	-5,832	n.r.
Share in the result of associated companies and joint ventures	-5	0	-5	n.r.
Depreciation and write-down on solar panels	**-7,260**	**-1,423**	**-5,837**	**n.r.**
Minority interests	77	-349	426	n.r.
Depreciation and write-down on solar panels - Group share	**-7,182**	**-1,772**	**-5,410**	**n.r.**
Net result (IFRS)	**363,453**	**994,056**	**-630,603**	**n.r.**
Minority interests	-11,742	-11,791	49	n.r.
Net result (IFRS) - Group share	**351,711**	**982,266**	**-630,554**	**n.r.**

Key ratios

(in euros per share)	FY 2022	FY 2021	Δ y/y (abs.)	Δ y/y (%)
EPRA Earnings[1]	1.25	1.10	0.15	13.2%
Result on the portfolio - Group share[1]	-0.54	4.00	-4.54	n.r.
Change in the fair value of financial instruments - Group share[1]	1.19	0.29	0.90	n.r.
Depreciation and write-down on solar panels - Group share[1]	-0.04	-0.01	-0.03	n.r.
Net result (IFRS) - Group share[1]	1.86	5.38	-3.52	n.r.
EPRA Earnings[2]	1.16	1.08	0.08	7.0%
Proposed payout	203,980,363	163,619,515	40,360,848	24.7%
Dividend payout ratio (versus EPRA Earnings)[3]	86.3%	81.3%	5.0%	n.r.
Gross dividend	1.00	0.88	0.12	13.6%
Net dividend	0.70	0.62	0.08	13.6%
Weighted average number of shares	189,421,171	182,624,126	6,797,045	3.7%
Number of shares entitled to dividend[4]	203,980,363	185,931,267	18,049,096	9.7%

1 Calculation based on the weighted average number of shares.
2 Calculation based on the number of shares entitled to dividend.
3 The dividend payout ratio is calculated in absolute terms based on the consolidated result. Dividend is distributed based on the statutory result of WDP NV/SA.

Property result

The property result amounts to 319.6 million euros for 2022, an increase of 14.8% compared to last year (278.4 million euros). This increase is driven by continued portfolio growth in 2021-22, primarily through new pre-let projects. Without changes to the portfolio, rental income levels increased by 4.0% driven by the indexation of leases. As a result of rising inflation, WDP saw this like-for-like rental growth (broken down as 2.0% in Q1, 4.0% in Q2, 4.5% in Q3 and 5.5% in Q4) accelerating throughout the year as leases continued to be indexed.

The property result also includes 22.9 million euros of income from solar panels – compared to 17.8 million euros last year – from higher income due to a higher installed capacity and higher income due to organically higher electricity prices.

Other operating income and expenses include some non-recurring income of approximately 7 million euros.

Operating result (before the result on the portfolio)

The operating result (before result on portfolio) amounts to 291.8 million euros over 2022, up by 15.5% compared to the same period last year (252.6 million euros). The property and other general expenses amount to 27.8 million euros over 2022, up year-on-year, in line with portfolio growth. The operating margin remains high at 91.3%, up from 90.7% in the same period last year.

Financial result (excluding changes in the fair value of the financial instruments)

The financial result (excluding changes in the fair value of financial instruments) amounts to -43.4 million euros over 2022, an increase of 9.0% compared to last year (-39.9 million euros) due to higher average outstanding financial liabilities as well as the significant strengthening of the liquidity position (especially through additional free credit lines). The higher amount was partly compensated by the positive impact of a slightly lower average cost of debt. This financial result includes the recurring expense of -3.0 million euros related to land under concession, which in accordance with IFRS 16 will be accounted for through the Financial result.

Total financial debts (in accordance with IFRS) are 2,401.9 million euros as of 31 December 2022, compared to 2,193.7 euros in the same period last year. The average interest rate is 1.9% over 2022, down 10 basis points compared to the same period in 2021 (2.0%).

Share of EPRA earnings from associated companies and joint ventures

The result of 8.7 million euros over 2022, primarily concerns the contribution in connection with the participation in Catena as of Q2 2022 that is recognised in the IFRS accounts via the equity accounting method.

EPRA earnings

WDP's EPRA earnings for 2022 amounts to 236.3 million euros. This result marks an increase of 17.4% compared to the result of 201.2 million euros in 2021. The EPRA Earnings per share are up 7.0% year-on-year to 1.25 euros, including an increase of 3.7% in the weighted average number of outstanding shares. This increase in EPRA earnings was mainly driven by pre-let new construction projects and organic growth via the indexation of leases as well by newly realised acquisitions and some non-recurring income.

Result on the portfolio (including the share of joint ventures) – Group share

The sharp rise in interest rates, scarcer and more expensive capital and an uncertain macroeconomic outlook have led to sharply reduced liquidity in the property market. Indeed, the changed price expectation today creates a high bid/ask spread between buyers and sellers and has led to a significantly lower number of transactions in the investment market. On the other hand, there is sufficient interest and capital available for investment in logistics property because of its solid long-term fundamentals. However, the market is searching for a new balance given the new economic parameters. This trend has led to an adjustment in the yields applied by property appraisers as of Q4 2022.

The result on the portfolio (including the share of joint ventures and after tax) – Group share for 2022 amounts to -101.9 million euros or -0.54 euros per share. For the same period last year, this result amounted to +730.5 million euros or +4.00 euro per share. This breaks down by country as follows: Belgium (+41.9 million euros), the Netherlands (-178.0 million euros), France (+2.8 million euros), Romania (+25.9 million euros), Germany (-3.0 million euros), Luxembourg (+6.1 million euros), and Sweden (+2.4 million euros). The result for the Netherlands is negatively impacted by an increase of the registration costs (transfer tax) from 8% to 10.4% as of 1 January 2023, which will be deducted in calculation of the fair value – WDP has recognised this impact of -61 million euros in the accounts as of 31 December 2022 (namely, Q4 2022).

The revaluation of the portfolio (excluding deferred taxes on the portfolio result and the result on sales of investment properties) amounts to -127.3 million euros over 2022, down by -2.0%. This is mainly due to an upward yield shift in the existing portfolio of +50 bps in the discount rates applied by property appraisers and the increase in registration fees in the Netherlands, partly compensated by the increase in estimated market rent values (+11% in 2022), as well as unrealised capital gains on the projects. For the first 9 months of the year, the portfolio result was positive, with a turnaround in Q4 when the portfolio write-down was -407.5 million euros, as the upward yield shift manifested mainly in the last quarter as did the increase in transfer taxes in the Netherlands. Currently, the portfolio is valued at an EPRA NIY of 5.0%, which is +30 bps year-on-year.

Change in the fair value of financial instruments – Group share

Changes in the fair value of financial assets and liabilities – Group share[1] amount to 224.6 million euros or 1.19 euros per share for 2022 (versus 52.4 million euros or 0.29 euros per share in 2021). This positive impact is due to the variation of the fair value of the interest rate hedges (Interest Rate Swaps) entered into on 31 December 2022 due to the strong increase in long-term interest rates in the course of 2022.

The fair value variation has no impact on cash and is an unrealised item, so it is excluded from the financial result in the analytical presentation of results and presented separately in the profit and loss account.

Depreciation and write-down on solar panels (including share joint ventures) – Group share

The solar panels are valued on the balance sheet at fair value based on the revaluation model in accordance with IAS 16 Tangible fixed assets. In compliance with IAS 16, WDP must include a depreciation component in its IFRS accounts according to the residual service life of the PV systems. The depreciation is calculated based on the fair value from the previous balance sheet date. This newly calculated net book value is subsequently revalued at the fair value. This revaluation is booked directly in the equity capital insofar that it still exceeds the historical cost price, plus accumulated depreciations. If it does not, then it is entered in the profit and loss account. The depreciation component and write-down amounts to -7.2 million euros. Since this impact of the depreciation and amortisation of solar panels involves a non-cash and unrealised item, it is excluded from the operating result in the analytical presentation of the results and is shown separately in the profit and loss account.

Net result (IFRS) – Group share

The EPRA Earnings along with the result on the portfolio, changes in the fair value of financial instruments and the depreciation and write-down on solar panels produce a net result (IFRS) – Group share for 2022 of 351.7 million euros (compared to the same period last year, when this figure was 982.3 million euros).

The difference between the net result (IFRS) – Group share of 351.7 million euros and the EPRA earnings of 236.3 million euro is mainly due to the positive variation of the fair value of interest rate hedging instruments, partly reduced by the depreciation of the portfolio.

When preparing the profit and loss account, a situation was taken into account as of 1 January 2021 in which WDP could not continue to qualify as FBI in the Netherlands, due to the current significant uncertainty in view of the tax ruling that was revoked as of 1 January 2021, as explained earlier.[2]

1 Changes in the fair value of financial assets and liabilities – Group share (non-cash item) are calculated based on the mark-to-market (M-t-M) value of interest rate hedges concluded.

2 See the press release dated 29 January 2021.

The impact on EPRA earnings is approximately -1 million euros per quarter and on the portfolio results is over 2022 of +41.8 million euros via deferred tax on the property. WDP processes these commissions in its accounts out of a principle of prudence. Given that a tax ruling is not an absolute requirement to be able to apply the FBI regime, and that WDP believes that it meets all the conditions and the circumstances and facts are unchanged, the company will continue to file its tax returns as an FBI.

In the announcement of the Dutch 2023 budget on 20 September 2022, WDP noted the declaration of intent to use a legislative amendment to exclude real estate from the Dutch FBI regime as of 1 January 2024. WDP is disappointed with this chosen path given the previously favourable report by the independent Dutch research institute SEO commissioned by the Dutch Ministry of Finance and given the social and economic contribution that can be made by listed REITs. In response to this report, the Finance Cabinet decided to postpone its entry into force to 1 January 2025.

However, this announcement has no direct impact on WDP because the company took the precaution of assuming a non-FBI scenario in the preparation of its accounts – and thus also for the 2022-25 growth plan. However, for the period prior to 1 January 2025 (specifically 2021-24), the competent authorities in the Netherlands have not yet taken a position. Nevertheless, WDP remains convinced that the company continues to meet all conditions within the current legislative framework and that the facts and circumstances remain unchanged in the period leading up to 1 January 2025 (if the Dutch government follows through with plans to abolish the real estate FBI).

NOTES TO THE BALANCE SHEET

Consolidated balance sheet

(in euros x 1,000)	31.12.2022	31.12.2021	Δ (abs.)	Δ (%)
Intangible fixed assets	860	1,101	-241	n.r.
Investment property	6,351,916	5,795,243	556,673	9.6%
Other tangible fixed assets (including solar panels)	166,351	164,586	1,765	1.1%
Financial fixed assets	169,308	7,126	162,182	2275.9%
Trade receivables and other fixed assets	5,098	5,931	-833	-14.1%
Participations in associated companies and joint ventures	296,973	51,581	245,392	475.7%
Fixed assets	**6,990,506**	**6,025,568**	**964,937**	**16.0%**
Assets held for sale	8,624	286	8,338	n.r.
Trade receivables	14,814	14,840	-26	n.r.
Tax receivables and other current assets	22,657	50,292	-27,635	n.r.
Cash and cash equivalents	8,040	9,230	-1,189	n.r.
Accruals and deferrals	9,206	6,008	3,198	n.r.
Current assets	**63,342**	**80,657**	**-17,315**	**n.r.**
Total assets	**7,053,848**	**6,106,225**	**947,622**	**15.5%**

(in euros x 1,000)	31.12.2022	31.12.2021	Δ (abs.)	Δ (%)
Capital	215,006	196,378	18,628	9.5%
Issue premiums	1,660,132	1,206,266	453,866	37.6%
Reserves	2,046,525	1,125,420	921,105	81.8%
Net result for the financial year	351,711	982,266	-630,554	-64.2%
Shareholders' equity attributable to Group shareholders	**4,273,375**	**3,510,330**	**763,045**	**21.7%**
Minority interests	74,576	63,662	10,914	17.1%
Shareholders' equity	**4,347,951**	**3,573,992**	**773,959**	**21.7%**
Non-current financial debt	2,221,997	1,886,788	335,209	17.8%
Other non-current liabilities	165,205	257,154	-91,948	-35.8%
Non-current liabilities	**2,387,202**	**2,143,942**	**243,261**	**11.3%**
Current financial debt	179,904	306,891	-126,987	-41.4%
Other current liabilities	138,790	81,401	57,389	70.5%
Current liabilities	**318,694**	**388,292**	**-69,597**	**-17.9%**
Liabilities	**2,705,896**	**2,532,233**	**173,663**	**6.9%**
Total liabilities	**7,053,848**	**6,106,225**	**947,622**	**15.5%**

Key ratios

(in euros per share)	31.12.2022	31.12.2021	Δ (abs.)	Δ (%)
IFRS NAV	20.9	19.0	2.0	10.3%
EPRA NTA♦	20.7	20.1	0.6	3.0%
Share price	26.7	42.2	-15.5	-36.7%
Premium/Discount with respect to EPRA NTA	28.9%	109.8%	n.r.	n.r.
(in euros x million)				
Fair value of the portfolio (including solar panels)[1]	6,656.0	6,054.3	601.8	9.9%
Loan-to-value♦	35.4%	36.7%	-1.3%	n.r.
Gearing ratio (proportional)[2]♦	37.6%	38.1%	-0.4%	n.r.
Net debt / EBITDA (adjusted)♦	7.1x	7.9x	-0.8x	n.r.

1 Based on 100% of fair value for fully consolidated entities (including WDP Romania) and the proportionate share for joint ventures (notably 55% for Luxembourg and 29% for WDPort of Ghent Big Box).

2 For the method used to calculate the gearing ratio, refer to the Royal Decree of 13 July 2014 on the GVV/SIR.

Property portfolio

According to independent property experts Stadim, JLL, Cushman & Wakefield, CBRE and BNP Paribas Real Estate, the fair value[3] of the WDP property portfolio as of 31 December 2022 according to IAS 40 amounted to 6,492.1 million euros, compared to 5,894.5 million euros at the start of the financial year (including Assets held for sale). Together with the valuation at fair value of the investments in solar panels[4], the total portfolio value amounts to 6,656.0 million euros, compared to 6,054.3 million euros at the end of 2021.

This value of 6,656.0 million euros includes 5,994.0 million euros in completed properties (standing portfolio).[5] Ongoing projects represent a value of 297.6 million euros. In addition, there are the land reserves at Genk, Breda, Sint-Katelijne-Waver and Schiphol, and land potential in Romania, representing a fair value of 200.6 million euros.

The investments made in solar panels are valued at a fair value of 163.9 million euros as of 31 December 2022.

Overall, the portfolio is valued at a gross rental yield of 5.7%[6]. The gross rental yield after deduction of the estimated market rent value for the non-let portions is 5.6%.

NAV per share

The EPRA NTA per share amounted to 20.7 euros as of 31 December 2022. This represents an increase of 0.6 euro (+3%) against an EPRA NTA per share of 20.1 euro on 31 December 2021 as a result of the EPRA earnings generation (+1.25 euro), the strengthening of equity as a result of some contributions in kind and the ABB (+0.28 euro) and the revaluation of the portfolio (including solar panels) (-0.58 euro) and other (+0.54 euro), and after the dividend distribution (-0.88 euro). IFRS NAV per share[7] amounts to 20.9 euros as of 31 December 2022 compared to 19.0 euros per 31 December 2021.

3 For the exact valuation method, we refer to the BE-REIT press release of 10 November 2016.

4 Investments in solar panels are valued in accordance with IAS 16 by applying the revaluation model.

5 Including a right of use of 72 million euros, related to the land held through a concession in accordance with IFRS 16.

6 Calculated by dividing the annualised contractual gross (cash) rents and the rental value of the unlet parts by the fair value. The fair value is the value of the investment properties after deduction of transaction costs (mainly transfer tax).

7 The IFRS NAV is calculated as the equity capital as per IFRS divided by the total number of shares entitled to dividend on the balance sheet date. This is the net value according to Belgian GVV/SIR legislation.

Contribution to the treasury

In 2022, WDP and its subsidiaries together paid 64.4 million euros in social, fiscal and sector-specific taxes to the treasury.

in euros (x 1,000)	FY 2022	FY 2021
Corporate tax	6,157	3,067
Exit tax	0	0
Advance levy	47,008	42,276
Subscription fee	0	3,042
Social security contribution (employers' contribution)	1,352	1,063
Non-recoverable VAT	604	748
Property tax and other taxes related to immovable goods borne by the owner	7,976	7,553
Transfer taxes	1,205	1,281
Other taxes	110	560
Total	**64,413**	**59,590**

MANAGEMENT OF FINANCIAL RESOURCES

Credit ratings

Baa1
Moody's

BBB+
Fitch

Stable outlook

Gearing ratio

7.1 x
Net debt / EBITDA (adjusted)

35.4%
Loan- to-value

Cost of debt

1.9 %
Cost of debt

97 %
Hedge ratio

Liquidity

~ 1.7 bn €
Undrawn credit facilities

Maturity of outstanding debt

5.6 years
Maturity of debt

6.6 years
Maturity of hedges

Green financing

1.4 bn €
58% outstanding debts

100%
Financing needs covered

100% refinancing until at least the end of 2025
100% committed CAPEX 2023-24
100% commercial paper

Financing policy

The financing policy of the WDP Group is geared towards optimal financing of the company with an ideal mix of debt and shareholders' equity, and the availability of adequate resources to complete ongoing projects and capitalise on any opportunities that arise.

The key objectives within this context are the following:
- a proactive management of the capital structure;
- a balance of equity capital and loan capital;
- a good diversification of the various sources of financing;
- a good spread of the maturities of the liabilities;
- an adequate liquidity risk;
- a sustainable long-term relationship with all financing partners;
- an active financial risk control including interest risk, liquidity risk and counter-party risk.

The scale on which WDP practices its business activities, in combination with strict regulations which, as GVV/SIR, is subject to compliance and the high degree of visibility on the rental flows, gives WDP a competitive edge in the search for appropriate sources of financing. This is extremely important in the continuously changing financing environment where key words are high creditworthiness and diversification.

Specifically, WDP's financial policy is based on the following KPIs:
- a stable capital structure based on net debt / EBITDA (adjusted) around 8x;
- financing of investments by minimum 50% equity and maximum 50% debt;
- loan-to-value <50% throughout the entire cycle;
- maintaining a solid investment grade credit rating;
- a hedge ratio of at least 85%;
- a sufficiently robust liquidity position to meet at least the obligations for the next 18 months;
- a dividend pay-out rate of 80% in the form of an optional dividend.

Financial key figures

	31.12.2022	31.12.2021
Loan-to-value♦	35.4	36.7
Gearing ratio (proportional) (in line with the GVV/SIR Royal Decree) (in %)	37.6	38.1
Net debt / EBITDA (adjusted) (in x)♦	7.1	7.9
Interest Coverage Ratio (in x)[1]	5.9	5.6
Average cost of debt (in %)♦	1.9	2.0
Average remaining term of outstanding debts (in years)	5.6	4.5
Hedge ratio (in %)♦	97.4	82.9
Average remaining term of interest rate hedges (in years)[2]	6.6	6.3

The Alternative Performance Measures (APM) used by WDP, are accompanied by a symbol (♦). Their definition and reconciliation can be consulted in the Annexes of this document.

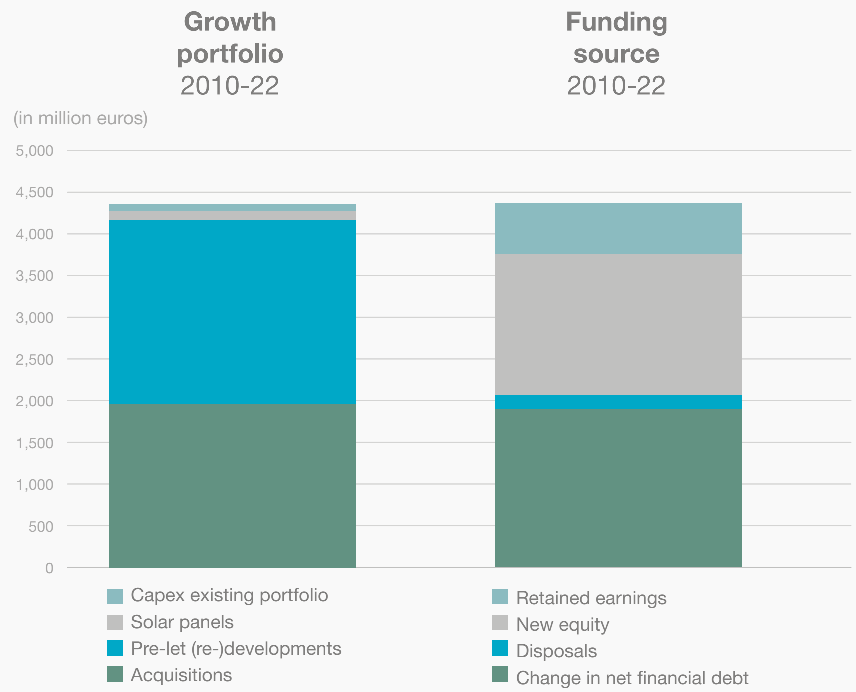
1 Defined as operating result (before the result on the portfolio) divided by interest charges less interest and dividends collected less the fee for financial leasing and other.

2 Remaining term of debt at fixed rate and interest rate hedges entered into to hedge the debt against interest rate fluctuations.

Debt structure

As far as possible WDP endeavours to guarantee a matching of its assets and liabilities throughout the cycle. From that point of view the portfolio generates a gross yield of 5.7% based on a very high level of visibility with an average duration of the leases (including solar panels) of 5.5 years to first maturity, and 7.0 years to final maturity. These are then financed by debt that today carries an average cost of 1.9%, based on a high hedge ratio with long-term hedging instruments (6.6 years on average).

Matching assets and liabilities



This wide margin between yields and costs ensures adequate support to cover the costs of financing, resulting in an interest coverage ratio of 5.9x. Moreover, the visibility on both the income and expenses results in a robust revenue flow.

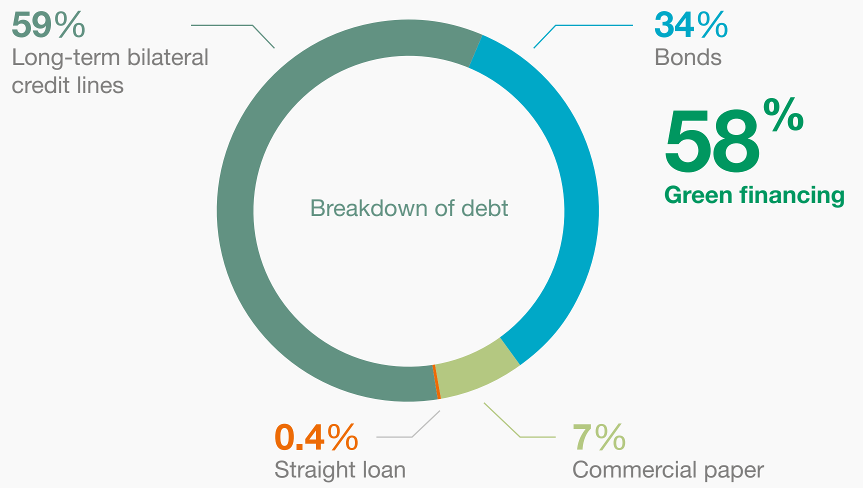
Gearing ratio

The use of debt is legally limited via the Belgian GVV/SIR Royal Decree. For instance, the gearing ratio cannot exceed 65% (both on a consolidated and statutory level) and moreover, dividend distributions to the shareholders are only permitted if the defined limit is not exceeded – given that they must be used at that time to bring the debt ratio back down below 65%. Debts are used to optimise returns for shareholders, but must be applied with prudence taking numerous factors into account, such as access to refinancing capital, capacity to cover interest costs, quality of the portfolio, the term of the leases and the portion of ongoing projects.

As of 31 December 2022, the total financial liabilities (as per IFRS) increased to 2,401.9 million euros compared to 2,193.7 million euros at the end of December 2021. Total assets increased from 6,106.2 million euros as of 31 December 2021 to 7,053.8 million euro as of 31 December 2022.

The gearing ratio (proportional) declined further to 37.6% per 31 December 2022, compared to 38.1% as of 31 December 2021. The loan-to-value, which compares the net financial debt with the portfolio value[1], is 35.4% as of 31 December 2022, compared to 36.7% as of 31 December 2021. This favourable development was mainly driven by the significant reinforcing of equity increase (approximately 675 million euros via ABB of 300 million euros, contribution in kind for 176 million euros, the sale of two pre-hedging instruments for 125 million euros and retained earnings for 74 million euros).

Outstanding consolidated financial liabilities as of 31.12.2022



Green financing

As a capital intense real estate company we need to secure our access to financing (debt and equity). The clear regulatory shift towards green financing implies a higher demand from investors and financial institutions for green investments and green-certified assets. This ambition on making capital and operations more sustainable is also integrated into the WDP Climate Action Plan: the WDP GREEN track sets clear targets on green financing and green certified warehouses. Specifically, we aim to increase the share of green certified assets to at least 75% of the total property portfolio and the share of green financing to at least 75% of our total debt. In recent years, the number of sustainability certificates as well as the share of green financing in our portfolio increased sharply. At the end of 2022, the proportion of green certified assets was 39% (29% as of 31 December 2021) and green financing was 58% of outstanding debt (36% as of 31 December 2021).

1 Based on IFRS statements including solar panels and receivables from and participations in joint ventures.

Maturity dates

The majority of the debt instruments used are bullet type instruments, which implies that over the term, interests are due on the principal sum and that full repayment of the capital is due on the final maturity date. The maturity dates are evenly distributed over time. 42% of the debt matures between one and five years and 51% matures after more than five years. The other short-term financial debt of 179.9 million euros includes the commercial paper programme (168.9 million euros), short-term straight loans (10.2 million euros), and long-term financing maturing within the year (0.9 million euros). The weighted average term of WDP's outstanding financial debt as of 31 December 2022 amounts to 5.6 year[2]

Hedges

WDP's risk policy regarding interest rates, aims to overcome the fluctua tions in interest rates as far as possible and to optimise the cost of debt. This is done through a centrally managed macro-hedging policy, in which interest derivatives are used solely for the hedging of financial debts. The Group does not use derivative financial instruments for speculative purposes and does not hold derivatives for trading purposes.

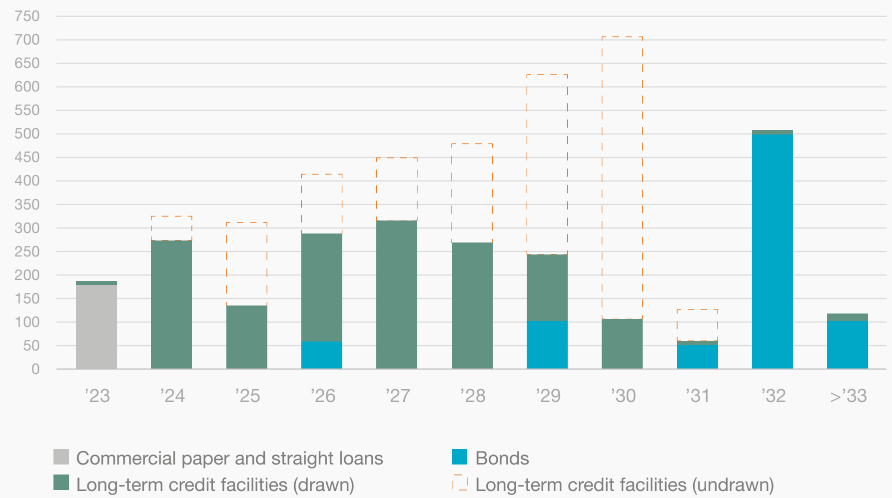
The hedge ratio, which measures the percentage of financial debt at a fixed rate or at a floating interest rate and subsequently hedged through Interest Rate Swaps (IRSes), is 97% as of 31 December 2022 with a weighted average hedge maturity of 7 years and averages 87% over the next five years.

However, WDP's result is still subject to fluctuations (see also *7. Financial results and property report - Outlook* for a sensitivity analysis with respect to short-term interest rates).

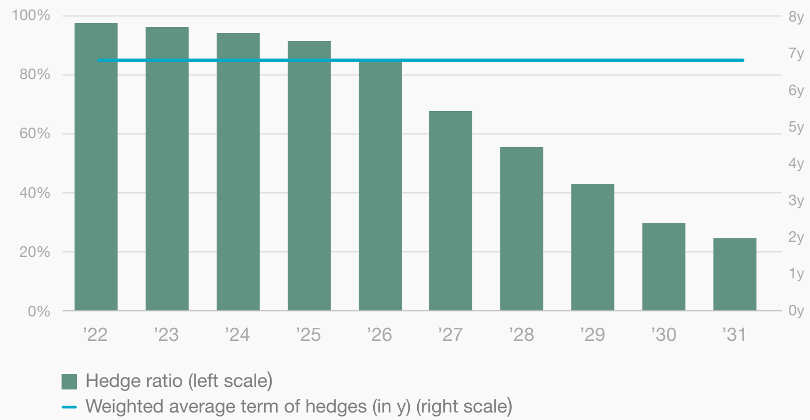
2 Including current liabilities: this mainly includes the commercial paper programme which is fully covered by back-up facilities.

Maturity dates of the credit lines

(in million euros)



Evolution in hedge ratio



Credit rating

In November 2022, WDP received first-time issuer credit ratings from Moody's and Fitch, both of which assigned solid long-term investment grade ratings with Stable Outlook of Baa1 and BBB+, respectively. These ratings reflect the company's prudent financial policies, good access to capital, commitment to an earnings-based leverage ratio (net debt / EBITDA) and a diversified client portfolio that focuses on long-term cash flow generation. These ratings are further supported by a high-quality portfolio with continued high occupancy, retention rates and stable rental income (CPI-linked).

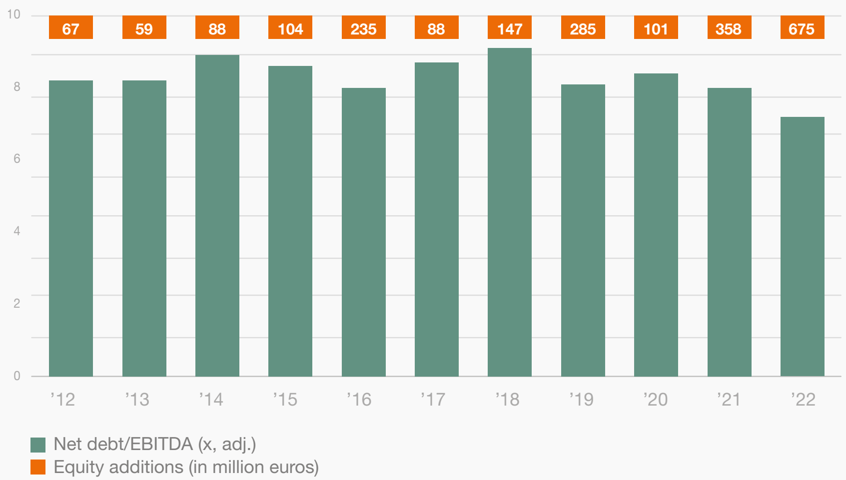
The charts below show WDP's prudent, proactive and disciplined capital management as the basis of a solid investment grade rating.

Baa1 Moody's	**BBB+** Fitch
Investment grade and stable outlook	

- High-quality portfolio in Western Europe and Romania
- Sustained structural demand
- Focus long-term cash flow generation
- Diversified tenant base
- Continued high occupancy and stable rental income (CPI linked)

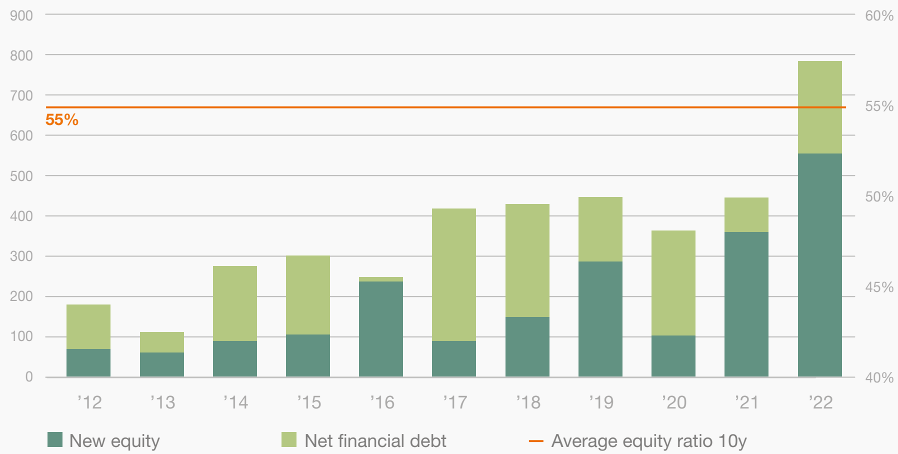
Track record of earnings-based leverage ratio target

(in million euros)



Financing mix of investments

(in million euros)



Covenants and securities

The contractual provisions of the credit facilities generally stipulate that WDP remains qualified as a regulated real estate company (GVV/SIR) in Belgium, including a maximum gearing ratio of 65%, that there is a minimum Interest Coverage Ratio of 1.5x, that the value of speculative (i.e. without pre-letting) development projects may amount to a maximum of 15% of the book value of the portfolio and that the financial debts at subsidiary level may amount to a maximum of 30% of the total outstanding financial debts.

WDP confirms that all of these conditions were met throughout the entire 2022 financial year. The Interest Coverage Ratio was 5.9x, the percentage of speculative developments was 0.1% and the debt at the subsidiary level was 2.5% of the total outstanding financial debt at the end of 2022.

Implementation of the financing strategy

In 2022, an investment volume of around 530 million euros was identified consisting of new projects and land as well as acquisitions of existing buildings and investments in energy transition, in addition to the strategic 10% stake in Catena. In advance, an appropriate financing strategy was outlined to safeguard the solid capital structure of the company.

Besides financing net capital expenditure, the liquidity position was strengthened in 2022 to a buffer of 1.7 billion euros[3] of unused and confirmed credit lines, by strengthening equity by almost 700 million euros and, among other things, by issuing around 1 billion euros of new loans at a fixed interest rate of 1.5%. This provides WDP with ample funds to finance ongoing projects (337 million euros), planned energy projects (150 million euros) and financing maturing in 2023-24 (330 million euros), including a buffer to respond to market opportunities. This excludes expected cash flow through retained earnings and optional dividends and refinancing of loans.

The company strengthened its financial resources over 2022 as follows:

- Capital increase through contribution in kind for 37 million euros[4]

  At the beginning of 2022, WDP acquired three neighbouring sites in the Hoogveld industrial zone in Dendermonde with a contribution in kind against a payment of 1,159,074 new WDP shares. The transaction has led to a 36.8 million euros increase in equity capital.

- Placement of 500 million euros of green bonds via US private placement.[5]

  WDP has successfully placed 500 million euros of green unsecured notes via US private placement with 8 international investors. The effective interest rate for the Company for these ten-year bonds is 1.52% (including pre-hedges). The proceeds from these green bonds will be used exclusively for the financing and refinancing of eligible assets as defined in the WDP Green Finance Framework.

- Capital increase through contribution in kind for 19 million euros[6]

  WDP will become the owner of the Bornem site, with administrative buildings and accompanying land reserve from neighbouring owner Qualiphar through a contribution in kind against payment of 626,526 new WDP shares. The transaction has led to an 18.8 million euros increase in equity capital.

- Capital increase through contribution in kind for 120 million euros[7]

  WDP acquired seven logistics sites from SEDIMMO NV in Tournai accounting for an overall investment of approximately 120 million euros. This acquisition was achieved with a staggered contribution in kind of the sites to WDP. On 14 September 2022, the first part of this transaction was completed via a contribution in kind against payment of 2,398,747 new WDP shares. This first phase resulted in a 67.5 million euros bolstering of equity capital. The second – and concluding – part was implemented

3 Excluding the credit facilities to cover the commercial paper programme.
4 See press release of 10 March 2022.
5 See press release of 14 April 2022.
6 See press release of 22 June 2022.
7 See press releases of 14 September 2022 and 10 November 2022.

on 10 November 2022 via a contribution in kind against payment of 2,092,788 new shares, resulting in a 52.8 million euros reinforcement of equity capital.

- Capital increase through accelerated private placement for 300 million euros[8]

  WDP launched a capital increase in cash within the authorised capital with a waiver of the legal pre-emptive right of existing shareholders (insofar needed, partly in favour of WDP's current reference shareholder, the partnership RTKA (the Jos De Pauw Family)) and without granting an irreducible allocation right to the existing shareholders. The capital increase was achieved using an exempt accelerated private placement with the composition of an order book (accelerated bookbuilding or ABB) with international qualified and/or institutional investors.

  The gross amount of this capital increase amounted to 300 million euros via the issue of 12,931,035 new shares at an issue price of 23.20 euros per share. The 12,931,035 new shares (including the 715,000 new shares to the Jos De Pauw family amounting to approximately 17 million euros), corresponds to approximately 6.84% of the outstanding capital prior to the capital increase. This issue price represents a discount of 5.9% from the last share price on Wednesday 19 October 2022 of 24.66 euros.

- Further reinforcing of liquidity through a syndicated loan of 440 million euros[9]

  WDP managed to conclude a syndicated loan facility with a consortium of international banks led by China Construction Bank for a total amount of 440 million euros. This loan (drawn down on 13 January 2023) will be used to finance the pre-let property projects and the Energy as a Business-strategy, according to WDP's Green Finance Framework. The effective fixed interest rate for this seven-year bullet loan maturing in 2030 is 1.5% (including pre-hedging instrument put in place early 2022).

8 See press release of 19 October 2022
9 See press releases dated 28 November 2022.

Financial risks

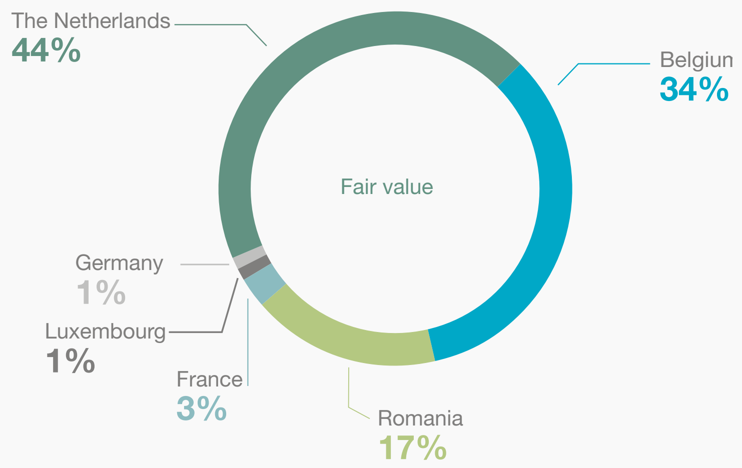
In 2022, WDP has again continuously monitored the potential impact of financial risks and has taken the necessary measures to manage these risks. These risks include counterparty risk (insolvency or credit risk affecting financial partners), liquidity risk (non-availability of financing or very expensive financing options) and risks related to interest, budget, agreements and exchange rates.

PROPERTY REPORT

Review of the consolidated property portfolio

Condition of the portfolio as of 31 December 2022

The independent real estate experts Stadim, JLL, Cushman & Wakefield, CBRE and BNP Paribas Real Estate valued WDP's property portfolio (including Assets held for sale and excluding solar panels) in conformance with IAS 40 at a fair value[1] of 6,492.1 million euros as of 31 December 2022. The comparable value at the end of 2021 was 5,894.5 million euros.



The portfolio breaks down as follows:

Fair value

(in million euros)	Belgium	The Netherlands	France	Germany	Luxembourg	Romania	Total
Existing buildings	2,116.7	2,606.0	175.4	78.6	73.5	934.8	5,985.0
Projects under development	32.0	187.3	0.0	0.0	15.9	62.3	297.6
Land reserves	31.5	54.1	3.4	0.0	0.0	111.7	200.6
Assets held for sale	8.9	0.0	0.0	0.0	0.0	0.0	8.9
Total	**2,189.1**	**2,847.5**	**178.7**	**78.6**	**89.5**	**1,108.8**	**6,492.1**

1 The fair value at which the investment property is measured consists of the investment value less transaction costs. The average theoretical local transaction costs deducted from the investment value are as follows, by country: Belgium: 2.5%, The Netherlands: 10.4%, France: 6.9%, Luxembourg: 7.0%, Germany: 7.8%, and Romania: 1.5%.

Portfolio statistics by country

	Belgium	The Netherlands	France	Germany	Luxembourg	Romania	Total
Number of lettable sites	95	111	7	2	4	65	284
Gross lettable area (in m²)	2,264,546	2,627,974	192,765	60,068	54,335	1,482,309	6,681,997
Land (in m²)	4,456,748	4,958,486	467,237	105,775	93,477	6,703,637	16,785,359
Fair value (in million euros)	2,189	2,847	179	79	89	1,109	6,492
% of total fair value	34%	44%	3%	1%	1%	17%	100%
% change in fair value (YTD)	2.0%	-7.7%	1.6%	-2.9%	10.2%	3.5%	-2.0%
Vacancy rate (EPRA)[1,2]	1.4%	0.3%	2.4%	0.0%	0.1%	1.1%	0.9%
Average lease length till first break (in y)[2]	4.9	5.7	2.9	6.2	7.4	6.0	5.5
WDP gross initial yield[3]	5.0%	5.7%	4.6%	4.4%	5.0%	7.4%	5.7%
Effect of vacancies	-0.1%	0.0%	-0.1%	0.0%	0.0%	-0.1%	-0.1%
Adjustment gross to net rental income (EPRA)	-0.2%	-0.3%	-0.1%	-0.1%	-0.3%	-0.1%	-0.3%
Adjustments for transfer taxes	-0.1%	-0.5%	-0.3%	-0.3%	-0.3%	-0.1%	-0.3%
EPRA net initial yield[1]	4.6%	4.8%	4.0%	4.0%	4.4%	7.1%	5.0%

1 Financial performance indicator calculated according to EPRA's (European Public Real Estate Association) Best Practices Recommendations. Please see www.epra.com.

2 Excluding solar panels.

3 Calculated by dividing the annualised contractual gross (cash) rents and the rental value of the unlet properties by fair value. The fair value is the value of the property investments after deduction of transaction costs (mainly transfer tax).

Evolution of fair value during 2022

In 2022, WDP invested a total amount of 249.8 million euros in new investments. An additional 483.1 million euros was invested for the completion of pre-leased projects for own account and investment in the existing portfolio.

The change in the valuation of the investment properties amounted to 127.3 million euros during 2022 on a portfolio of approximately 6.5 billion euros. The gross rental yield based on the contractual rent, after the addition of the estimated market rent value for the unlet parts, amounts to 5.7% as of 31 December 2022, compared to 5.2% at the end of 2021.

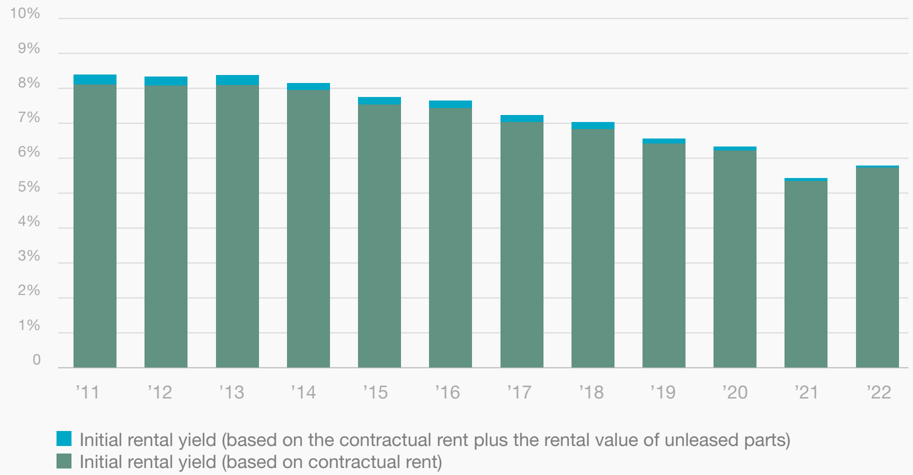
Value and composition of the rental portfolio

The total surface area comprises 1,678.5 hectares, including 110.5 hectares granted in concession. The balance of 1,568.0 hectares has a fair value of 1,806.6 million euros or 28% of the total fair value. This gives an average land value of 115.0 euros/m², excluding transaction costs. This area also includes the strategic land reserves, particularly in Belgium, the Netherlands, and Romania.

Designated use as of 31 December 2022

	Built surface (in m²)	Estimated rental value (in million euros)	Estimated average rental value per m² (in euros)	% of total rental value
Warehouses	5,840,858	303.8	52.0	86%
Offices at warehouses	466,859	43.1	92.3	12%
Miscellaneous (mixed-use, parking and archive spaces)	374,280	7.3	19.5	2%
Total	**6,681,997**	**354.2**	**53.0**	**100%**

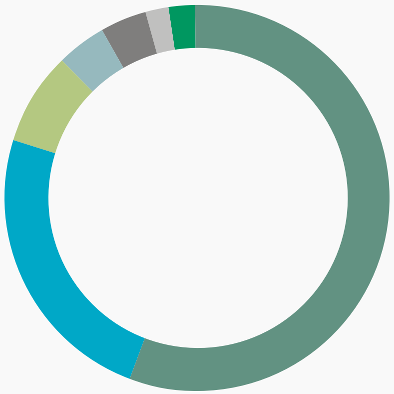
Historic gross rental yield of the WDP portfolio



Change in the property portfolio during 2022

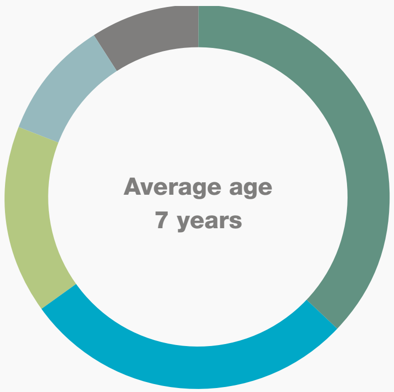
(in million euros)

Breakdown of existing property portfolio by property type (based on fair value)



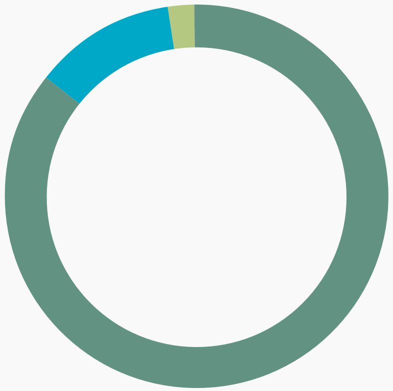
56%	General warehouse
24%	Big box/XXL (> 50,000 m²)
8%	Manufacturing
4%	Cross-dock
4%	High bay/Multiple floor
2%	Future redevelopment
2%	Other

Breakdown of fair value by age[2]



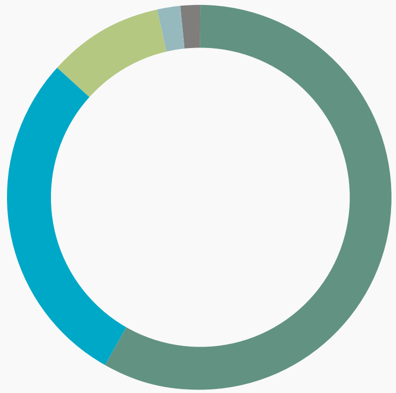
37%	0 to 5 years
28%	5 to 10 years
16%	10 to 15 years
10%	15 to 20 years
9%	older than 20 years

Breakdown of total rental value by intended use



86%	Warehouses
12%	Offices at warehouses
2%	Miscellaneous (mixed-use, parking and archive spaces)

Breakdown of existing property portfolio (based on fair value) by property quality categorisation



47%	Class A warehouse
39%	Class A green certified warehouse[3]
10%	Class B warehouse
2%	Class C warehouse
2%	Other

51%

Share of Urban logistics in the total property portfolio

Urban logistics properties are General warehouse or Cross-dock buildings that are close to large, densely populated consumer areas and can offer quick delivery times.

2 Buildings that have undergone significant renovations are considered new once their renovations are complete.

3 Class A green-certified warehouse refers to the Class A BREEAM and Class A EDGE certified buildings within the existing WDP property portfolio.

Rental situation of the available buildings

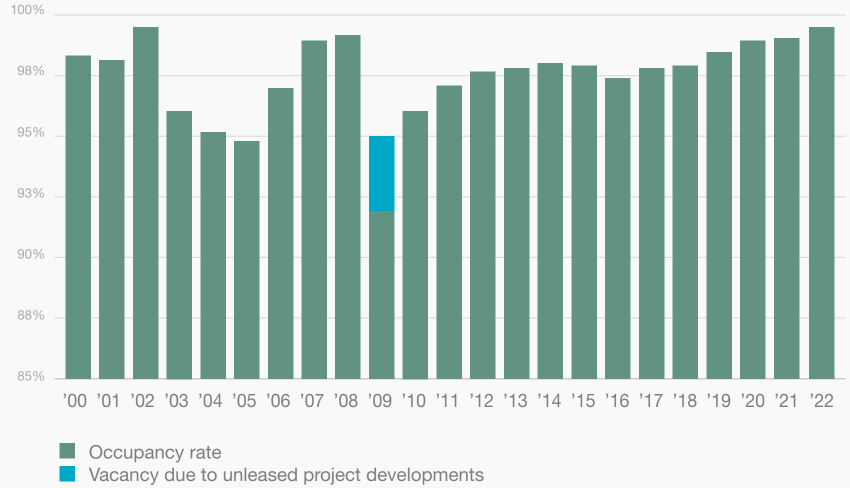
The occupancy rate of the WDP portfolio is 99.1% at the end of 2022. This represents the outcome of WDP's commercial strategy, which is aimed at developing long-term relationships with clients and supports the company's performance with a high operating margin.

The development of long-term partnerships with customers is further reflected in the fact that the average remaining maturity date of the leases is 6.9 years. Assuming the first option of termination, the average remaining duration is 5.5 years.

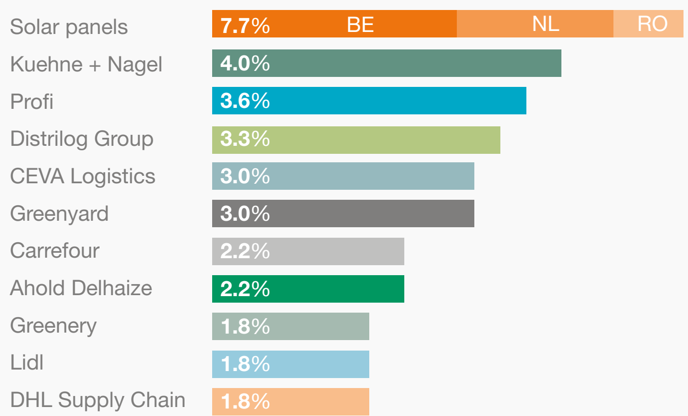
If income from the solar panels is also taken into account, the average remaining duration until the maturity date is 7.0 years. Assuming the first option of termination, the average remaining duration is 5.6 years.

The top ten tenants have a combined share of 27% and each use several WDP sites. The Top 20 make up a share of 41%.

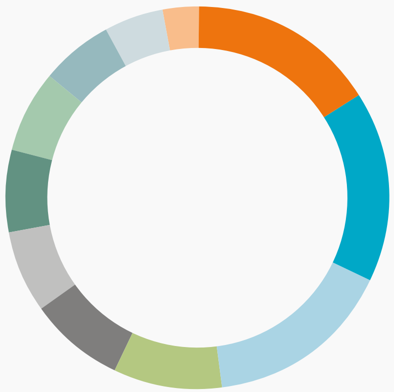
Historical occupancy rate of the WDP portfolio



Top-10 tenants



Rental income by category of end user



16% Industrial
16% Retail (food)
16% FMCG
9% Retail (Non-Food)
8% Food, fruit & vegetables
7% Other
7% Healthcare
7% Automotive
6% Wholesale
5% Post & Parcel delivery
3% Technology, media & telecom

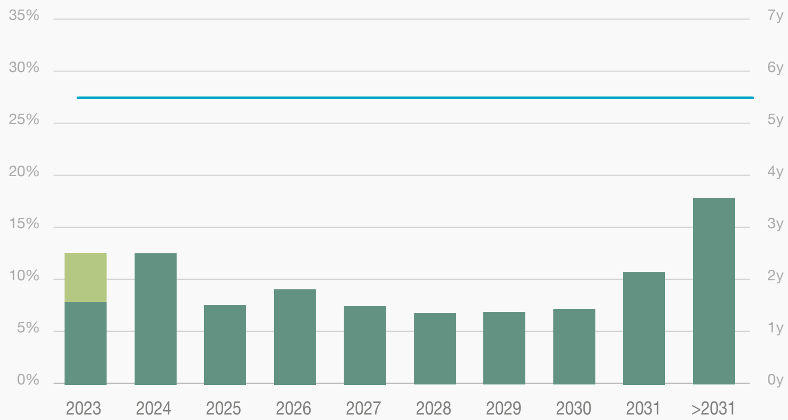
60% End user

40% 3PL

Dedicated e-commerce

14%

Rental income expiry dates (until the first option of termination)



% already extended as at 31.12.2022 (left scale)
% of rental income falling due (including solar energy) (left scale)
Average term (until first break option) (including solar energy) (in number of years) (right scale)

Overview of ongoing projects

For a complete overview of ongoing projects as of 31 December 2022, see Chapter *4. Performance and trends* on pp. 26.

Key data of the properties

All properties were inspected on site during 2022 by independent real estate experts Stadim, JLL, Cushman & Wakefield, CBRE and BNP Paribas Real Estate.

	Year of construction (last renovation/ expansion)	Lettable area (in m²)[1]	Rental income 2022[1]	Occupancy rate[2] 31.12.2022
Belgium		**2,264,546**	**91,132,665**	**98.6%**
Lokeren, Ambachtenstraat 2	2021	70,242	5,337,294	100%
Bornem, Oude sluisweg 32	2011	108,905	4,802,516	94%
Willebroek, Koningin Astridlaan 16	2008 (2015)	56,208	3,028,268	100%
Vilvoorde, Havendoklaan 18	1994 (2001)	76,399	4,296,222	100%
Heppignies - Fleurus, rue de Capilône 6	2016 (2022)	62,674	2,087,042	97%
Willebroek, Victor Dumonlaan 32	2015 (2021)	40,450	2,153,275	100%
Asse - Zellik, Z.4 Broekooi 295 (building 1)	2017	30,383	1,810,629	100%
Kontich, Satenrozen 11-13	1985 (2006)	66,850	1,867,577	100%
Westerlo - Oevel, Nijverheidsstraat 12	2018	41,150	1,781,798	100%
Zwijndrecht, Vitshoekstraat 12	2006 (2013)	49,696	2,016,057	100%
All other properties have a fair value that represent less than 1% of the consolidated assets.	n.r.	1,661,589	61,951,988	n.r.
The Netherlands		**2,627,974**	**131,748,855**	**99.7%**
Echt - Susteren, Fahrenheitweg 1	2014	131,807	4,395,658	100%
Veghel, Kempkens 2200, 2300, 2400, 2500	2022	68,307	n.r.	100%
Tiel, Medel 1A	2014 (2018)	72,874	4,051,883	100%
Ridderkerk, Handelsweg 20 en 25	2005 (2008)	43,194	6,152,632	100%
Breda, Heilaartstraat 263	2019	64,915	2,608,630	100%
Dordrecht, Burgemeester van Zuurenstraat 510	2021	47,977	2,941,125	100%
Venlo, Logistiekweg 1-3	2017	53,061	2,137,181	100%
Tilburg, Hermesstraat 1	2007	47,962	2,707,018	100%
Zwolle, Paderbornstraat 21	2015	47,996	2,718,907	100%
Breda, Steenen Hoofd 50	2022	47,818	27,775	100%
All other properties have a fair value that represent less than 1% of the consolidated assets.	n.r.	2,002,063	104,008,048	n.r.
France		**192,765**	**7,130,646**	**97.6%**
Lille - Roncq, avenue de l'Europe 17	2003 (2006)	13,251	468,725	96%
Neuville-en-Ferrain, rue de Reckem 33	2006	13,434	533,154	100%
Vendin-le-Vieil, rue Calmette - rue des frères Lumière	2004	29,306	679,207	86%
Lille - Seclin, rue Marcel Dassault 16B	2008	13,224	545,116	100%
Lille - Libercourt, Zone Industrielle - le Parc à stock	2008 (2016)	60,393	2,361,277	100%
Labastide-Saint-Pierre, Zac du Grand Sud	2017	43,975	1,809,301	100%
Lille - Templemars, route d'Ennetières 40	1989 (2008)	19,182	733,866	100%
Germany		**60,068**	**2,177,434**	**100.0%**
Bottrop, Am Rhein-Herne-Kanal 7	1986 (2010)	12,574	566,267	100%
Gelsenkirchen, Europastrasse 13, 15	2022	47,494	1,611,167	100%
Luxembourg		**54,335**	**3,394,962**	**99.9%**
Dudelange, Z.A.E. Wolser G, 311-315 (building 1)	2014	14,794	895,939	100%
Dudelange, Z.A.E. Wolser G, 321-325 (building 2)	2018	18,130	979,132	100%
Dudelange, Z.A.E. Wolser G, 331-335 (building 3)	2020	17,030	1,107,268	100%
Dudelange, Z.A.E. Wolser G, 341-345 (building 4)	(in progress)	n.r.	61,652	n.r.
Contern, Allée Klaus-Michael Kühne	2022	4,380	350,970	99%

	Year of construction (last renovation/ expansion)	Lettable area (in m²)[1]	Rental income 2022[1]	Occupancy rate[2] 31.12.2022
Romania		**1,482,309**	**61,521,695**	**98.9%**
Almaj - Craiova (Dolj)- CF 37091 - Building 1	2021	59,305	3,009,991	100%
Braila (Braila), Zona libera Braila II - Building 1	2015 (2016)	43,987	2,928,289	100%
Oarja (Arges), Autostrada A1 KM 102-103 - Building 3	2017 (2018)	57,998	1,994,837	100%
Roman (Neamt), Magurei 2, Roman - Building 1	2018 (2019)	68,052	2,365,454	100%
Santuhalm (Hunedoara) - Calea Hunedoarei, 3A - Building 1	2020	44,076	2,205,813	100%
Slatina (Olt), Draganesti 35A - Building 1	2020	63,770	3,351,318	100%
Stefanestii de Jos 2 (Ilfov), Sinaia 50B - Building 1 (44HA)	2019 (2021)	75,246	3,836,586	100%
Stefanestii de Jos 2 (Ilfov), Sinaia 50B - Building 2 (44HA)	2019	43,573	1,933,398	100%
Stefanestii de Jos 2 (Ilfov), Sinaia 50B - Building 3 (18HA)	2020	61,224	2,362,483	100%
Timisoara , SAG 1 (Timis), Building 1	2021	87,411	n.r.	100%
All other properties have a fair value that represent less than 1% of the consolidated assets.	n.r.	877,667	37,533,528	n.r.
TOTAL		**6,681,997**	**297,106,257**	**99.1%**

1 Based on 100% of the lettable area and the rental income for the fully consolidated entities (including WDP Romania) and the proportionate share for the joint ventures (i.e. 55% for Luxembourg and 29% for WDPort of Ghent Big Box).

2 The occupancy rate is calculated based on the rental values of the leased properties and the non-leased space. This does not include projects under development and/or renovations.

REVIEW OF THE LOGISTICS PROPERTY MARKET

Belgium and Luxembourg

Even though 2022 was marked by changed market conditions due to high market volatility, skyrocketing inflation, a weakening macroeconomic outlook and sharply increased cost of capital, the logistics property market can still count on healthy market dynamics.

Despite a limited 10% decline, demand for logistics and industrial properties in Belgium and Luxembourg remained high compared to average take-up volumes pre-covid. From a preliminary balance sheet of 2022, about 2.0 million m² of logistics and semi-industrial real estate was occupied. Demand is mainly driven by logistics service providers (3PL), industry and retail. Demand due to omnichannel activities then normalised after above-average growth during the pandemic. Directly available space remains extremely low and is situated at 1.2%. The scarcity of immediately available space is greatest in the regions of Antwerp, Brussels, and Liège with 0.5%, 1.8%, and 0.9% respectively. The project pipeline for 2023 is to a large extent pre-let to new projects, which will perpetuate the low level of availability.

The low availability rate and the limited available land holdings in combination with the strong demand is putting pressure on land prices and rent levels. For example, average land prices on the Antwerp-Brussels axis run as high as 280 euros per m², with peaks of up to 350 euros per m² for the most strategic (and urban) locations in and around Brussels. Top rents in Brussels are up to 65 euros per m² per year and up to 56 euros per m² per year on the Antwerp-Brussels axis – and are expected to increase by 7% by 2023. Compared to the same period last year, we see an 85 basis points increase in prime yields to around 4.35%. This increase is mainly due to the sharply increased cost of capital and sharply reduced liquidity in the property market. Indeed, the changed price expectation today creates a high bid/ask spread between buyers and sellers and has led to a significantly lower number of transactions in the investment market. Awareness of climate issues, increased interest rates as well as high construction costs and inflation are some of the factors that will influence the demand for logistics property in 2023.

The Netherlands

Demand for logistics property has remained unchanged despite historically low vacancy rates, scarcity of new land (and high land prices), limited capacity on the power grid and sharply increased construction costs. On the one hand, this demand is supported by the continued growth of online purchases – the online penetration rate, the percentage of total retail sales transacted online, rose to 22% and, according to market study, this increase will rise to 30% by 2030. On the other hand, companies accrued strategic stocks to avoid further disruptions in supply chains. Although demand in a post-covid economy is expected to normalise with possibly a temporary cyclical impact on demand due to the uncertain macroeconomic environment, the logistics sector remains fundamentally sound. This is reflected in a further decrease in the vacancy rate to approximately 2.5% (approximately 3.5% by the end of 2021). Thus the risk of a significant short-term increase is extremely limited: 30% of the current development pipeline of 2.7 million m² is speculative in development against an average annual take-up of over 2.6 million m². As a result of low supply, rents rose by 20% on average in 2022 – expected to rise by 10% in 2023. The highest prices are paid in Schiphol (110 euros/m²), Rotterdam (90 euros/m²), and Tilburg-Waalwijk (80 euros/m²). Prime yields are around 4.3%, up 100 basis points year-on-year – reflecting the sharply increased cost of capital and limited liquidity. A challenge as an opportunity is the ongoing more restrictive government policy and nitrogen debate. As a result, sustainability and efficient land use will play an important role more than ever, which will only further increase interest in brownfields.

France

During 2022, a total of 4.1 million m² of logistics property space was taken up – down 14% from the same period in 2021 but in line with the five-year average take-up level. This decrease is mainly due to 2021 as an extraordinary year. Despite the uncertain macroeconomic environment, sharply increased inflation as well as the accelerated energy transition, demand for qualitative space is expected to remain level at approximately 3.5 million m² in 2023.

Long-term structural trends, despite normalisation post-covid, still support demand for modern logistics property. This increase is mainly attributed to the increased importance of e-commerce and online sales (with increased interest in urban logistics property). Moreover, companies want to further optimise their supply chain to avoid stock shortages. This sustained demand caused the vacancy rate in the French market to dropped to 3.8% by the end of 2022, an historic low. The deficit in immediately available space is limited to just 1.9 million m², down more than 15% from the same period in 2021. This deficit is primarily pronounced in the Lyon region, the Provence-Alpes-Côte d'Azur region and the region around Paris with 0.9%, 1.2% and 2.7% respectively. Given this acute shortage of readily available space, upward pressure on market rents will continue. In the region around Paris, prime rent rose by about 4% to 84 euros/m²/year. The prime yield was 4.25%, up 50 basis points from the previous quarter. This increase is mainly due to the increased financing cost.

Romania

The Romanian logistics and industrial real estate market can expect take-up of 870,000 m² over the first nine months of 2022, which is double that of 2021. Of the total take-up, warehousing (50%) was among tenants' main target segment with retail accounting for the majority of total demand. The historically high demand for logistics property is still mainly located in and around the capital Bucharest (63%), followed by cities in the south (20%) and west (12%). Moreover, the increased demand is due to Romania's strategically favourable location – in this regard, it acts as a gateway to Western Europe and Asia. As a result of disrupted supply chains (partly due to the covid pandemic and increased geopolitical tensions), some retailers just like manufacturers are moving their production closer to the end customer (reshoring), implementing a diversification policy in terms of inventory quantity and increasing the number of suppliers to avoid stock shortages. Romania will play an important role here. Throughout the first nine months of 2022, about 500,000 m² of logistics property was completed – the Bucharest region's share in this amounts to 55%. This brings the total surface area of logistics and industrial property in Romania to 6.1 million m². It is reported that the total supply of logistics and industrial real estate will increase to approximately 6.7 million m² by 2023. Of this development pipeline of 550,000 m², about 50% is speculatively under development and it is largely located in the Bucharest West region (approx. 80%). The average vacancy rate remained stable around 4.8% (5.5% in Bucharest and 4.2% regionally). On average, rental levels per m² remain stable in Romania. Prime yields are around 7.1%.

Germany

The German logistics property market saw a 10% increase in take-up over the first nine months to approximately 6.4 million m². Over 40% of these are located in the top five German regions, notably Berlin (864,000 m²), Düsseldorf (1,275,000 m²), Rhine-Maine (244,000 m²), Hamburg (346,000 m²) and Munich (109,000 m²).

Healthy rental growth is driven by the limited supply of available logistics property (sites with significant lettable area), high construction costs and sharply increased cost of capital. Besides long-term trends affecting demand for logistics property (continued demand due to the growth of omnichannel activities and the crucial role of logistics service providers in the supply chain), the importance of sustainability continues to grow. Combined with an increasing scarcity of land positions, interest in redevelopment is also growing here.

Source: WDP Research and estate agent reports

OUTLOOK

The forecasts described below contain the expectations for the 2023 financial year with regard to the consolidated EPRA earnings and WDP's consolidated balance sheet. The basis for their drafting and preparation is similar to that of the outlook for the 2022 and 2021 financial years and is in accordance with the WDP's accounting policy and IFRS[1].

These forecasts were made based on information available on 31 December 2022. The forecasts with regard to the consolidated balance sheet and the EPRA Earnings are predictions that will depend on changes in the economy, the financial markets and property markets. This prospective information and these forecasts, opinions and estimates prepared by WDP relating to its currently expected future performance and the market in which WDP operates do not constitute a commitment for the company. By their very nature, 'forward-looking statements' imply inherent risks, uncertainties and assumptions (both general and specific), including a risk that these statements will not prove to be accurate.

Assumptions concerning elements that WDP cannot influence directly

- **Inflation:** a weighted average inflation rate of 6%, based on economic consensus expectations per 31 December 2022. This results in organic growth of 5% based on the indexation clauses in the leases.
- **Interest rates**: an average level of one, three and six-month Euribor rates of 2.62%, 2.81%, and 2.89% respectively.
- **Financial hedging instruments:** given their volatility, variations in their market values were not taken into account. These changes are irrelevant to the forecasts associated with the EPRA Earnings.
- **Valuation of real estate portfolio and solar panels:** no predictions are made regarding the variations in the fair value of the real estate portfolio and solar panels. This would be unreliable and subject to a multitude of external factors over which the company has no influence. These variations are also not relevant to the outlook for EPRA earnings.
- **External events:** it is assumed that no material changes will occur in the (geo)political and/or economic climate which could have a material impact on the Group.
- **Regulatory and tax framework:** it is assumed that no material changes occur in tax legislation or regulatory requirements that would affect the Group's results or its accounting methods.
- **Risks:** the outlook may be affected, inter alia, by market, operational, financi al and regulatory risks as described in Chapter *9. Risk factors*.

Assumptions that are within WDP's direct control

- **Net rental result:** the increase was mainly driven by external growth and organic growth via indexation of the leases. The net investment volume of around 475 million euros achieved in 2022 will largely contribute to the result during the 2023 financial year. In addition, as announced, various pre-let development projects are in execution with gradual delivery over 2023[2]. As regards organic growth, the indexation of the leases is taken into account (see above). In 2023, 12% of the contracts will come to maturity, of which 40% could already be renewed at the time of the publication of the 2022 results and for which the current rent is therefore known. For the remaining 60%, lease extensions and/or renewals after a possible vacancy period are taken into account. WDP assumes a minimum average occupancy rate of 98% for 2023 and stable customer payment behaviour.
- **Solar energy revenues:** estimated at about 27 million euros, an increase driven by the additional PV projects in Belgium, the Netherlands, Romania and Luxembourg, as well as higher income from organically higher electricity prices.
- **Other operating income/expenses:** this item includes the net effect of property taxes, the property management fee charged by WDP as well as some non-recurring income.
- **Property costs:** these are mainly the net costs (i.e. after any recharges) for maintenance and repairs, insurance contracts and commissions. They have been estimated for 2023 on the basis of the current portfolio, the expected investments, and the evolution of the figures from previous financial years.

1 For the auditor's report on the EPRA profit forecast, see Chapter *12. Appendices – External audit.*

2 For an overview of ongoing projects see Chapter *4. Performance and trends*.

- **General costs:** these costs evolve in line with the growth of the portfolio, whereby the operational platform is further developed in a cost-efficient manner, in particular, while maintaining the high operating margin of approximately 91%. These costs include the operating costs of WDP, mainly salaries, office rent, fees to external advisors and costs related to the stock exchange listing and external communication.
- **Financial result:** the evolution of financial debt is assumed to be dependent on the investment programme. Taking into account the short-term interest rate changes and a 97% hedge as of 31 December 2022, an average cost of debt of 1.9% is assumed for 2023. It is assumed that no loans are repaid prematurely, nor that current IRS contracts will be terminated prematurely. The total financial costs were then reduced by capitalised interest included in the investment cost of the existing developments at an interest rate equivalent to the estimated overall financing cost. The financial charges include the recurring cost of concessi ons in the amount of 3.2 million euros (for the sites on which WDP does not have bare ownership but does retain usufruct).
- **Taxes:** these include the annual corporate income tax and withholding tax on dividends, depending on the tax status of each entity. A fiscal provision was taken into account if WDP could not continue to qualify as FBI in the Netherlands, this prompted by caution given the current significant uncertainty created by the withdrawal of the tax ruling from 1 January 2021 by the Dutch tax authorities. This has an impact of approximately 4 million euros.
- **Share in the result of joint ventures** and associated companies: this result includes the result of the joint ventures WDPort of Ghent Big Box and WDP Luxembourg, and the contribution following the participation in Catena.

Forecast of consolidated results

Based on the current outlook and the above assumptions, WDP expects EPRA-earnings per share of 1.35 euros (approximately 278 million euros) in 2023, up 8% from 1.25 euros in 2022, taken into account an increase in the average number of shares of 9.0%. Based on the current profit expectations, WDP intends to pay a gross dividend per share of 1.08 euros for the financial year 2023 (payable in 2024), a comparable increase of 8%.

This outlook for 2023 is based on current knowledge and situation and barring unforeseen circumstances within the context of the evolution of external factors such as a weakening macroeconomic outlook, high market volatility and a sharply increased cost of capital.

Consolidated results (analytical scheme)

in euro (x 1,000)	FY 2022 Actual	FY 2023 Budget
Rental income, net of rental-related expenses	292,940	334,387
Indemnification related to early lease terminations	-	-
Income from solar energy	22,902	26,544
Other operating income/costs	3,782	1,387
Property result	**319,624**	**362,318**
Property charges	-11,705	-12,697
General company expenses	-16,078	-18,768
Operating result (before the result on the portfolio)	**291,841**	**330,853**
Financial result	-43,449	-46,990
Taxes on EPRA Earnings	-13,573	-12,571
Deferred taxes on EPRA Earnings	-	-
Share in the result of associates and joint ventures	8,705	14,606
Minority interests	-7,250	-8,138
EPRA Earnings	**236,273**	**277,760**
Weighted average number of shares	189,421,171	206,381,087
EPRA Earnings (per share)	**1.25**	**1.35**
Dividend (per share)	**1.00**	**1.08**

Projected consolidated balance sheet

In drawing up the projected balance sheet, account was taken of factors that could reasonably be estimated. The following assumptions were taken into account:

- **Assets - property portfolio:** the investments as mentioned above were taken into account.
- **Assets - solar panels:** fair value valuation, using the same assumptions as at 31 December 2022, subject to the roll-over of the valuation model by one year[3].
- **Liabilities - equity capital increase:** the 2022 dividend distribution was taken into account with the assumption of 50% taken in shares in the form of an optional dividend and the EPRA earnings evolution during the 2023 financial year.
- **Liabilities - financial debts:** evolution based on the expected investment volume and the portion that is expected to be financed through equity capital (via retained earnings and the optional dividend). Hereby, a loan-to-value – based on the current valuation of the portfolio – below 40% as of 31 December 2023 and an average cost of debt of 1.9% for 2023 is expected. As of 31 December 2022, the total undrawn and committed long-term credit lines have been reinforced significantly and amount to approximately 1.7 billion euros[4]. This provides WDP with ample funds to finance ongoing projects (337 million euros), planned energy projects (150 million euros) and financing maturing in 2023-24 (330 million euros), including a buffer to respond to market opportunities. This excludes expected cash flow through retained earnings and optional dividends and excluding refinancing of loans.

3 See also explanatory note XIII. Other tangible fixed assets.

4 Excluding credit facilities to cover the commercial paper programme already deducted in this amount.

Consolidated balance sheet

in euro (x 1,000)	31.12.2022 Actual	31.12.2023 Budget
Fixed assets	**6,990,506**	**7,433,554**
Investment property	6,351,916	6,723,601
Other tangible fixed assets (including solar panels)	166,351	225,813
Financial fixed assets	169,308	169,308
Other fixed assets	5,958	4,592
Participations in associated companies and joint ventures	296,973	310,241
Current assets	**63,342**	**68,480**
Assets held for sale	8,624	–
Cash and cash equivalents	8,040	8,040
Other current assets	46,677	60,439
Total assets	**7,053,848**	**7,502,034**
Shareholders' equity	**4,347,951**	**4,510,073**
Shareholders' equity - Group share	4,273,375	4,427,843
Minority interests	74,576	82,229
Liabilities	**2,705,896**	**2,991,961**
Non-current liabilities	**2,387,202**	**2,674,559**
Non-current financial debt	2,221,997	2,489,125
Other non-current liabilities	165,205	185,434
Current liabilities	**318,694**	**317,403**
Current financial debt	179,904	180,045
Other current liabilities	138,790	137,358
Total liabilities	**7,053,848**	**7,502,034**
Gearing ratio (proportionate)	37.6%	38.9%
Loan-to-value	35.4%	37.0%

Growth plan 2022-25

Focus on profitable growth

The strategic growth plan for 2022-25 is a four-year plan in which WDP aspires to achieve annual EPRA Earnings per share of +8% to 1.50 euros in 2025. The dividend per share is expected to evolve synchronously towards 1.20 euros in 2025 based on a low pay-out ratio of 80%.

Profit target 2025 confirmed despite changed market conditions

In early 2022, WDP announced its growth plan whereby the targeted growth will be supported by the structural demand for logistics space, internal growth and value creation within the existing portfolio and scaling up of WDP ENERGY.

WDP remains focused on the earnings target in its growth plan and remains alert and vigilant to achieve that goal. However, the parameters on which the growth plan was initially based have changed because of certain external factors, such as a sharply increased cost of capital, persistently high construction prices and high inflation. WDP believes that, while maintaining a solid financial position, it is well-positioned to continue creating value for its shareholders through growth in EPRA earnings and dividends per share, even in a more challenging environment. Specifically, this means that we will put profitability first and be more selective with new investments, further focus on internal growth opportunities and accelerate the WDP ENERGY roll-out. This is expected to lead to an increasing contribution of organic growth (mainly through rent indexation) and energy projects versus external growth, compared to what was originally envisaged in the growth plan.

To this end, WDP relies on an inflation-proof cash flow profile thanks to indexation clauses in the leases combined with rising market rents. For example, in 2023, WDP expects a positive impact on rents of +5% driven by indexation of contracts. Moreover, at a hedge ratio 97% the cost of debt is almost fully hedged for an average term of 7 years and an average hedge ratio of 87% over the next 5 years.

The logistics property sector remains fundamentally sound given the crucial role of logistics within the economy for various industries (both on the inbound and outbound sides of the supply chain), despite a possible conjectural drop in demand due to the weak macroeconomic outlook. Nevertheless, the upward pressure on market rents is further supported by limited availability (vacancy in the market <5% in all regions where WDP operates) and scarcity of land.

Since the last quarter, WDP has seen stabilisation at a high level for both construction prices and delivery times for new projects. For the new projects, WDP is charging higher rents. However, achieving the targeted returns remains a challenge for each individual project. It is important that investments are calibrated to the changed economic parameters, such as the increased cost of capital.

This 2023 outlook and the 2022-25 growth plan targets are based on current knowledge and situation and notwithstanding unforeseen circumstances due to the evolution of external factors, such as a weakening macroeconomic outlook, high market volatility and a sharply increased cost of capital.

The growth will be driven by:

Structural growth
- Selective use of capital for investments (based on cost of capital and building costs);
- mainly through pre-let developments on our own and new sites;
- within the existing markets in the Benelux and Romania (<20% in Romania);
- but also further geographical expansion within the EU through further development in Germany and capitalisation of the activities in France;
- in sync with a dynamic, strategic land bank focusing on pre-let developments within the developer/investor model.

Value creation within the existing portfolio
- Further differentiation in terms of customer focus and a high-quality portfolio, supported by technology, energy and sustainability;
- Increasing scarcity of land leads to upward pressure on market rents;
- Well positioned to absorb high(er) inflation through CPI-linked rent;
- Rent review potential in the medium-term with a commercial approach;
- Further expansion of services, such as upgrades, innovation and investments in sustainability, PropTech, etc.

Climate as an opportunity
- Scaling up the Energy as a business strategy with a clear role regarding energy transition;
- Moreover, WDP wants to take the lead within its sector and make a clear commitment to its customers and suppliers with regard to decarbonisation;
- This is based on the WDP Climate Action Plan in which clear objectives have been formulated throughout the entire value chain;
- where WDP recognises the climate risks and combines these with business opportunities; and
- made possible by technology and innovation.

This strategy is backed by a stringent capital discipline that allows for:
- Financing of investments by minimum 50% equity and maximum 50% debt;
- Stable capital structure based on a net debt/EBITDA (adjusted) of circa 8x;
- Loan-to-value <50% throughout the cycle.

Moreover, WDP allows for the following assumptions and underlying assumptions:
- Continued structural demand for new, modern logistics property, albeit at a normalised pace;
- Solid operational metrics (high occupancy rate, long-term leases, sustainable rent levels);
- Balanced contribution of growth drivers (external growth, organic growth, WDP ENERGY).

Sensitivity

The following table provides a non-exhaustive overview of external and internal factors which have an influence on the key parameters of the company, namely the EPRA Earnings, the gearing ratio and shareholders' equity.

Sensitivity analysis based on the consolidated figures as of 31 December 2022

Δ Inflation (in %)	**-2.0%**	**-1.0%**	**0.0%**	**1.0%**	**2.0%**
Δ EPRA Earnings (in million euros)	-6.8	-3.4	0.0	3.4	6.8
Δ Occupancy rate (in %)	**-1.0%**	**-0.5%**	**0.0%**	**0.5%**	**1.0%**
Δ EPRA Earnings (in million euros)	-3.8	-1.9	0.0	1.9	3.8
Δ Euribor (in %)	**-1.0%**	**-0.5%**	**0.0%**	**0.5%**	**1.0%**
Δ EPRA Earnings (in million euros)	0.6	0.3	0.0	-0.3	-0.6
Δ Fair value of investment properties (in %)	**-5.0%**	**-2.5%**	**0.0%**	**2.5%**	**5.0%**
Δ Gearing ratio (in %)	1.8%	0.9%	0.0	-0.9%	-1.7%
Δ Investments (in million euros)	**-100**	**-50**	**0**	**50**	**100**
Δ Gearing ratio (in %)	-0.9%	-0.5%	0.0	0.4%	0.9%
Δ Fair value of investment properties (in %)	**-5.0%**	**-2.5%**	**0.0%**	**2.5%**	**5.0%**
Δ Fair value of investment properties and shareholders' equity (in million euros)	-324.6	-162.3	0.0	162.3	324.6
Δ Interest rates (in %)	**-0.50%**	**-0.25%**	**0.0%**	**0.25%**	**0.50%**
Δ Fair value of hedging instruments and shareholders' equity (in million euros)	-39.1	-19.4	0.0	19.0	37.7

> "Effective decision-making within a fast-growing organisation requires delineated decision-making powers. That is how ownership and responsibility are being encouraged and agility is being facilitated.

08 Corporate Governance Statement

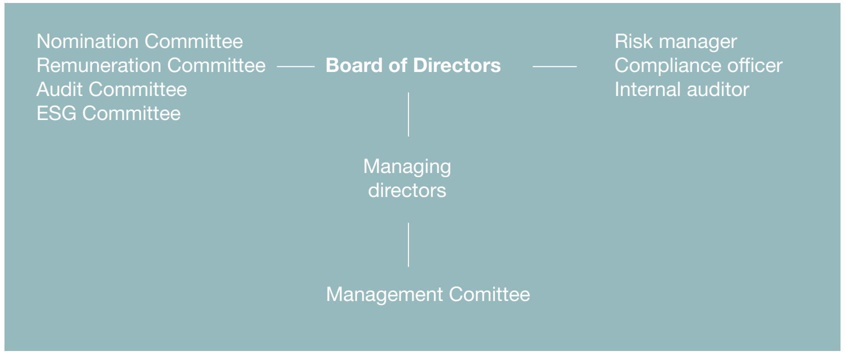
CORPORATE GOVERNANCE STATEMENT

Governance principles

Since its foundation, WDP has prioritised honest and proper business practices, always based on our core values. WDP strives to meet the highest of standards in the area of corporate governance, out of a firm belief that this contributes to the long-term success of the company and to protecting the interests of all stakeholders. The Board of Directors monitors to ensure that the corporate governance principles and processes developed for this purpose are suitable for the Company and meet the applicable corporate governance rules or standards at all times.

The Corporate Governance Charter contains all information on the good governance rules that apply within the company, including the principles and processes of the management structure, conflicts of interest prevention policy, remuneration policy, Dealing Code and good conduct policy. This charter is available on our website as are other internal policies.

WDP governance structure



Regulations:

- Code of companies and associations
- Corporate Governance Code 2020
- REIT Regulations
- EU accounting regulations
- IFRS
- EU Market Abuse Regulation
- EU Prospectus Regulation
- Euronext Rulebook

Internal policies:

- Corporate Governance Charter
- Dealing Code
- Employee Code of Conduct
- Supplier Code of Conduct
- Remuneration Policy
- Anti-Bribery and corruption Policy
- Diversity Policy
- Ethics Code
- Grievance Management Procedure
- Corporate citizenship
- Enterprise Risk Management Policy

Reference Code | 2020 Corporate Governance Code

In accordance with Article 3:6 (§2) CCA and the Royal Decree of 12 May 2019 indicating the mandatory corporate governance code for listed companies, WDP applies the 2020 Belgian Corporate Governance Code (2020 Code), taking into account the special circumstances related to the GVV/SIR legislation. The 2020 Code is available online at www.corporategovernancecommittee.be.

The 2020 Code applies the comply or explain principle, meaning that any deviations from the recommendations must be justified. As of the date of this Annual Report, WDP is in compliance with the provisions of the 2020 Code, except for the following principles:

Principles 3.19 to 3.21 of the 2020 Code cover the appointment of secretaries in the company.

EXPLAIN | Given the rather small size of the Board of Directors, and to use the strengths within the company with maximum efficiency, for the time being the Board of Directors has opted not to assign the position of secretary to one specific person. At WDP, the function of secretary is performed by the CFO, who is also present at the Board of Directors' meetings, and the General Counsel, both of whom have the necessary skills and knowledge with regard to management issues:

- supporting the Board of Directors and its committees in all governance matters;
- preparing the Corporate Governance Charter and Corporate Governance Statement;
- ensuring a proper flow of information within the Board of Directors and its committees and between the executive management and the non-executive directors;
- accurately recording the essence of the discussions and decisions in the board meetings in the minutes; and
- facilitating initial training and supporting professional development where necessary.

Each director may contact the CFO or General Council individually.

Principle 7.6 of the 2020 Code states that non-executive directors should receive part of their remuneration in the form of shares in the company.

EXPLAIN | WDP deviates from this principle and does not provide remuneration in shares to non-executive directors. Taking into account the current remuneration amounts and the independent nature of the non-executive directors, WDP is of the view that providing part of the remuneration in shares would not necessarily contribute to the objective of the 2020 Code to have these directors act with the perspective of a long-term shareholder. As a GVV/SIR, WDP strives for a robust profit and dividend per share, in line with the perspective of a long-term shareholder. Since its listing in 1999, WDP has focused on creating stable cash flows over the long-term which, in combination with its high disbursement obligation as a GVV/SIR, makes WDP a fully fledged, profitable and liquid alternative to direct investments in real estate based on rental income. This is the basis of its strategy, as determined by the Board of Directors, which is also clearly reflected in its strategic growth plan.

The remuneration report included in this Corporate Governance Statement gives a summary of the total remuneration for the non-executive directors.

Principle 7.9 of the 2020 Code states that the Board of Directors must set a minimum threshold for shareholdings of members of the Management Committee.

EXPLAIN | WDP deviates from this principle and does not set any explicit minimum threshold for WDP shareholdings for Management Committee members. As a GVV/SIR, WDP strives for a robust profit and dividend per share, in line with the perspective of a long-term shareholder. Since its listing in 1999, WDP has focused on creating stable cash flows over the long-term which, in combination with its high disbursement obligation as a GVV/SIR, makes WDP a fully fledged, profitable and liquid alternative to direct investments in real estate based on rental income. This is the basis of its strategy, as determined by the Board of Directors, which is also clearly reflected in its strategic growth plan. It is this strategy that Management Committee members must roll out operationally. WDP therefore believes that its remuneration policy establishes a clear link with the creation of stable long-term cash flows and thus ensures that Management Committee members act from the perspective of a long-term shareholder. WDP does, however, encourage the members of the Management Committee to build up a shareholding and hold shares in WDP. Both CEOs have now each accrued shareholdings of this kind themselves.

The remuneration report in this Corporate Governance Statement gives a summary of the shareholdings that the Management Committee members have in their own portfolios. This is therefore a shareholding in the Company accumulated by the relevant Management Committee member.

Board of Directors

Unitary board (one-tier governance structure)

On 1 October 2019, after the conversion of WDP from a partnership limited by shares managed by a Statutory Manager into a public limited company with a unitary board (one-tier governance structure), the directors were appointed for the first time in WDP NV/SA, which is legally a different entity.

However, this appointment took into account the terms of these directors on the Board of Directors of the former statutory manager of WDP, in the sense that:

- they were appointed for the remaining period of their term with the former statutory manager; and
- in drawing up their status as an independent director (Article 7:87 CCA), they also took into account the terms they had as independent and/or non-executive director with the former statutory manager.

At least once every three years, the Board of Directors will evaluate the governance structure it has chosen to determine whether it is still suitable, and if not, it will propose a new governance structure to the General Meeting. A final review of the governance structure by the Board of Directors took place in December 2022 where it was decided that the choice of a unitary board is still the appropriate governance structure for WDP today.

Composition

Principles

The WDP Articles of Association state that the Company must be run by a Board of Directors consisting of at least 3 directors appointed by the General Meeting for up to four years. The majority of the Board of Directors consists of non-executive directors; it also has a suitable number of independent directors. The Articles of Association provide, in accordance with the 2020 Code, that at least three Directors have the status of independent directors in accordance with the criteria described in the 2020 Code and this CG Charter. Moreover, WDP strives for the majority of the Board of Directors to be independent.

The membership of the Board of Directors enables the management of WDP in accordance with its Articles of Association and its permitted activities (as described in Article 4 of the GVV/SIR Act).

Members of the Board of Directors must meet the requirements set on the GVV/SIR under the applicable law, including membership exclusively comprising natural persons that meet the requirements of Articles 14 and 15 of the GVV/SIR Act (fit-and-proper test for directors).

The membership of the Board of Directors as a whole must provide a combination of experience, knowledge and skills from individual members that enables optimal fulfilment of the role of the Board of Directors. Thus, on the whole, the Board of Directors must offer at least the following characteristics:

- a proper balance in terms of knowledge, competencies and experience, beginning with the requirements for doing business efficiently in the markets where the company operates;
- its members must ensure that it functions as an agile and effective body at all times, driven by an entrepreneurial spirit;
- in decisions regarding its membership, the Board of Directors also strives to achieve diversity (in terms of gender, age and nationality) as well as to minimise present or future conflicts of interest between members and the WDP Group (legal, business, economic and ethical conflicts of interest).

The Corporate Governance Charter also sets out the specific qualitative requirements on individual members, including an independent and enterprising personality, an impeccable reputation and proper business ethics.

Moreover, the following principles must also be applied:

- conformity with diversity requirements (Article 3:6 CCA);
- conformity with specific gender diversity requirements (Article 7:86 CCA);
- application of the defined age limit of 70 years, in that the term of a director shall end on conclusion of the annual meeting in the year in which the director turns 70 years of age, unless the Board of Directors resolves otherwise at the proposal of the Nomination Committee;
- for the non-executive directors: up to 5 appointments as director of a listed company, subject to approval from the Board of Directors (with application of the comply or explain principle).

Binding nomination right

The articles of association of WDP provide for a binding nomination right for any natural person, legal entity or company (with or without legal personality) that individually and directly holds at least 10% of the shares in the company, under specific conditions as described in Article 15 of the Articles of Association of WDP.

By virtue of this binding nomination right, Tony De Pauw was appointed by the Extraordinary General Meeting of WDP of 11 September 2019 as a director of WDP, effective as of 1 October 2019 at the proposal of the current Reference Shareholder of the company, the management body RTKA. As of the date of this Annual Report, Tony De Pauw is the only director appointed based on this binding nomination.

Membership of the Board of Directors on 31 December 2022

The Board of Directors comprises six members (natural persons):

- 2 executive directors, one of whom has been nominated by the Reference Shareholder (the management body RTKA): Tony De Pauw; and
- 4 non-executive and independent directors within the meaning of Article 7:87 (§ 1) CCA.

Name	Capacity	Independent	First appointment[1]	End of term	Number of years	Board of Directors Attendance 2022
Rik Vandenberghe	Non-executive director	♦	April 2019	April 2023	4	34/34
Anne Leclercq	Non-executive director	♦	April 2015	April 2026	8	34/34
Cynthia van Hulle	Non-executive director	♦	February 2015	April 2026	8	34/34
Jürgen Ingels	Non-executive director	♦	April 2018	April 2026	5	33/34
Tony de Pauw	Executive Director		May 1999	April 2023	24	27/34
Joost Uwents	Executive Director		April 2002	April 2026	21	34/34
			Average board tenure		11.6	

1 Date of first appointment within WDP Comm.VA. Each director has been appointed for the first time in WDP SA in October 2019.

Frank Meysman's mandate as non-executive director came to an end at the 27 April 2022 General Meeting.

Board of Directors

From left to right

Joost Uwents
Born in 1969

Anne Leclercq
Born in 1956

Rik Vandenberghe
Born in 1961

Cynthia Van Hulle
Born in 1956

Jürgen Ingels
Born in 1971

Tony De Pauw
Born in 1954

Rik Vandenberghe

has been the independent, non-executive chair of the Board of Directors of WDP since April 2019. He holds a Commercial Engineering diploma from the Catholic University of Leuven.

In the period 2017–2021, he served as CEO of Besix Group, a leading multidisciplinary construction and real estate company operating in twenty-five countries across five continents, where he was instrumental in strengthening Besix Group's multidisciplinary offering. Today, he is still executive director of Besix Group and assists management in an advisory capacity. Rik Vandenberghe started his career in the banking sector, working at ING for thirty years, where he held numerous leadership roles and, as CEO of ING Luxembourg and ING Belgium, enjoyed close working relationships with key actors in the real estate market and garnered extensive international experience. At ING Belgium, he headed the Real Estate & Development Financing department (1991-97), a department that also fell under his broader responsibilities until 2007. As CEO, he also formed part of the Risk Committee of ING Luxembourg (2007-13) and the Market Risk Committee of ING Belgium (2013-17).

His experience as the chairman of organisations, such as Febelfin, subsidiaries of the Besix Group, and ING, his knowledge of real estate, finance and the stock market, his entrepreneurial spirit as well as his eye for innovation, support the management of WDP and the further growth of the company.

Other active terms on 31 December 2022
Listed companies
–
Non-listed companies
Besix Group
T.P.F.
New Vision
Next Day Capital Holding
Next Day Asset Management (chair)
Next Day Investment Management (chair)
Orientalis Nex Day Smart Living (chair)
High Five Next Day Smart Living (chair)

Terms ending on 31 December 2022, but held in the period from 2017 onwards
ING Bank Belgium
ING Luxembourg
Entreprises Jacques Delens
Établissements Jean Wust
Febelfin
Franki Foundations Belgium
LUX T.P.
Olympiades Brussels Hotel
Socogetra
Different companies within the Besix group
Olympic Invest
Vanhout
Compagnie Belge de Bâtiment (chair)
Six Construct
Watpac
Van den Berg
Les News 24

WDP shareholdings as at 27 March 2023
10,200

Anne Leclercq

has been an independent non-executive director since April 2015. She studied law at the Catholic University of Leuven and obtained a diploma from the Kellogg School of Management and an MBA from the Vlerick Business School. At the University of Cambridge Institute for Sustainability Leadership, she took the Business Sustainability Management course in 2020.

From 1980 to 1998, she worked at several banks where, as Directeur Trésorerie, she was responsible for the Tresorerie and Trading Books and the investment portfolio. She was also a member of the ALM Committee (asset and liability management) and she was affiliated with the Belgian Debt Agency from 1998 to 2019. As from 2008, she became the Director of Treasury and Capital Markets. In this capacity, she was responsible for defining the financing policy of the Belgian national debt and the organisation of secondary markets. She was a member of the Strategic Committee, which sets the strategy and risk management for sovereign debt financing, and as Director of Treasury and Capital Markets chaired the Market Committee, responsible for the implementation of financing and its continuous assessment against the risk framework. These positions contributed to gaining extensive knowledge and experience in enterprise risk management. Her general management experience, knowledge and expertise regarding financial markets and risk-based, efficient financial management (debt capital markets), provide substantial added value to the financing policy of WDP. In addition, she has served in various roles in supranational institutions such as the IMF, the World Bank and the OECD.

Other active terms on 31 December 2022
Listed companies
–
Non-listed companies
BNP Paribas Fortis (risk committee chair)
Fluxys Belgium
De Warande
AZ Sint-Maria-Ziekenhuis Halle

Terms ending on 31 December 2022, but held in the period from 2017 onwards
Argenta Bank- en Verzekeringsgroep
Argenta Assuranties
Argenta Spaarbank
Catholic University of Leuven (audit committee chair)
LRD (audit committee chair)
Plexus
University Hospital of Leuven (audit committee chair)
Z.org Leuven (audit committee chair)

WDP shareholdings as at 27 March 2023
0

Cynthia Van Hulle

has been an independent non-executive director since February 2015. She earned her doctorate in Applied Economic Sciences at the University of Leuven where she is a professor at the Faculty of Economics and Business Studies.

She had previously studied at Yale University and at the University of Chicago and taught at the University of Columbia. In addition, she has held the Francqui chair at the University of Ghent. Key areas of expertise in her academic work include corporate finance, restructuring and governance issues. She brings thorough knowledge of accounting and auditing to the table.

Other active terms on 31 December 2022
Listed companies
Miko (audit committee chair)
Non-listed companies
Argen-Co
Argenta Bank- en Verzekeringsgroep
Argenta Assuranties
Argenta Spaarbank
Rega

Terms ending on 31 December 2022, but held in the period from 2017 onwards
ASL

WDP shareholdings as at 27 March 2023
0

Jürgen Ingels

has been an independent non-executive director since April 2018. He holds a master's in Political and Social Sciences and an MBA from the University of Antwerp.

He started his career as investment manager at Dexia Ventures, Dexia's venture capital fund. He made his first major breakthrough with Clear2Pay, a pioneering financial technology company.
Today, Jürgen is managing partner at SmartFin, a venture capital fund which finances and supports growing European technology companies. He is the engine behind various start-ups and scale-ups, and two important Belgian technology events (SuperNova and The Big Score).

His expertise in financial technology, digital innovation and technology in the broader sense contributes to the growth and future-proofing of WDP.

Other active terms on 31 December 2022
Listed companies
Materialise
Non-listed companies
Smartfin
Willemen Groep
Ghelamco
GS Pledge Co.
Itineris
Bright Analytics
NG Data
Projective
Mensura
Maria DB
Startups.be / Scaleups.eu
Akinon
Deliverect
Royal Antwerp Football Club
Recharge.com

Terms ending on 31 December 2022, but held in the period from 2017 onwards
B_Hive Europe
Trendminer
The Glue
Clear2Pay
NG Data Europe
Newtec
Silverfin
Exellys
Finsight Solutions
Innovis
Itiviti AB
Unifiedpost Group
Pay-Nxt
Vavato

WDP shareholdings as at 27 March 2023
25,000

Tony De Pauw

has been executive director and CEO since 1999 and represents the Reference Shareholder, the Jos De Pauw family (via the family company structure RTKA).

His vast experience and expertise in investing in and managing (logistics) real estate and the sector as a whole go hand in hand with his entrepreneurship.

Other active terms on 31 December 2022
Listed companies
–
Non-listed companies
VBO (Strategy Committee member)
RSC Anderlecht

Terms ending on 31 December 2022, but held in the period from 2017 onwards
Le Concert Olympique

WDP shareholdings as at 27 March 2023
98,338

Joost Uwents

has been a director since 2002 and executive director and CEO since 2010. He is a commercial engineer and holds an MBA.

His banking background gives him strong knowledge of real estate and finance. Before his appointment as CEO, he was CFO of WDP for ten years. Over the years, he has built up expertise in the logistics and supply chain sector. Together with his drive for innovation, his expertise contributes to the expansion of WDP's sustainable strategy.

Other active terms on 31 December 2022
Listed companies
Xior Student Housing
Unifiedpost Group
Catena
Non-listed companies
nanoGrid
Logistics in Wallonia
EPRA (Advisory Board member)

Terms ending on 31 December 2022, but held in the period from 2017 onwards
–

WDP shareholdings as at 27 March 2023
198,608

The Reappointment of directors at the Annual General Meeting of 26 April 2023

The Board of Directors, on the advice of the Nomination Committee, proposes to the General Meeting of 26 April 2023 the renewal of the mandate of Rik Vandenberghe for a term of four years as a non-executive and independent director within the meaning of Article 7:87 §1 of the CCA and the 2020 Code. Subject to the approval of his reappointment by the General Meeting on 26 April 2023 and on the advice of the Nomination Committee, the Board of Directors will also reappoint him as Chairman of the Board of Directors for a similar period. Considering his long-standing (international) experience and extensive knowledge, as well as his complementarity with the other directors, his reasoned contributions to the meetings, as well as the leading role he assumes on the Board of Directors with room for discussion and his ability to reach consensus, the Board of Directors believes that this reappointment guarantees that the Board of Directors will be run properly. So, if approved by the General Meeting, its mandate will run until the 2027 General Meeting.

Moreover, on the advice of the Nomination Committee, the Board of Directors proposes to the General Meeting of 26 April 2023 to renew Tony De Pauw's mandate as executive director of the Company for a term of four years, i.e. until the General Meeting of 2027. He is nominated according to the binding right to appoint under Article 15 of the Company's Articles of Association by the current reference shareholder of the Company, the partnership RTKA. Considering his extensive experience in the logistics and supply chain sector and his sustained leadership as executive director and CEO since 1999, and – importantly in the current economic conditions – his strong commercial strategic acumen, the Board of Directors believes that his reappointment will provide significant added value so that the Board of Directors will be run properly. The Board of Directors acknowledges that in doing so, it deviates from the principle that a director's mandate comes to an end on the occasion of the general meeting in the year in which the director turns 70 (which in Tony De Pauw's case is 14 December 2024). The Board of Directors justifies its decision by the fact that this period of Tony De Pauw's four-year term of office should ensure that the succession within the Jos De Pauw family can be further and properly worked out and that a smooth transfer to the next generation of this directorship as Reference Shareholder can be achieved.

The appointment procedure for a member of the Board of Directors is described in detail in WDP's Corporate Governance Charter.

Roles and responsibilities of the Board of Directors

The WDP Board of Directors is authorised to perform all activities that are necessary or useful for achieving the object of the Company, with the exception of activities legally falling to the General Meeting.

The Board of Directors sets the strategy and core values of WDP, decides on investments and the financing strategy and monitors the quality of the management. It prepares the WDP financial statements as well as the Annual Report (including Corporate Governance Statement and remuneration report) and convenes the General Meetings of the company. The Board of Directors decides on the use of the authorised capital. Moreover, it is the Board of Directors that decides on the structure of the management of WDP, and the powers individually or collectively conferred on the CEOs and/or other Management Committee members. Finally, the Board of Directors is the body responsible for facilitating effective dialogue with shareholders by means of, for example, transparent communication in press releases, the annual report and other channels.

The Board of Directors, acting as a collegial body, represents the Company in all judicial and extrajudicial acts. The company is legally represented by two directors acting jointly in all judicial and extrajudicial acts. The Board of Directors has delegated the day-to-day management to both CEOs, each of whom may act alone, within the meaning of Article 7:121 CCA. The Company may also be represented by a special proxy.

The Board of Directors operating rules are described in detail in WDP's Corporate Governance Charter.

Activity report of the Board of Directors in 2022

The Board of Directors met 34 times during the financial year 2022. The increase in the number of meetings is partly explained by the proactive response to macroeconomic developments and opportunities, including the accelerated implementation of a new financing framework with a credit rating for the Company, the strengthening of equity capital (ABB) as well as debt financing (syndicated loan, US private placement). Moreover, the directors focussed on the implementation of the various business plans including the Climate Action Plan and the cybersecurity roadmap.

Essentially, the following points came up for discussion:

- operating and financial reporting;
- communications policy;
- strategy and investment policy;
- financing policy;
- risk management policy;
- composition and evaluation of the Board of Directors;
- analysis and approval of the 2023 budget;
- long-term strategy and analysis and approval of the new 2022-25 growth plan;
- development of a new remuneration policy adjusted to the new 2022-25 growth plan;
- follow up on the ESG Roadmap, including the concrete targets in the WDP Climate Action Plan;
- analysis and approval of investment, divestment and development dossiers;
- analysis and approval of some credit agreements, including the USPP and syndicated loan, as well as the credit ratings due to Moody's (Baa1) and Fitch (BBB+);
- internal audit, digitisation, and business processes;
- analysis and approval of a delegation matrix;
- analysis, evaluation and implementation of specific actions with respect to specific risks, such as the regulatory risk surrounding the FBI status, cybersecurity, and the general macroeconomic climate (increasing inflation, energy crisis, Russia-Ukraine conflict);
- drafting of the Board of Directors reports related to the contribution in kind of a claim (in the context of the optional dividend) and the decision to withdraw it;
- approval of the capital increase by way of an accelerated bookbuild (ABB) within the authorised capital;
- capital increases by contribution in kind (i) of immovable property of Qualiphar NV, Sedimmo NV and Sedis Logistics NV and (ii) of shares of Sigmo NV, within the scope of the authorised capital;
- analysis and approval of a 10% stake in the capital of Catena AB by WDP Invest NV/SA;
- completion of the aforementioned transactions and calculation of the resulting capital increase within the authorised capital; and
- approval convocation of the Extraordinary General Meeting to renew the approval of authorised capital;
- a review of WDP's governance structure and a decision on how to maintain it, i.e. a one-tier board of directors;
- drafting and approving of the 2021 Universal Registration Document.

Accomplishments 2022

WDP financing framework

Further strengthening of the financing policy with flexibility in its implementation given the economic conditions

Based on credit ratings Fitch BBB+ and Moody's Baa1

Characterised by further diversification of financing

Risk Management

Cybersecurity roadmap on track

WDP Ownership Team

Delegation Matrix roll out in WDP Group for greater empowerment at the business level

One-tier (monastic) governance structure

Evaluation and decision to retain this structure

Attendance rate

Board of directors 96%

Evaluation

At least once every three years, the Board of Directors evaluates its own performance, its interaction with the Management Committee and its members, as well as its size, membership and operation and that of its committees.

The evaluation process is led by the chairman and is also monitored by the Nomination Committee. Its objectives include:

- assessing the operation of the Board of Directors or of the relevant committee;
- verifying whether important matters are properly prepared and discussed;
- assessing the effective contribution of each director on the basis of his/her attendance at the Board of Directors meetings or the relevant committee and his/her constructive involvement in the discussions and decision-making. In this evaluation, a minimum individual attendance rate of 75% applies, unless there is a sufficiently substantiated explanation for a lower attendance rate (e.g. health or family circumstances);
- verifying whether the actual composition of the Board of Directors and committees is appropriate.

The evaluation is conducted through a formal procedure that may or may not be facilitated externally, in keeping with a methodology approved by the Board of Directors.

On the one hand, evaluation of the directors (as members of the Board of Directors and as members of a committee) is ongoing, in particular mutual evaluation amongst colleagues. If a director has doubts about the contribution of another director, the former director may raise this as an agenda item for the Board of Directors or in the relevant committee, or discuss the matter with the chairman of the Board of Directors. The chairman may then take the necessary steps, at the chairman's own discretion.

On the other hand, all directors are evaluated individually once a year, and more often where applicable, by the Nomination Committee, taking into account factors such as their attendance rate at the Board of Directors and relevant committee meetings (see above for the minimum attendance rate), level of participation in meetings, commitment, suggestions brought forward outside of meetings, provision of innovative ideas based on their experience on other boards or committees, constructive involvement in discussions and decision-making and their sense for risk identification and mitigation. The Nomination Committee also assesses whether the contribution of each director adapts to changing circumstances.

The Board of Directors takes action based on the results of this performance evaluation. Where applicable, this means nominating new members for appointment, proposing that existing members not be reappointed, or taking measures that are considered useful for the effective operation of the Board of Directors.

IN 2022 | The Nomination Committee came to the joint conclusion for 2022 that the current collaboration between the directors is satisfactory and proactive. The Committee also believes that the interaction between the Board of Directors (through its chair) and the Management Committee (such as through its CEOs and the CFO) is working extremely well, and that there is a steady flow of information. The governance structure appears to have a sound basis. Once again, the Board of Directors managed to consult regularly, either remotely or in person, and, if necessary, on an ad hoc basis, depending on the changing market conditions and opportunities. This was possible thanks to WDP's coherent and lean governance structure, and also to each director's significant degree of involvement and flexibility. The Board of Directors, at the recommendation of the Nomination Committee, has concluded that each director individually has fulfilled the role of director in a proper and constructive manner. Discussions and decisions show a high level of commitment, with adequate interest in risk identification and management. Moreover, thanks to their mutually complementary skills, the directors form a formidable collective whole.

Declarations

Based on the information at its disposal, the WDP Board of Directors states that:

- the members of the Board of Directors and the Management Committee do not share any kind of familial connections;
- none of the directors or Management Committee members have been convicted of any fraud-related offences, at least during the past five years;
- none of the directors or Management Committee members, at least for the last five years, have been the subject of official and public allegations and/or penalties imposed by a statutory or supervisory authority (including a recognised professional association), or have ever been declared by a court to be unfit to act as a member of a managerial, supervisory or oversight body of a company or to act within the framework of the management or performance of the activities of a company;
- no director and no member of the Management Committee has held – for at least the previous five years – an executive function as a senior manager or as a member of the administrative, management or supervisory bodies of any company at the time of its bankruptcy, receivership or liquidation; and
- none of the directors or Management Committee members have concluded any management or employment contract that provides for a severance payment at the end of the contract, with the exception of what is listed below in the Remuneration report.

Committees of the Board of Directors

The Board of Directors has formed specialised committees to advise it regarding decisions to be taken, to ensure that certain matters are adequately addressed, and if necessary, to bring specific matters to the attention of the Board of Directors. However, decision-taking remains the collective responsibility of the Board of Directors.

The Board of Directors has formed three specialised committees within WDP, each with its own internal regulations: the Audit Committee, the Nomination Committee, the Remuneration Committee and the ESG Committee. Insofar required, the composition of these committees complies with the conditions imposed by the Companies and Associations Code and the Corporate Governance Code. Each committee's operating rules are described in detail in WDP's Corporate Governance Charter.

Board of Directors and committees

	Board of Directors	Audit Committee	Nomination Committee	Remuneration Committee	ESG Committee
Rik Vandenberghe	President	Member	President	Member	Member
Anne Leclercq	Member	Member	Member	Member	Member
Cynthia Van Hulle	Member	President	Member	Member	Member
Jürgen Ingels	Member	Member	Member	President	Member
Tony De Pauw	Member		Member		Member
Joost Uwents	Member		Member		Member

President Member

Audit Committee

Composition

Number of members
4

Gender

Men	2
Women	2

Independence
100%

Number of meetings
6

Attendance rate
100%

Attendance

Cynthia Van Hulle | chair*	6/6
Anne Leclercq	6/6
Rik Vandenberghe	6/6
Jürgen Ingels	6/6

* At least one member of the Audit Committee must possess the necessary expertise in the field of accounting and auditing and, as an independent director, must meet Article 7:87 CCA. At this time, Cynthia Van Hulle meets these conditions.

Role and responsibilities of the Audit Committee
The Audit Committee supports the Board of Directors in the fulfilment of its monitoring responsibilities, ensuring control in the broadest sense, including risk control.

Activity report of the Audit Committee in 2022
IN 2022 | the Audit Committee mainly discussed the following items in the performance of its duties:
- quarterly review of accounts, periodic press releases and financial reports;
- analysis of internal management procedures and independent control function along with effective management (based on the internal audit by the external internal auditor and the audit by the statutory auditor), also with a view to the required reporting to the FSMA;
- the key risks;
- monitoring of changes in the law and regulations.

Nomination Committee

Composition

Number of members
6

Gender

Men	4
Women	2

Independence
100%

Number of meetings
4

Attendance rate
100%

Attendance

Rik Vandenberghe | chair	4/4
Anne Leclercq	4/4
Cynthia Van Hulle	4/4
Jürgen Ingels	4/4
Joost Uwents	4/4
Tony De Pauw	4/4

Role and responsibilities of the Nomination Committee
The task of the Nomination Committee is to advise the Board of Directors on appointments of directors, CEOs and other members of the Management Committee (on the proposal of the CEO).

Activity report of the Nomination Committee in 2022
IN 2022 | the Nomination Committee mainly discussed the following items in the performance of its duties:
- evaluating the composition of the current Board of Directors and determining the next steps towards the (near) future; and
- starting the procedure for evaluating the non-executive directors whose term of office expires at the end of the General Meeting on 26 April 2023 and who are candidates for a renewal of their term of office;
- nomination to appoint the chairman of the ESG Committee and the Remuneration Committee;
- annual evaluation of the members of the Board of Directors.

Remuneration Committee

Composition

Number of members
4

Gender
Men 2
Women 2

Independence
100%

Number of meetings
2

Attendance rate
100%

Attendance

Jürgen Ingels | chair	2/2
Anne Leclercq	2/2
Cynthia Van Hulle	2/2
Rik Vandenberghe	2/2

Role and responsibilities of the Remuneration Committee

The role of the Remuneration Committee consists of assisting and advising the Board of Directors on all issues concerning the remuneration policy and remuneration techniques for the directors and members of the Management Committee.

Activity report of the Remuneration Committee in 2022

IN 2022 | the Remuneration Committee mainly discussed the following items in the performance of its duties:

- preparation of the remuneration report of 31 December 2021;
- proposal of a new remuneration policy adjusted to the 2022-25 growth plan;
- proposal of the targets for the members of the management committee according to their variable remuneration for 2022;
- proposal of the individual remuneration for the board members and members of the management committee for the 2023 financial year;

ESG Committee

Composition

Number of members
6

Gender
Men 4
Women 2

Independence
100%

Number of meetings
3

Attendance rate
100%

Attendance

Rik Vandenberghe | chair	3/3
Anne Leclercq	3/3
Cynthia Van Hulle*	3/3
Jürgen Ingels	3/3
Joost Uwents*	3/3
Tony De Pauw	3/3

* ESG-expertise

Role and responsibilities of the ESG Committee

The role of the ESG Committee is to support and advise the Board of Directors on a wide range of ESG-related topics (including but not limited to good governance, risk management, cybersecurity, programmes on talent development, diversity and inclusion, use of materials, climate, biodiversity, environmental management systems, energy efficiency, etc.).

Activity report of the ESG Committee in 2022

IN 2022 | the ESG Committee mainly discussed the following items in the performance of its duties:

- initiation of its committee and determination of its operating rules;
- advice with respect to the implementation of the Climate Action Plan;
- monitoring of the implementation of the Climate Action Plan.

Management Committee

By a decision of the Board of Directors, a Management Committee was formed on 1 October 2019 which acts as an advisory body to the Board of Directors.

Composition

Principles

The members are appointed by the Board of Directors on the recommendation of the Nomination Committee. Members of the Management Committee may be either natural persons or legal entities. In the case of a legal entity, it must appoint a single permanent representative who will represent it at Management Committee meetings.

The Board of Directors decides the length of the term of each member of the Management Committee at the time of his appointment.

The remuneration, term and conditions for dismissal of a member of the Management Committee are governed by an agreement between each Management Committee member and the Company (with approvals by the Board of Directors and on the recommendation of the Nomination Committee and Remuneration Committee).

The composition of the Management Committee is shown below as of 31 December 2022 where the Management Committee members selected the address of the registered office of WDP NV/SA as their office address, with a view to their role in WDP NV/SA.

Role and responsibilities of the Management Committee

The role of the Management Committee is to consult with the Board of Directors and advise them on the day-to-day management of WDP, and always in accordance with the values, strategy, general policy and business plan determined by the Board of Directors.

The role of the CEOs is to work with the other members of the Management Committee on the following:

- implementing the WDP mission, policy plan and strategic objectives as determined by the Board of Directors;
- implementing the decisions of the Board of Directors and following up on the performance and results;
- reporting to the Board of Directors on the progress of all matters and files that fall under the competence of the Board of Directors.

The Board of Directors has delegated the day-to-day management to both CEOs, each of whom may act alone, within the meaning of Article 7:121 CCA. The day-to-day management comprises all actions and decisions that do not extend beyond the needs of the company's day-to-day proceedings as well as the actions and decisions which, due to their lesser importance or urgency, do not justify the intervention of the Board of Directors.

Each member of the Management Committee is individually responsible for the tasks delegated to them by the CEOs (or, in the case of the CEOs, by the Board of Directors). The Management Committee has no other responsibility than to act as an advisory committee to the Board of Directors.

The Management Committee's operating rules are described in detail in WDP's Corporate Governance Charter.

Evaluation of the Management Committee

The Management Committee completes an annual evaluation of its own functioning, powers and responsibilities. The chairman of the Management Committee shall present and discuss the results of this evaluation with the Board of Directors. The Board of Directors can, if necessary, take appropriate measures. The Management Committee can in turn act on the results of the evaluation by recognising its strengths and improving its weaknesses.

Tony De Pauw

Co-CEO,
Born in 1954

Joost Uwents

Co-CEO,
Born in 1969

We refer to the description above under Board of Directors.

Christoffel De Witte

Country Manager BE-LU-FR,
Born in 1967

is WDP's Country Manager Belgium, Luxembourg and France since 2014. His responsibility in this role is to coordinate the commercial team and the property managers. He holds a Master in Business Economics and a Master in Real Estate Management. He is also a member of the Royal Institute of Chartered Surveyors.
Christoffel has over 25 years of experience in commercial property. He started his career as a real estate broker before joining UK logistics REIT Segro, serving in several commercial roles in Belgium over a ten-year period. From 2007 to 2008, he was the Europe Development Director and Belgium Country Manager at US REIT First Industrial. After this, he worked as the Managing Director of Belgian real estate developer MG Real Estate for five years.

Other active terms on 31 December 2022

REAL ISTIC
BM De Witte
Comaan (joint shareholder)

Terms ending on 31 December 2022, but held in the period from 2017 onwards

–

WDP shareholdings as at 27 March 2023

0

Jeroen Biermans

Country Manager RO,
Born in 1971

After his law studies, Jeroen specialised in export management and logistics. He first spent two years working at the Bar of Antwerp before taking a position as an international legal and financial controller at Den Braven Sealants. In 2001, Jeroen became an international entrepreneur through joint ventures with Romanian, Dutch and Belgian partners. Since 2007, he has been responsible for expanding the WDP property portfolio in Romania as the Country Manager and co-shareholder.

Other active terms on 31 December 2022

J.B. Top Pro Invest
Vuurkruisenbizz
Antonino Invest
Apartementele Trandafirul
Asta Pro Invest
Beltech
Brabuild Invest
Joca Invest
NBR Pro Invest
Paulina Invest
San Carlo Invest
Mills Invest
Lamast Invest

Terms ending on 31 December 2022, but held in the period from 2017 onwards

–

WDP shareholdings as at 27 March 2023

0

Mickaël Van den Hauwe

Chief Financial Officer
Born in 1981

has been CFO of WDP since 2011 and is responsible for Finance, Investor relations, IT & Digitisation. Together with the CTO, he is responsible for Energy & Sustainability. He also sits on the EPRA Regulatory and taxation committee on behalf of WDP. He studied at the Solvay Business School at the Free University of Brussels and is a business engineer specialising in Finance. He started his career as a controller at Unilever Bestfoods Belgium before moving on to Delta Lloyd – Bank Nagelmackers, where he gained experience as a buy-side specialist. In 2005, he accepted a position as a sell-side analyst of property shares for Dexia and four years later for KBC Securities.

Other active terms on 31 December 2022

BE-REIT Association (president)
nanoGrid

Terms ending on 31 December 2022, but held in the period from 2017 onwards

–

WDP shareholdings as at 27 March 2023

28,600

Michiel Assink

Country Manager NL - DE
Born in 1977

became the Netherlands Country Manager for WDP in 2017 and is heading the WDP office in Breda. Since 2022, he has coordinated the expansion of the WDP property portfolio in Germany. Previously, he worked at real estate broker CBRE for 13 years, serving in multiple roles, such as Business Unit Director/Senior Industrial & Logistics Director and Associate Capital Markets Director. He holds a BSc in Economics Marketing.

Other active terms on 31 December 2022

–

Terms ending on 31 December 2022, but held in the period from 2017 onwards

CBRE (Senior Director)

WDP shareholdings as at 27 March 2023

0

Marc De Bosscher

Chief Technical Officer
Born in 1963

as CTO, is responsible for project development and property management in WDP. Together with the CFO, he is also responsible for Energy & Sustainability. He is also a part of the EPRA PropTech & Innovation Committee (EPRA) on behalf of WDP. He has years of experience in project management and development in numerous roles at renowned companies. For instance, he was Technical Director at Armonea, Project Manager at Besix, and Project Coordinator at the University Hospital of Leuven. He also spent over 14 years working internationally as a Project Coordinator for DEME. After his studies in Applied Science (Civil Engineer, Architect), he was an assistant at the University of Ghent.

Other active terms on 31 December 2022

–

Terms ending on 31 December 2022, but held in the period from 2017 onwards

–

WDP shareholdings as at 27 March 2023

1,350

Delegation matrix

In 2022, WDP started implementing a delegation matrix that defines the unique powers of decision and representation for the Company. Partly due to the Company's strong growth and further internationalisation, an appropriate governance framework for decision-making is one of the building blocks needed to achieve greater ownership and responsibility. This puts the company in a better position to assess and manage risks, make decisions and act more decisively and flexibly. The Board of Directors also supports management's quest for greater ownership and responsibility in decision-making in the Company. Of course, the necessary safeguards are in place when using the Delegation matrix, including consistent use of the 4 Eyes Principle, an assessment as a part of an internal audit and as a part of risk management policies.

As a basic principle, each member of the Management Committee is individually responsible for certain aspects of the day-to-day management of the Company and its business:

- to this end, the Board of Directors delegates special powers of decision and representation to the two CEOs;
- the allocation of individual and special powers of decision and representation to the other members of the Management Committee via a sub delegated by the two CEOs.

The delegation matrix is described in detail in WDP's Corporate Governance Charter.

Diversity policy

Diversity in all of its facets (cultural, gender, language, professional experience, etc.), equal opportunity and respect for human capital and human rights are intrinsic to the WDP company culture. The company firmly believes that these values contribute towards balanced interaction, enrichment of vision and thinking, innovation and an optimal working environment.

Diversity within the Board of Directors and Management Committee

WDP has set some diversity guidelines for members of the Board of Directors and the Management Committee. These guidelines are reflected in the internal rules of the Board of Directors and the Nomination Committee, describing the procedure for nomination and evaluation of directors and members of the Management Committee. The selection process for members of the Board of Directors and Management Committee strives to ensure complementary **skills, knowledge, expertise, and diversity in terms of education, knowledge, gender, age, experience, nationality, etc.**

This results in a Board of Directors that is highly balanced in its skills, knowledge and experience. The membership of the Board of Directors (two women and four men) also meets the legal provisions on gender diversity (Article 7:86 CCA). The members of the Management Committee also represent a balanced team, each with his own required expertise (see below for their curriculum vitae), albeit with regard to gender. However, it must be taken into account that the Management Committee is assisted by a dedicated team of managers within corporate Shared Services.

Diversity within TeamWDP

WDP relies on a fairly small team with a flat structure, so it is more appropriate to consider diversity across the entire group. At the Team WDP level, there is a nice diversity in terms of gender, nationality, age, seniority and educational background.

Board of Directors

#6

Expertise

Corporate Governance	100%
(Corporate) Finance	83%
Risk	67%
Real Estate	50%
Innovation	50%
International Experience	33%
REIT	33%
ESG/Sustainability	33%
Logisitics	33%
Sales & marketing	17%

Gender

men **67%** women **33%**

Age

50+ years **100%**

Board tenure

0-4 years **17%** 5-8 years **50%**
9-12 years **0%** +12 years **33%**

Nationality

Belgium **100%**

#Team WDP

#109

Seniority

<5 years **57%** 5-10 years **26%**
10-15 years **14%** 15-20 years **3%**
>20 years **<1%**

Nationality

Belgium 53% **Romania** 26%
The Netherlands 17% **Germany** 2%
Belarus <1% **Ukraine** <1% **Austria** <1%

Gender

men **57%** women **43%**

Educational background

University or high school **90%**
Secondary school education **10%**

Age

<30 years **4%** 30-39 years **37%**
40-49 years **41%** 50+ years **18%**

Women in STEM function

20%

Management Committee

#7

assisted by a dedicated team of Inhouse Group Shared Services

Capacity

Co-CEO
Co-CEO
CFO
CTO
Countrymanager NL-DE
Countrymanager BE-LUX-FR
Countrymanager RO

Gender

men **100%** women **0%**

Age

<30 years **0%** 30-39 years **0%**
40-49 years **29%** 50+ years **71%**

Seniority

<5 years **0%** 5-10 years **43%**
10-15 years **14%** 15-20 years **14%**
>20 years **29%**

Nationality

Belgium **86%** The Netherlands **14%**

Heads of

#13

out of 109 employees

Shared services

Project management	Corporate finance
Marketing	Controlling
HR	Accounting
Corporate legal	Energy & Sustainability
Investor relations	Project development
IT	Property management

Gender

men **46%** women **54%**

Age

<30 years **0%** 30-39 years **46%**
40-49 years **39%** 50+ years **15%**

Seniority

<5 years **61%** 5-10 years **23%**
10-15 years **8%** 15-20 years **8%**
>20 years **0%**

Nationality

Belgium **100%**

Remuneration report

Introduction

This remuneration report was drafted according to the provisions of 3:6 (§3) CCA and is a special part of the WDP Corporate Governance Statement. It was also prepared in the spirit of the current draft of the non-binding guidelines of the European Commission for the standardised presentation of the remuneration report.[1]

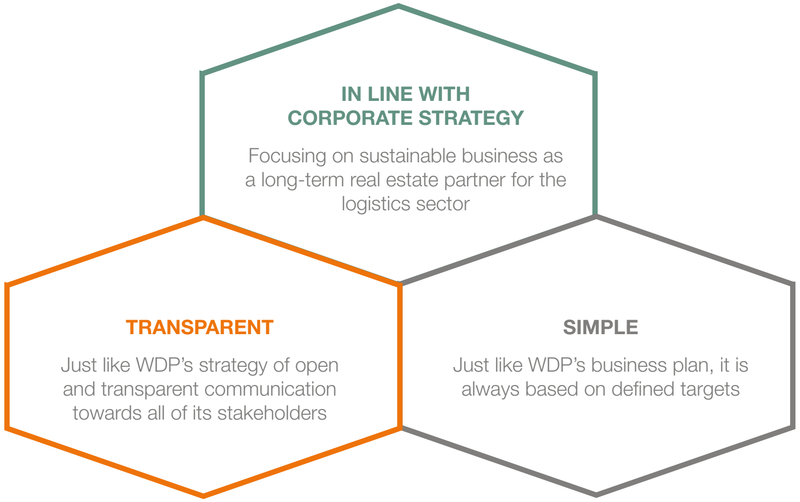
It covers the period from 1 January 2022 to 31 December 2022.

This remuneration report describes the remuneration of and the application of the remuneration policy to the members of the Board of Directors and Management Committee, as well as on the actual performance of the members of the Management Committee compared to the targets set.

On April 27, 2022, the General Meeting of WDP approved the current remuneration policy by a large majority (92.99% of those present voted to approve the motion). This remuneration policy went into effect as of 1 January 2022 and is fully aligned with the 2022-25 growth plan and is reflected in the Corporate Governance Charter.

The same meeting also approved the remuneration report for the performance year 2021 (under the previously applicable remuneration policy) with a large majority of 93.67% of the votes present. Moreover, there were no specific comments to be taken into account in the remuneration for performance year 2022.

Implementation of the remuneration policy in 2022



The total remuneration of the **non-executive members of the Board of Directors** corresponds to the amounts approved by the General Meeting of 27 April 2022. These amounts are in line with WDP's remuneration policy: a fixed directors' fee that takes account of each individual director's responsibilities and is considered sufficient to attract the right profiles to contribute to WDP's strategy.

The total remuneration in 2022 of the **members of the Management Committee** is also in line with the remuneration policy. This remuneration consists of a fixed remuneration and a variable remuneration.

- The fixed remuneration is in line with the provisions of the remuneration policy and with the amounts set by the Board of Directors (on the recommendation of the Remuneration Committee) in January 2022.
- The short-term and long-term variable remuneration is also in line with the remuneration policy. The criteria for the short-term and long-term variable remuneration is linked to WDP's financial performance and ESG performance. In this way, the remuneration policy emphasises the creation of stable and sustainable cash flows.

1 Draft guidelines on the standardised presentation of the remuneration report under Directive 2007/36/EC, as amended by Directive (EU) 2017/828, with regard to the promotion of long-term shareholder engagement.

Management Committee remuneration policy

Fixed remuneration
The Board of Directors sets the fixed remuneration annually, taking into account factors such as:

- position and corresponding responsibilities
- social security status, experience, competencies
- local regulations
- benchmark provided by the Remuneration Committee

The annual remuneration may be reviewed based on changes in the preceding parameters.

Each year, the Board of Directors determines the **variable remuneration** as a percentage of the annual fixed remuneration.
The annual variable remuneration in cash (i.e. the amount related to the 100% achievements of the targets) amounts to:

- for the CEOs and CFOs: 100% of the annual fixed remuneration.
- for the other members of the Management Committee: 80% of the annual fixed remuneration.

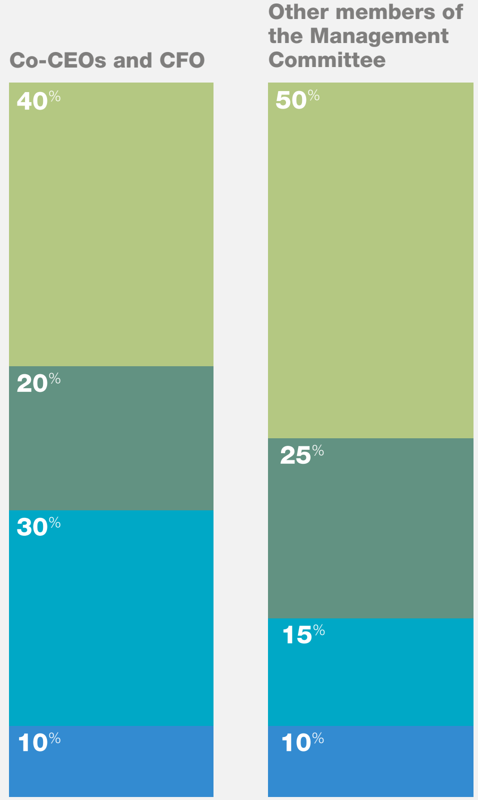
An overview of the performance targets for 2022 (short-term) and 2022-2025 (long-term) is shown below.

Short term (variable) | 2022

	Quantitative	Qualitative
annual payment **125% cap**	EPS 2022: 1.20 euros Portfolio growth 2022: +500 million euros Occupancy rate 2022: 98% Net debt/EBITDA (adj.) 2022: approx. 8x ESG ratings & index Renewable energy 2022: +50 MWp	Min. 1 ESG KPI Min. 1 Risk management policy KPI **2022:** Develop programme +100 Track Progression in net-zero corporate offices 2025 Roll out within WDP Group: (i) updated Enterprise Risk Management Policy (ii) cybersecurity action plan

Long-term (variable) | 2022-25

	Quantitative	Qualitative
partly deferred payment **125% cap**	EPS 1.50 euros Portfolio growth to 8 billion euros Occupancy rate >98% Net debt/EBITDA (adj.) approx. 8x ESG ratings & index Renewable energy +150 MWp	100+ Track: ownership, intrapreneurship, innovation embedded in #TeamWDP Corporate offices: net zero Digital organisation+ New client-oriented services



Total remuneration (in euros)

The table below sets out the total remuneration of the directors, CEOs, and, on a collective basis, other members of the Management Committee.

Name	Function	Year	Fixed remuneration			Variable remuneration		Extra-ordinary items	Pension expense[3]	Total remuneration	Proportion of the fixed and variable remuneration	
			Base salary[2]	Fees	Other benefits[4]	One year variable	Multi-year variable[5]				Fixed	Variable
Tony De Pauw	executive (CEO)[1]	2022	350,000	/	15,166	238,000	160,650	0	/	763,816	48%	52%
		2021	350,000	/	16,500	220,500	311,850	0	/	898,850	41%	59%
Joost Uwents	executive (CEO)[1]	2022	700,000	/	18,719	476,000	245,820	0	/	1,440,539	50%	50%
		2021	535,000	/	19,100	337,400	477,180	0	/	1,368,680	40%	60%
Rik Vandenberghe	non-executive	2022	100,000	/	/	/	/	/	/	100,000	100%	0%
	(chairman of the Board of Directors)	2021	75,000	/	/	/	/	/	/	75,000	100%	0%
Frank Meysman	non-executive till 27 April 2022	2022	15,000	/	/	/	/	/	/	15,000	100%	0%
		2021	35,000	/	/	/	/	/	/	35,000	100%	0%
Cynthia Van Hulle	non-executive	2022	50,000	/	/	/	/	/	/	50,000	100%	0%
	(chairman of the Audit Committee)	2021	35,000	/	/	/	/	/	/	35,000	100%	0%
Anne Leclercq	non-executive	2022	50,000	/	/	/	/	/	/	50,000	100%	0%
		2021	35,000	/	/	/	/	/	/	35,000	100%	0%
Jürgen Ingels	non-executive	2022	50,000	/	/	/	/	/	/	50,000	100%	0%
		2021	35,000	/	/	/	/	/	/	35,000	100%	0%
Management Committee (excl. CEOs)		2022	1,327,020	/	28,816	902,374	359,550	0	26,200	2,643,960	52%	48%
(in aggregate)		2021	1,080,000	/	26,230	802,100	697,950	0	22,850	2,629,130	43%	58%

1 The executive directors are remunerated only in their capacity as CEO and not in their capacity as members of the Board of Directors.

2 The basic remuneration for the CEOs and non-executive directors includes an expense allowance of 5,000 euros per year.

3 So, the amounts stated here are employer's contributions to the WDP group insurance (Defined contribution plan) for the year 2022, and are in addition to the variable remuneration received.

4 These additional benefits consist of a company vehicle and a smartphone for example, with a benefit in kind calculated for each one.

5 This relates to the deferred payment of the long-term variable remuneration over the period 2019-2022 (previous remuneration policy).

Explanation of the performance of the members of the Management Committee

The fixed remuneration of the members of the Management Committee for 2022 as shown in the above table Total Remuneration is equal to the remuneration as approved by the Board of Directors on the recommendation of the Remuneration Committee in January 2022.

The annual variable remuneration is 100% of the annual fixed remuneration for the CEOs and CFOs of the annual fixed remuneration, 80% of the annual fixed remuneration for the other members of the Management Committee, upon 100% achievement of the performance targets.

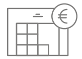
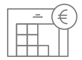
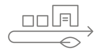
Short-term variable remuneration - 2022

Quantitative performance targets
The short-term targets set by WDP in its plan are underpinned by linking the short-term performance targets of members of the Committee to the Company's financial performance, specifically at least each of the following criteria: EPS, portfolio growth, occupancy rate, net debt/EBITDA; as well as ESG performance (+50 MWp renewable energy and achievement for specific ESG ratings). These are weighted to 40% (co-CEOs and CFO) or 50% (other Management Committee members).

PERFORMANCE 2022 | WDP's financial performance criteria were adopted by the Audit Committee in January 2023. Based on this, the Board of Directors – on the advice of the Remuneration Committee – determined in January 2023 that the short-term quantitative performance objectives were achieved and above target.

The following performance thresholds and ceilings were used:

< threshold	threshold	target	ceiling
0	50%	100%	125%

Target	Contribution to value pillar*	Achievement	Measured performance compared to target
EPS 2022: 1.20 euros		1.25 euro	125%
Portfolio growth 2022: +500 million euros		+750 million euros	125%
Occupancy rate 2022: 98%	 	99%	125%
Net debt/EBITDA (adj.) 2022: approx. 8x		7.1	125%
ESG Rating & index		See pp. 22	100%
Renewable energy 2022: +50 MWp		+50 MWp	100%

* See Chapter 2. *This is WDP* - Impact

Qualitative performance targets

The Board of Directors set at least one performance target for the Management Committee members regarding the implementation of the WDP ESG Roadmap and at least one regarding the implementation of WDP's risk management policy. Furthermore, objectives were also set for operating activities and business lines (this at both the group and individual level). These are weighted to 20% (co-CEOs and CFO) or 25% (other Management Committee members).

PERFORMANCE 2022 | Based on the achievements in 2022, as explained in detail in this annual report, the Board of Directors – on the advice of the Remuneration Committee – assessed in January 2023 that the short-term qualitative performance objectives were achieved on target.

Target	Contribution to value pillar	Achievement	Measured performance compared to target
Operations		See *4. Performance and trends* on pp. 21-44	100%
ESG - Develop programme +100 Track		See *4. Performance and trends* on pp. 47	100%
ESG - Progression in net-zero corporate offices 2025		See *4. Performance and trends* on pp. 39	
ESG - Roll out within WDP Group: - updated Enterprise Risk Management Policy - cybersecurity action plan		See *4. Performance and trends* on pp. 30	
Other		Realisation of individual and group objectives	100%

Long-term variable remuneration - 2025

Long-term performance targets were linked to achieving the 2022-25 business plan using both quantitative and qualitative sustainability and financial targets. For more information about the targets set, see pp. 132.

Achieving the quantitative and qualitative performance targets results in the following payments for performance year 2022:

Performance of CEOs and other members of the Management Committee

Name	Function	Performance targets	Relative weight	Measured performance vs. target
Joost Uwents	**CEO**	**Short-term | quantitative**	**40%**	
		EPS	8%	125%
		Portfolio growth	8%	125%
		Occupancy rate	8%	125%
		Net debt/ebitda	8%	125%
		ESG ratings	4%	100%
		ESG target (renewable energy)	4%	100%
		Short-term | qualitative	**20%**	
		Operations	4%	100%
		ESG (incl. risk management policy)	12%	100%
		Other	4%	100%
		Long-term	**40%**	**on track**
		EPS	Performance period ongoing	
		Portfolio growth	Performance period ongoing	
		Occupancy rate	Performance period ongoing	
		Net debt/ebitda	Performance period ongoing	
		ESG	Performance period ongoing	
		Other	Performance period ongoing	
Total variable remuneration (en euros)			**100%**	**476,000**

Name	Function	Performance targets	Relative weight	Measured performance vs. target
Tony De Pauw	**CEO**	**Short-term | quantitative**	**40%**	
		EPS	8%	125%
		Portfolio growth	8%	125%
		Occupancy rate	8%	125%
		Net debt/ebitda	8%	125%
		ESG ratings	4%	100%
		ESG target (renewable energy)	4%	100%
		Short-term | qualitative	**20%**	
		Operations	4%	100%
		ESG (incl. risk management policy)	12%	100%
		Other	4%	100%
		Long-term	**40%**	**on track**
		EPS	Performance period ongoing	
		Portfolio growth	Performance period ongoing	
		Occupancy rate	Performance period ongoing	
		Net debt/ebitda	Performance period ongoing	
		ESG	Performance period ongoing	
		Other	Performance period ongoing	
Total variable remuneration (en euros)			**100%**	**238,000**

Name	Performance targets	Relative weight	Measured performance vs. target
Members Management Committee (excl.CEOs)	**Short-term | quantitative**	**50% | 40%**	
	EPS	10% | 8%	125%
	Portfolio growth	10% | 8%	125%
	Occupancy rate	10% | 8%	125%
	Net debt/ebitda	10% | 8%	125%
	ESG ratings	5% | 4%	100%
	ESG target (renewable energy)	5% | 4%	125%
	Short-term | qualitative	**25% | 20%**	
	ESG	5% | 4%	100%
	Risk management policy	15% | 12%	100%
	Other	5% | 4%	100%
	Long-term	**25% | 40%**	
	EPS	performance period ongoing	
	Portfolio growth	performance period ongoing	
	Occupancy rate	performance period ongoing	
	Net debt/ebitda	performance period ongoing	
	ESG	performance period ongoing	
	Other	performance period ongoing	
Total variable remuneration (in euros)		**100%**	**902,374**

1 Depending on the position where the CFO has a weighting of 40% and 20% that applies in the short term and 40% in the long term. The other members of the Management Committee have a weighting of 50% and 25% for the short term and 25% for the long term.

Share-related information

Shareholdings of directors and members of the Management Committee - for its own account	31.12.2022
Tony De Pauw[1]	98,338
Joost Uwents[2]	198,608
Rik Vandenberghe	10,200
Jürgen Ingels	25,000
Cynthia Van Hulle	0
Anne Leclercq	0
Christoffel De Witte	0
Marc De Bosscher	1,350
Mickaël Van den Hauwe	28,600
Michiel Assink	0
Jeroen Biermans	0

1 This number corresponds to a multiple of 8 times his base remuneration for 2022 (WDP share closing price on 31.12.2022, namely 26.7 euros). Naturally, Tony De Pauw via RTKA Maatschap, as Reference Shareholder, retains the majority of his participating interest in the Company.

2 This number corresponds to a multiple of 8 times his base remuneration for 2022 (WDP share closing price on 31.12.2022, namely 26.7 euros).

For the sake of completeness, reference is made to the explanation of the deviation from the recommendations of 2020 Code - principles 7.6 and 7.9.

Severance pay

In 2022, Frank Meysman's mandate came to an end at the General Meeting of 27 April 2022. In that regard, no severance pay was paid.

Apart from this there were no departures from the Board of Directors or the Management Committee in 2022.
The remuneration policy gives an overview of the various departure times and contractually provided severance payments for members of the Management Committee.

Use of clawback rights

No use was made in 2022 of the contractually provided clawback mechanism in the agreements with the co-CEOs and the CFO.

This mechanism entitles WDP to reclaim a variable remuneration from the beneficiary, in full or in part, up to 1 year after its payment, if it turns out during that period that the payment took place on the basis of incorrect information about meeting the performance targets on which the variable remuneration is based, or about the circumstances on which the variable remuneration was made dependent, if such incorrect information was also due to fraud on the part of the beneficiary.

Deviations from the remuneration policy

In the implementation of the remuneration policy in 2022 there was no deviation from the procedures provided for therein, nor were any deviations permitted in the sense of Article 7:89/1, §5 of the CCA.

Proposed adjustment to non-executive directors' remuneration

As part of its annual analysis of the remuneration policy and in line with the decision-making process provided for in the remuneration policy, the Board of Directors – on the advice of the Remuneration Committee – decided on 23 January 2023 to implement a one-off indexation of remuneration across the entire workforce (and thus not only the legally required indexation for the Belgian workforce, but also for the workforce in the Netherlands, Romania and Germany), as well as for members of the Management Committee and independent directors. This decision was driven by the macroeconomic environment in which WDP and TeamWDP found itself and the viewpoint of treating everyone within WDP in the same way regardless of location and/or mode of employment.

Thus, with regard to non-executive directors, a proposal will be submitted to the General Meeting on 26 April 2023 to approve the increase in the remuneration of non-executive directors. This is an increase from 50,000 euros to 55,000 euros (including expense allowance in the amount of 5,000 euros) on an annual basis for the non-executive directors and from 100,000 euros to 110,000 euros (including expense allowance in the amount of 5,000 euros) on an annual basis for the chairman.

Performance targets 2023

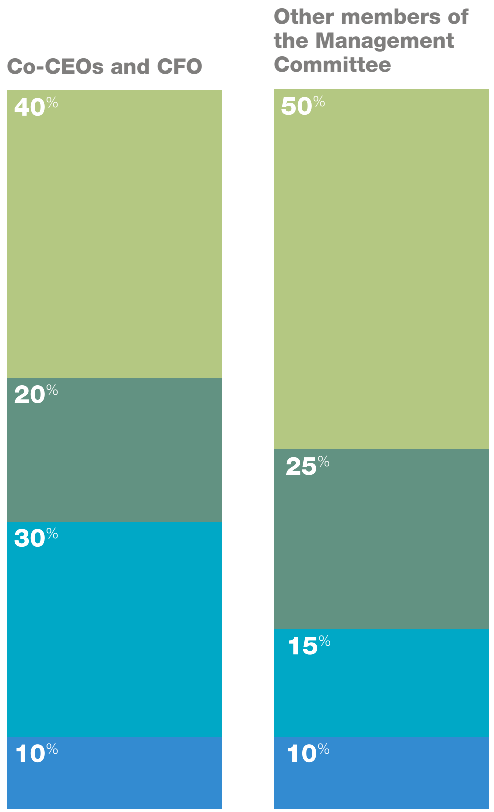
The performance targets for 2023 et seq. were approved by the Board of Directors – on the advice of the Remuneration Committee – on 14 February 2023. We would like to note that we took into account the fact that – as explained in Chapter 4. *Performance and trends* on pp. 22 – we will focus on less but more profitable growth of the property portfolio. Moreover, the Board of Directors considers that WDP has achieved a certain maturity in terms of ESG ratings and that these should no longer qualify as an element of remuneration. These now need to be maintained (and where possible improved). The remuneration will continue to be linked to metrics that support WDP in its plan to further differentiate itself within the logistics property market.

Short term (variable) | 2023

	Quantitative	Qualitative
annual payment **125% cap**	EPS 2023: 1.35 euro Portfolio growth 2023: +250 million euros Occupancy rate 2023: 98% Net debt/EBITDA (adj.) 2023: approx. 8x Renewable energy 2023: +50 MWp	Min. 1 ESG KPI Min. 1 Risk management policy KPI **2023:** Start implementation programme +100 Track Progression in net-zero corporate offices 2025 Roll out within WDP Group: (iii) updated Enterprise Risk Management Policy (iv) cybersecurity action plan Compliance programme development

Long-term (variabel) | 2022-25

	Quantitative	Qualitative
partly deferred payment **125% cap**	EPS 1.50 euros Occupancy rate >98% Net debt/EBITDA (adj.) approx. 8x Renewable energy +150 MWp	100+ Track: ownership, intrapreneurship, innovation embedded in #TeamWDP Corporate offices: net zero Digital organisation+ New client-oriented services



Evolution of the remuneration and performance of WDP

	2018 vs 2017	2019 vs 2018	2020 vs 2019[1]	2021 vs 2020[6]	2022 vs 2021	Remuneration 2022 (amount in euros)
Total remuneration directors - annual change in %						
Rik Vandenberghe | non-executive (chairman of the Board of Directors)	/	/	0%	0%	33%	100,000
Frank Meysman | non-executive (till 27 April 2022)	9%	0%	17%	0%	-57%[7]	35,000
Cynthia Van Hulle | non-executive (chairman of the Audit Committee)	9%	0%	17%	0%	43%	35,000
Anne Leclercq | non-executive	9%	0%	17%	0%	43%	35,000
Jürgen Ingels | non-executive	/	50%[2]	17%	0%	43%	35,000
Remuneration Tony De Pauw | CEO - annual change in %						
Total remuneration	5%	26%	-24%	57%	-15%	763,816
Base salary	3%	4%	12%	0%	0%	350,000
Variable remuneration + extra-ordinary items	7%	14%	-51%	158%	-25%	398,650
Remuneration Joost Uwents | CEO - annual change in %						
Total remuneration	7%	25%	-1%	60%	5%	1,440,539
Base salary	7%	8%	23%	0%	31%	700,000
Variable remuneration + extra-ordinary items	7%	14%	-25%	158%	-11%	721,820
Total remuneration other members Management Committee (excl. CEOs) - annual change in %[3]						
Other members Management Committee (excl. CEOs) (in aggregate)	/	/	/	47%	-1%	2,643,960
WDP Performance						
EPRA EPS - annual change in %	7%	8%	8%	10%	14%	
Portfolio growth - annual change in %	29%	21%	14%	27%	10%	
Occupancy rate	97.5% vs 97.4%	98.1% vs 97.5%	98.6% vs 98.1%	98.6% vs 98.6%	99.0% vs 98.6%	
Rating MSCI	BB vs B	BBB vs B	BBB vs BBB	A vs BBB	AA vs A	
ISS ESG Corporate Rating	D+ vs D+	D+ vs D+	C- vs D+	C- vs C-	C vs C-	
Average remuneration on a FTE basis of employees - annual change in %[4]	/	14%	-4%	12%	20%	

	2022
Ratio highest remuneration of member of the Management Committee / lowest remuneration (in FTE) of employees (Article 3:6 §3 CCA)[5]	54.69
Ratio total yearly remuneration CEO / average remuneration employee	13.25

1 Occasional large fluctuations at the level of the CEOs are entirely due to the fact that an extraordinary bonus was given in 2019 and a settlement took place according to the old remuneration policy. Moreover, as of 2020, a new remuneration policy has been in place with a deferred long-term variable remuneration.

2 This increase is explained by the fact that Jürgen Ingels received a remuneration in 2018 proportional to the basic remuneration for 8 months as his mandate started in April 2018.

3 As the Management Committee was only formally instituted as of 1.10.2019, the evolution of the total remuneration of the Management Committee will be reported for the first time in the Annual Report for 2020.

4 The average employee remuneration is calculated based on Remuneration and direct social benefits divided by the Average number of staff (in FTE) as shown in Note XXIII. Average workforce and breakdown of staff costs in the annual accounts (i.e. on a consolidated basis). This comparison starts in 2018 as WDP Romania S.R.L. has been included in the scope of consolidation as of 1 January 2018.

5 The highest remuneration is currently that of Joost Uwents. The lowest remuneration of employees is calculated based on the workforce (in FTE) as shown in Note XXIII. Average workforce and breakdown of staff costs in the annual accounts (i.e. on a consolidated basis).

6 The large surges are attributable entirely to the fact that there is a settlement according to the remuneration policy for the growth plan 2019-23 where the long-term variable remuneration for each member of the Management Committee was set to 125% of the long-term bonus initially planned over the three performance years. This will be paid out at a rate of 66% in 2022 and 34% in 2023 in accordance with the same remuneration policy. There was no such long-term variable remuneration in performance year 2020 because the performance period to acquire it was still ongoing at that time.

7 This decrease is explained by the fact that Frank Meysman's mandate came to an end in April 2022.

Regulations and procedures

Preventing conflicts of interest

With respect to preventing conflicts of interest, the Company is subject to the provisions of the CCA and the special provisions of the GVV/SIR legislation regarding an integrity policy and certain transactions referred to in Article 37 of the GVV/SIR Act. The directors and members of the Management Committee must adhere to all statutory and customary principles relating to conflicts of interest and comply with the prevention policy for conflicts of interest. In any case, WDP imposes on every member of the Board of Directors and Management Committee that the occurrence of conflicts of interest, or the perception of such conflicts, must be avoided as much as possible. When the Board of Directors or the members of the Management Committee take a decision, the members do not pursue their personal interests. Furthermore, they do not use business opportunities that are intended for the company for their own benefit.

The directors have a duty to protect the interests of all shareholders equally. Each director acts according to the principles of reasonableness and fairness. Directors nominated by a Reference Shareholder (on the basis of the binding nomination right) must ensure that the interests and intentions of said shareholder are sufficiently clear and are made known to the Board of Directors in a timely manner.

The rules on the prevention of conflicts of interest are described in detail in the Corporate Governance Charter.

Conflicts of interest involving directors (Article 7:96 CCA)

IN 2022 | An excerpt from the minutes of the Board of Directors' meeting of 17 October 2022 regarding the capital increase via an exempt private placement

“CONFLICT OF INTEREST REGULATION – ACKNOWLEDGEMENT OF MR TONY DE PAUW'S STATEMENT PURSUANT TO ARTICLE 7:96 CCA

Before commencing deliberations on the agenda, the Board took note of the fact that the current (non-controlling) WDP reference shareholder, the management body RTKA, being the family partnership of the Jos De Pauw family (the Jos De Pauw Family) has expressed its intention to submit an order of 20 million euros to subscribe for new shares in the context of the proposed Offer (see below) (the Subscription Application). Also taking into account the conditions of the possible Subscription Application (including the fact that it would occur at the final issue price) and the Board's intention to expressly provide in the solicitation, allocation and pricing protocol to expressly provide that in the allocation of the new shares, the Jos De Pauw Family will be treated with certainty on the same footing (i.e. at the same estimated allocation percentage of the expressed demand) as “long only” investors who were involved in the market sounding that would be carried out prior to the intended Offer, the Board would, insofar necessary, partially waive the statutory preferential right of the existing shareholders in favour of the Jos De Pauw Family. The Board also refers, insofar necessary, to the statement of Mr Tony De Pauw prepared pursuant to Article 7:96 of the CCA dated 17 October 2022. Such statement concerns his possible conflict of interest with regard to the intended waiving of the statutory preferential right, insofar necessary, partly in favour of, the Jos De Pauw Family, in the context of the intended Capital Increase (as defined below), the determination of the final issue price per new share and the allocation of the new shares (including the possible allocation of new shares to the Jos De Pauw Family pursuant to the Subscription Application). If and to the extent that new shares are allocated to the Jos De Pauw family pursuant to the possible Subscription Application and depending on the final issue price of the new shares, the Jos De Pauw family will be able to subscribe to a certain number of new shares at that final issue price. Consequently, the Jos De Pauw family, of which Mr Tony De Pauw is a member, could have diluted its participating interest to a limited degree due to the Capital increase. Pursuant to Article 7:96, §1, fourth paragraph (and Article 7:97, §4, second paragraph) of the CCA, Mr Tony De Pauw will not participate in the deliberation and/or vote on these matters. Due to governance considerations, Mr Tony De Pauw has decided, by extension, not to participate in any Board meeting deliberating and/or voting on the intended Offer.

Mr Tony De Pauw has indicated in his statement, acknowledged by the other members of the Board, that the Board's approval of the proposed waiving of the statutory preferential right, insofar necessary, partly in favour of the Jos De Pauw Family (and by extension, the determination of the issue price and the allocation of the new shares) in the context of the intended Offer, would be in the interest of the Company, in particular considering the following circumstances: (i) The intention to submit the Subscription Application, which is partly behind the intended waiving of the statutory preferential right, insofar necessary, partly in favour of the Jos De Pauw Family, would support the success and pricing of the Offer. (ii) The waiving of the statutory preferential right, insofar necessary, partly in favour of the Jos De Pauw Family and the subsequent possible allocation of new shares to the Jos De Pauw Family pursuant to the Subscription Application would not, in itself, in respect of the Capital Increase through the Offer, result in any additional dilution of the rights of the existing shareholders (other than the Jos De Pauw Family). Nor would they, in respect of the Capital Increase through the Offer, result in additional financial dilution as all new shares will be issued at the same issue price. The Jos De Pauw Family would place its order at strike, meaning it would in no way intervene in the formation of the issue price."

IN 2022 | An excerpt from the minutes of the Board of Directors meeting of 24 January 2022 regarding the determination of the remuneration of the co-CEOs

"PROPOSAL TO AWARD VARIABLE REMUNERATION FOR PERFORMANCE YEAR 2021 TO THE CO-CEOS, AS WELL AS LONG-TERM VARIABLE REMUNERATION AWARD TAKING INTO ACCOUNT THE EARLY ACHIEVEMENT OF THE 2019-23 GROWTH PLAN.

The Board of Directors took note of the statements of Mr Tony De Pauw and Joost Uwents pursuant to Article 7:96 of the CCA, regarding the interest of a patrimonial nature that could conflict with the decisions mentioned under this agenda item. Tony De Pauw and Joost Uwents refer in their respective statements to the potential conflict of interest of a patrimonial nature in the context of the allocation of the variable remuneration for performance year 2021 and the determination of the remuneration for performance year 2022. Copies of the statements of Tony De Pauw and Joost Uwents are attached to these minutes. Tony De Pauw and Joost Uwents left the meeting before the discussion and decision on this item began.

The chairmen of the Remuneration Committee and the Nomination Committee respectively explained their proposals regarding the allocation of the variable remuneration for performance year 2021 to the co-CEOs, as well as regarding the fixed (and resulting variable) remuneration for performance year 2022 with the corresponding short- and long-term performance targets.

After discussion, the Board of Directors decided on:

- Awarding a variable short-term remuneration for performance year 2021 in line with the remuneration policy in the amount of 337,400 euros for Joost Uwents and in the amount of 220,500 euros for Tony De Pauw; hereby taking into account the achievement of short-term performance targets where the CEOs achieved the above target.
- Awarding the variable long-term remuneration resulting from the early achievement of the growth plan 2019-23 (in particular, achieved in 2022), settling 125% of the initially foreseen total long-term bonus (over the period 2020-2021-2022) according to the terms of the remuneration policy, in the amount of 723,000 euros for Joost Uwents and in the amount of 472,500 euros for Tony De Pauw; hereby taking into account the achievement of long-term performance targets with the CEOs achieving the above target, all the more so due to the early achievement of the 2019-23 growth plan.
- Setting the following performance targets for performance year 2022: EPS, portfolio growth, occupancy rate, and other quantitative and qualitative performance targets.
- Setting the fixed remuneration for performance year 2022 at 350,000 euros for Tony De Pauw (and therefore 350,000 euros variable as target amount, i.e. 100% of fixed remuneration) and at 700,000 euros for Joost Uwents (and thus 700,000 euros variable as target amount, i.e. 100% of fixed remuneration)."

4 As also stated in the press release of 19 October 2022.

5 As communicated in the press release dated 10 May 2022.

Conflicts of interest involving transactions with affiliates (Article 7:97 CCA)

IN 2022 | Capital increase via an exempt private placement
The procedure pursuant to Article 7:97 CCA was applied within the context of the exempted accelerated private placement with international qualified and/or institutional investors with composition of an order book *(accelerated book building)* dated 19 October 2022[2] within the authorised capital with cancellation of the preferential right partly in favour of the current reference shareholder of WDP, the Jos De Pauw Family, and without application of the irreducible allocation right (the Capital Increase). The Jos De Pauw Family is a party related to WDP in the sense of Article 7:97 CCA. In accordance with Article 7:97 CCA, a committee of independent directors of the Company was asked to issue a written and detailed motivated opinion on the Capital Increase. The committee of independent directors came to the joint conclusion that the intended Capital Increase was in the best interests of WDP and its shareholders.

Functional conflicts of interest within the context of Article 37 of the GVV/SIR Act

IN 2022 | Optional dividend
Potential functional conflicts of interest arose, particularly in the context of the optional dividend offered on 27 April 2022 to the shareholders and under which certain directors as well as the Reference Shareholder derived some capital benefit from it, because of their capacity as shareholders of WDP. The Board of Directors approved the optional dividend, given that this transaction was in the interest of WDP (the capital increase accompanying the transaction boosted WDP shareholders' equity and, consequently, reduced its gearing ratio, which is limited by law). In the end, this transaction was not completed and all shareholders were paid the dividend in cash.[3]

IN 2022 | Acquisition of 100% shares in German joint venture
Functional conflicts of interest may have arisen, particularly in the context of the acquisition of VIB Vermögen AG's shares in WVI GmbH due to the capacity of WDP Invest NV/SA (perimeter company of WDP NV/SA) and VIB Vermögen AG (in its capacity as a co-shareholder of WDP Invest NV/SA in WVI GmbH). The acquisition of the shares of VIB Vermögen AG by WDP Invest NV/SA took place on 1 July 2022 under normal market conditions and in accordance with the terms and conditions laid down in the joint venture agreement dated 18 December 2019.

IN 2022 | Participation capital increase Catena AB
Functional conflicts of interest may have arisen, particularly in the context of the participation in a capital increase of Catena AB, due to the capacity of WDP Invest NV/SA (perimeter company of WDP NV/SA) and Catena AB (a company with which WDP Invest NV/SA has a shareholder relationship). WDP Invest NV/SA wished to perpetuate its existing 10% stake and consequently subscribed pro rata to the capital increase dated 29 October 2022 of Catena ABB through an accelerated private placement with the composing of an order book, whereby the issue price and the final number of new shares to be issued was determined by the Catena board of directors in consultation with the joint global coordinators and bookrunners taking into account the provisions in a solicitation, allocation and pricing protocol. The transaction took place under normal market conditions for similar transactions.

Other functional conflict of interest situations within the framework of the WDP Corporate Governance Charter

IN 2022 | There were no such conflicts of interest in 2022.

Rules in the area of confidentiality

The WDP Corporate Governance Charter states very clearly that the members of the Board of Directors, as well as the members of the Management Committee, must exercise the required discretion and, in cases of insider information, the required confidentiality with regard to all information and documentation obtained in the context of their role as a member of the Board of Directors and/or the Management Committee.

2 As also communicated in the press release of 19 October 2022.

3 As communicated in the press release dated 10 May 2022.

Rules to prevent market abuse

The code of conduct for financial transactions is included in a separate business code: the Dealing Code. The Dealing Code is intended to inform its readers of the regulations on market abuse and the resulting obligations on (i) WDP in its capacity as the issuer of financial instruments and (ii) everyone carrying out activities within or for the WDP Group who have access to sensitive information. With this policy, WDP strives to prevent market abuse by the persons in question.

Each employee, director or member of the Management Committee who fulfils a role in or on behalf of WDP receives an explanation of this Dealing Code from the compliance officer, as part of the onboarding procedure, and is also asked to sign this Dealing Code as read and agreed.

It is also the compliance officer who must ensure compliance with these rules to limit the risk of market abuse with insider information. For this purpose, the officer maintains insider lists as specified in European regulations and follows the procedures for reporting transactions by supervisors or the questions for trading during blocked or closed periods. The officer does this in consultation with the Market Disclosure Committee. The Corporate Governance Charter also provides for a reporting procedure in case someone would like to report an actual or potential breach of the Dealing Code or other regulations.

IN 2022 | Application of these rules did not result in any kind of difficulties.

Ethics

The WDP Employee Code of Conduct defines the expectations of staff regarding their actions for or on behalf of the company. The Code of Conduct, in conjunction with the Human rights policy and the Anti-Bribery and corruption policy, reinforces the commitment of everyone within #TeamWDP, regardless of contract type or work location, to help build a strong company culture. A culture built on mutual respect, integrity and ethics.

Grievance Mechanism

WDP maintains a complaint management procedure to properly address formal grievances raised by stakeholders about WDP, our property, our services, or any processes we use. A #SpeakUp procedure is used for staff within the WDP group, for any member of the Board of Directors or for any member of the Management Committee. Concerns can be reported here about (possible) violations of the law, ethical standards or procedures, such as the Corporate Governance Charter, the Employee Code of Conduct, the Supplier Code of Conduct, the Human Rights Policy, etc.

Risk management and internal control

Framework

WDP organises its internal control and risk management on the basis of the principles of the Enterprise Risk Management (ERM) model developed by COSO (Committee of Sponsoring Organisations of the Treadway Commission). This involves mapping out a control environment, conducting an analysis of the risks to which WDP is exposed, estimating their impact on WDP and determining the degree to which WDP has control over these risks and the actions the company is taking to mitigate these risks. Finally, internal control is assessed annually.

Methodology

When it comes to risk management, WDP applies an integrated approach based on the ‘three lines of defence model’. This model determines how specific responsibilities can be assigned within WDP’s organisation with a view to achieving WDP’s objectives and control of the associated risks.

This methodology contributes to reinforcing the risk culture, taking responsibility for managing risks and internal control and continued optimisation and integration of independent control functions (risk management, compliance, internal audit).

First line – ownership and management of risks and control
Business itself is responsible for all risks of its own processes and must ensure their identification and effective controls. Here, business ensures that the right controls are conducted properly, that the self-assessment by the business is qualitatively adequate, that risk awareness is sufficient, and that adequate capacity is allocated to risk matters.

Risk management is an integral part of running the company. It ranges from day-to-day financial and operational management – including the four-eyes principle – analysis of new investment files and formulation of strategy and objectives, to strictly and firmly established decision-making procedures. For this reason, risk management is the responsibility of the entire WDP Group, i.e. across all layers of the organisation, with different responsibilities at each level.

Second line – continuous monitoring of risks and control
These functions offer support to business and management by applying expertise and formulating an opinion independently of business with regard to the risks facing WDP: risk management function, compliance function, financial control function, IT security function.

These functions offer proper certainty that business itself (via first-line management) has its risks under control. The primary responsibility naturally still lies with the first line. For this, the second line functions serve to identify, measure and report risks.

Third line – provision of an independent control system
The internal audit can be understood as an independent assessment function embedded in the organisation, focusing on examination and evaluation of proper functioning, effectiveness and efficiency of the processes, procedures and activities of WDP. This may involve areas such as operational matters (quality and suitability of systems and procedures, organisational structures, policy lines and methods and resources used to meet objectives), financial matters (reliability of accounting, annual financial statements and the financial reporting process), the compliance with applicable accounting and other regulations, management matters (quality of the management function and staff services with respect to company objectives), as well as the compliance function and risk management function.

Company organisation

The Board of Directors set up an Audit Committee, Remuneration Committee, Nomination Committee and an ESG Committee. A Management Committee was also created in October 2019.

WDP currently has three operational platforms: Belgium/Luxembourg/France, the Netherlands/Germany and Romania. Each platform performs the following functions: Sales & Business Development, Property Management, Contracting, Back Office. These teams can count on the support of the following services: Project Development, Finance, IT, Investor Relations, Legal, Marketing, Human Resources and Administration. This structure is explained in an organisational chart and features a clear internal segregation of duties.

Notwithstanding the further professionalisation and considerable reinforcement of the teams in recent years – because of the growth of the company – the size of the team remains limited, where an overbearing structure and excessive formalism must be avoided, in view of factors such as the nature of the activities of the company. A certain degree of flexibility is still indispensable, with people on call to step in for others for specified tasks, according to the urgency of the case at hand. The responsibilities are however strictly defined and current issues are monitored by means of ongoing daily consultations.

The independent control functions, as also implemented by the GVV/SIR legislation, are fulfilled in a suitable and proportionate manner, and always in accordance with the nature, scope and complexity of WDP's activities.

- The independent compliance function is performed by WDP General Counsel Johanna Vermeeren, appointed for an indefinite term. The compliance officer reports directly to the CEO, Joost Uwents.
- At WDP, CFO Mickaël Van den Hauwe serves in the role of risk manager, appointed for an undetermined period. The risk manager reports directly to the Audit Committee.
- WDP has entrusted the internal audit function to an external legal entity through the appointment of an independent consultant, namely BDO Advisory BV, permanently represented by a single natural person, Mr Christophe Quiévreux. In his role as manager bearing final responsibility for the internal audit, Rik Vandenberghe is responsible, on behalf of WDP, for supervision of the internal audit function assigned to the external internal auditor.

The effective leaders (Joost Uwents, Tony De Pauw and Mickaël Van den Hauwe) are responsible for the organisation of internal control under the supervision of the Board of Directors of WDP.

Organisation of internal control – Audit Committee

Aside from general organisation of the internal audit structures, the Audit Committee has a special task with regard to internal audit. It supports the Board of Directors in the fulfilment of its monitoring responsibilities, ensuring control in the broadest sense, including risk control. The responsibilities, membership, powers and functioning of this Audit Committee are described in the Internal Rules of the Audit Committee, available in the Corporate Governance Charter.

Enterprise Risk Management

WDP is convinced that risk management should be an integral part of the company culture to foster an environment in which people are motivated to identify and address risks and ensure the necessary transparency with regard to any possible risks. To this end, WDP has drawn up and implemented a risk management policy that applies equally and fully to its entire operations (i.e. across all WDP entities, geographies, operations, etc.).

A detailed explanation is given in the WDP Enterprise Risk Management Policy.

Updated risk management policy

In 2021 the Group's enterprise risk management policy was reviewed, enhanced and brought into line with the current complexity, dimension and strategic goals of WDP, as well as changing contexts, such as regulations, ESG, and climate change.

First of all, the Risk Manager has drawn up a risk register that serves as an overview of the risks the business faces. Risks are categorised and labelled (trend, term, source, type). This risk register has been challenged and validated by the Management Committee and the Audit Committee, before being presented to and approved by the Board of Directors. Following its approval, the Board of Directors has determined the risk appetite for each of the risks and – after a risk assessment – defined the risk value of each risk.

The Board of Directors will conduct a thorough review of WDP's risk management and risk register each year because such periodic review and monitoring ensures we can guarantee that WDP's risk management continues to improve (e.g. identify new risks, strengthen WDP's resilience, adjust the level of risk appetite, align the Company's risk management with WDP's strategic objectives, assess the adequacy of the risk assessment tool, etc.).

Risk management approach

▼ Top-down

strategic risk management

Continuous reporting

operational risk management

▲ Bottom-up

Risk Governance

Board of Directors

- Set the risk culture
- Review external environment
- Monitor the company risk management with an annual in-depth review
- Determine risk appetite
- Agree the Enterprise Risk Management Policy and the risk assessment tool
- Discuss WDP Group's key risks and emerging risks with the risk manager and Management Committee

Audit Committee

- Assist the Board of Directors in balancing risk exposure against risk appetite
- Review the efficiency of the company's risk management and internal control processes

Risk management

1st line of defence

Management Committee

- Identify and monitor key risks and emerging risks
- Evaluate proposed strategies against risk appetite
- Design, implementation and evaluation of the system of internal control, and for ensuring its operational effectiveness

2nd line of defence

Risk manager

- Assist management with the identification and assessment of key risks and emerging risks
- Aggregate risk information and submit to the Management Committee and Board of Directors
- Monitor the risks and response plans in line with the risk appetite
- Create a general risk framework and common language as well as provide direction on applying that framework
- Provide guidance and training
- Facilitate risk escalations

3rd line of defence

Internal auditing

- Providing assurance on the efficacy of the company's risk management
- Test key controls and risk response plans for key risks

Risk Ownership

Business units and risk ambassadors

- Identify and assess risks
- Respond to risks
- Monitor risks
- Ensure operation effectives of key controls

Support roles: compliance officer, financial controller, IT security

- Provide guidance/support to the risk manager and the business in identifying, assessing, and reporting risks.

Risk identification | risk evaluation | risk management | risk monitoring | risk reporting
On a quarterly basis, the CFO, acting as risk manager, conducts an analysis and evaluation of these risks through the various departments and countries, with attention to the potential negative impact, the expected value in terms of materialisation of the risk, as well as the degree of control of the risk. This analysis is done in collaboration with the compliance officer and the different risk ambassadors across the business, supported where necessary by specialised (external) advisors.

WDP uses a risk assessment tool to ensure risks are evaluated consistently. Within this context, a scenario analysis is also drawn up based on the expected value of each scenario and the possibilities to avoid or remediate a risk, insofar as this can be influenced.

Based on the above evaluation, the implementation of risk management can be done through different methods: prevent, mitigate, share, preserve.

Risk monitoring is embedded in the process of enterprise risk management and the responsibility for monitoring is at the different levels of the organisation: #TeamWDP, the Management Committee, the Board of Directors.

The result of the quarterly analysis, the evaluation of the risks as well as the formulation of concrete recommendations to the other departments of WDP, is formalised in a risk dashboard under the supervision of the risk manager, which is discussed in detail in the Management Committee. Where necessary, the risk dashboard is further adjusted for subsequent submission by the risk manager to the Audit Committee and Board of Directors for pointing out the most significant risks affecting WDP's strategic goals. Taking into account the input of the risk manager, the Audit Committee and Board of Directors conduct quarterly evaluations of the risks to which WDP is exposed and take the necessary decisions based on these evaluations (such as with regard to setting the interest rate hedging strategy, evaluation of tenant risks, etc.

WDP values transparency and thus communicates to its stakeholders on this topic of risk and risk management both on an ad hoc basis as through the periodic reporting in the quarterly press releases. The annual report also includes a list of specific and material risk factors with their description and an estimate of the potential impact of these risks, as well as the mitigating factors and some examples of key risk indicators.

Control activities

The various departments of the Company perform checks in response to the identified risks, as shown in Chapter *8. Risk factors.*

Operational control activities
- Lease: constant monitoring of the lease vacancy rate, end dates of lease agreements and the risks and opportunities related to rental income, constant monitoring of the client portfolio and regular analysis of customer solvency. Monthly screening of the amounts and validity of the lease deposits of all tenants.
- Property portfolio: maintenance of a healthy portfolio diversity in various dimensions, such as customers, building types, locations and also continuous monitoring of portfolio quality and sustainability. This is managed based on frequent internal reporting as well as collaboration with renowned construction partners, architects and engineering firms.
- For each commitment of the company towards third parties, the double signature principle (the four-eyes principle) is applied within the limits of the delegation of powers, for the purchase of property, leases, all types of orders and approvals of invoices and payments.
- Operational processes, both for the existing portfolio and for new investments, are based on workflows that are harmonised within the WDP Group and are audited regularly.

Financial control activities

- Budget: conducting an extensive quarterly variation analysis (actual versus the preceding period) and updating of this by the Audit Committee and Board of Directors.
- Purchasing policy: all orders must be preceded by a purchase order and must then be approved by validation of the invoice via a digital approval flow with audit log and application of the four-eyes principle.
- ERP package: WDP uses SAP Real Estate for accounting, controlling and reporting. SAP contains all accounting and financial aspects and all aspects related to WDP property activities (such as follow-up on lease agreements, settlement of charges, orders, purchases, budget follow-up for new construction projects, etc.).
- Financing cost: follow-up on the sensitivity of the cost of debts associated with the interest rates based on internal models and using software.

Financial reporting control activities

The process for preparing the financial information is structured based on predefined tasks to perform and respective schedules. WDP uses a detailed checklist of all tasks and sub-tasks to perform for closure of the annual, semi-annual and quarterly accounts of WDP (individually for each entity and consolidated for the Group). Each task is assigned to a manager in the finance department and a mandatory timeframe. Based on this checklist, everyone at the finance department knows what tasks to perform and by when.

This checklist is built around the following dimensions:

- the types of activity are divided up as follows: pre-closing, closing, consolidation, internal and external reporting and audit;
- subsequently, for the actual closing and consolidation process, a specific task is linked to each account of the balance sheet and profit and loss account, with a SAP transaction code and a description;
- wherever possible, the tasks are deduplicated and linked to specific deadlines with a responsible person (as well as a backup) in the Finance Department for each task. Moreover, every attempt is made to move tasks forward wherever possible, i.e. before the actual balance sheet date, to guarantee process speed and especially process quality;
- the above is also linked to standardised templates that serve for control and as a basis for the audit files;
- WDP and its subsidiaries follow the above procedure.

For efficient performance of the audit process, before the balance sheet date a pre-audit meeting is always held with the statutory auditor, with discussion of all significant trends and special points needing attention over the past period.

Once all accounting tasks are complete and have been processed in the consolidation and reporting set, the figures are checked by the CFO.

This control mainly consists of:

- a variance analysis between the actual and budgeted figures (the budgeted figures are prepared once a year and updated quarterly based on a forecast);
- a variance analysis between the actual and historical figures; and
- an ad hoc analysis of all material amounts and entries.

Once these checks are complete, the figures are submitted to the CEOs of WDP and adopted in mutual consultation with the CFO. The quarterly, semi-annual and annual reports, including corresponding press releases, are submitted to and analysed by the Audit Committee and Board of Directors, which approve them for publication.

The financial reporting is drawn up in accordance with the IFRS (International Financial Reporting Standards) as adopted in the European Union and with the legal and administrative regulations applicable in Belgium. These standards include all new and revised standards and interpretations published by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC). Regular discussions are scheduled with the statutory auditor and the required training is arranged for the responsible persons in the organisation in order to meet the accounting standards in their latest versions.

The statutory auditor audits the annual figures (full scope) and semi-annual figures (limited scope). The statutory auditor does not audit quarterly figures.

Stakeholders in the evaluation of internal control

Over the course of the financial year, the quality of the internal control is assessed by:
- the statutory auditor: on the one hand within the framework of the audit of the semi-annual and annual figures, and on the other hand within the framework of the annual review of underlying processes and procedures. Furthermore, we refer to the statutory auditor's report (see Chapter *12. Appendices* on pp. 264). The internal control systems for the key audit matters, i.e. the valuation of the property investments, have been analysed. Based on the recommendations of the statutory auditor, the process is adjusted as needed;
- the Audit Committee: as indicated above, the Audit Committee performs a special task with regard to internal control and risk management for WDP. The Board of Directors supervises the performance of the tasks of the Audit Committee, using tools such as reports from the Audit Committee to the complete Board of Directors, and
- internal audit: the company has hired an external internal auditor as a third-line function in the internal audit structure. All critical business processes are audited as part of a three-year cycle. In addition, the compliance function, the risk management function and at least one additional specific process are subject to an annual internal audit. In 2022, an internal audit was carried out on the processes and internal controls related to the project development process.

Information as per Article 34 of the Belgian Royal Decree of 14 November 2007

In accordance with Article 34 of the Belgian Royal Decree of 14 November 2007 on obligations on issuers of financial instruments admitted for trading on a regulated market, WDP gives a summary and, if applicable, explanation of the following items, to the extent that these items, due to their nature, will have an impact in cases of a public acquisition bid.

The capital structure

As of 31 December 2022, the capital of WDP comes to 233,702,382.00 euros, represented by 203,980,363 ordinary shares, each representing 1/203,980,363 of the capital. All shares are fully paid up and are either registered or dematerialised. None of these shares provides special voting or other rights. Each share confers the right to one vote at the General Meeting.

Share transfer provisions under the law, the Articles of Association or by convention

The transfer of shares in WDP is not subject to any provisions under the law or the Articles of Association. All WDP shares are listed on Euronext Brussels and Amsterdam.

Special rights of control

Special rights of control are not granted to any (categories of) shareholders.

Mechanism for auditing a share scheme for employees when rights of control are not exercised directly by employees

WDP does not have a share scheme for employees.

Voting restrictions under the law or the Articles of Association

The law and the Articles of Association do not set any restrictions on voting rights.

Shareholder agreements known to WDP that may give rise to restrictions on share transfers and/or voting rights

As far as WDP is aware, no shareholder agreements exist which could result in restrictions on share transfers or voting rights.

Rules for appointment and replacement of members of the management body and for amendment of the Articles of Association of WDP

For rules on appointment and replacement of members of the Board of Directors, please refer to the explanatory note in Chapter *8. Corporate Governance Statement*, as well as to Article 14 of the Articles of Association of the company, which states that directors are appointed by the General Meeting for a period of four years in principle and that the General Meeting may remove them at any time. Where applicable, the binding nomination right of the Reference Shareholder(s) must be applied in the nomination, as per Article 15 of the Articles of Association.

With regard to the amendment of the Articles of Association of the company, please refer to the GVV/SIR legislation, which provides that any draft amendment of the Articles of Association must be submitted to the FSMA for approval in advance. Moreover, Article 31 of the Articles of Association and the provisions of the Code of Companies and Associations apply.

The powers of the management body, particularly with regard to the option to issue or purchase shares

In accordance with Article 8 of the Articles of Association of the Company, the Board of Directors is authorised, within the constraints of the mandatory provisions contained in the applicable company law, to increase the share capital on the dates and subject to the conditions that it specifies, in one or more increments, up to a maximum amount of:

- I. 116,851,191.00 euros, if the capital increase to be realised is a capital increase by cash with the possibility for the
- shareholders of the company to exercise their preferential right or the irreducible allocation right (as referred to in the GVV/SIR legislation); and
- II. 116,851,191.00 euros if this capital increase is performed in the context of paying an optional dividend; and
- III. 23,370,238.20 euros, if the capital increase to be realised (a) is a capital increase via a contribution in kind, or (b) a capital increase in cash without the possibility for the Company's shareholders to exercise the preferential right or the irreducible allocation right (as referred to in the GVV/SIR legislation), or (c) any other form of capital increase; with the proviso that the capital under this authorisation may not be increased by an amount higher than the amount of the capital on the date of the Extraordinary General Meeting which approves the authorisation, being 2 February 2023.

This authorisation is renewable.

As of the date of this annual report, the Board of Directors has not yet made use of the authorisation granted to it to increase the capital, and thus the available balance of the authorised capital still amounts to:

- I. 116,851,191.00 euros, if the capital increase to be realised is a capital increase in cash with the option of the company's shareholders to exercise their preferential right or irreducible allocation right (as referred to in the GVV/SIR legislation);
- II. 116,851,191.00 euros if this capital increase is performed in the context of paying an optional dividend;
- III. 23,370,238.20 euros if this capital increase is (a) performed by a contribution in kind or (b) performed by a contribution in cash without the option for company shareholders to exercise their statutory preferential rights or irreducible allocation rights (as referred to in the GVV/SIR legislation) or (c) any other form of a capital increase;

with the understanding that in the context of the authorised capital, for the five-year authorisation period, the capital can never be increased beyond an amount of 233,702,382.00 euros.

In accordance with Article 11 of the Articles of Association, WDP may acquire, accept in pledge, and sell its own shares and associated depository receipts in accordance with the applicable company legislation.

In addition, the Board of Directors is authorised to perform the following actions for five years starting on 16 February 2023:

- acquire shares in the Company and associated depository receipts and accept these in pledge, at a minimum price or countervalue equal to 0.01 euros and at a maximum

price or counter value equal to 125% of the closing price on the trading day before the date of the transaction, where the Company shall not be permitted to possess shares in the Company or associated depository receipts that represent more than 10% of the total number of shares;
- transfer shares in the Company and associated depository receipts, such as to one or more specific persons who are not employees, at a minimum price or countervalue equal to 75% of the closing price of the trading day before the date of the transaction.

On 31 December 2022, as well as at the date of this annual report, WDP does not possess any of its own shares.

Major agreements to which WDP is party that come into force, undergo amendments or expire in cases of a change of control over WDP after a public acquisition bid

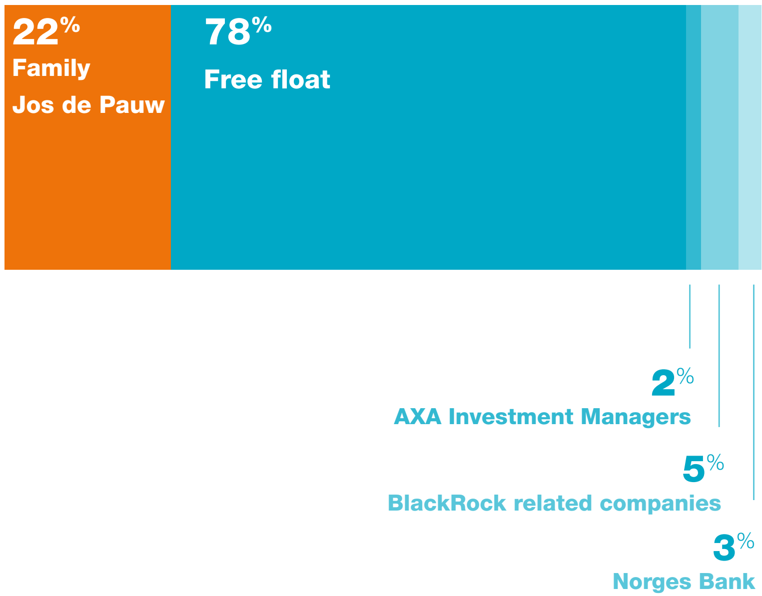
The General Meeting of 27 April 2022 adopted the clause for the change of control within the framework of (i) the credit agreement that the Company concluded with ING Bank on 29 October 2021, (ii) the loan agreement that the Company concluded with ABN Amro Bank on 23 November 2021, (iii) the loan agreement that the Company concluded with Argenta Spaarbank and Argenta Assuranties on 29 November 2021, (iv) the loan agreement that the Company concluded with BNP Paribas Fortis on 30 November 2021, (v) the loan agreement that the Company concluded with Belfius Bank on 30 November 2021, and (vi) the loan agreement that the Company concluded with KBC on 8 December 2021, (vii) the loan agreement that the Company concluded with BNP Paribas Fortis on 2 February 2022 and (viii) the loan agreement that the Company concluded with ING Bank on 16 February 2022.

Agreements concluded between WDP and its directors or employees that provide for remuneration if a public acquisition bid results in the resignation of directors or their forced departure without a valid reason or the end of employment of an employee.

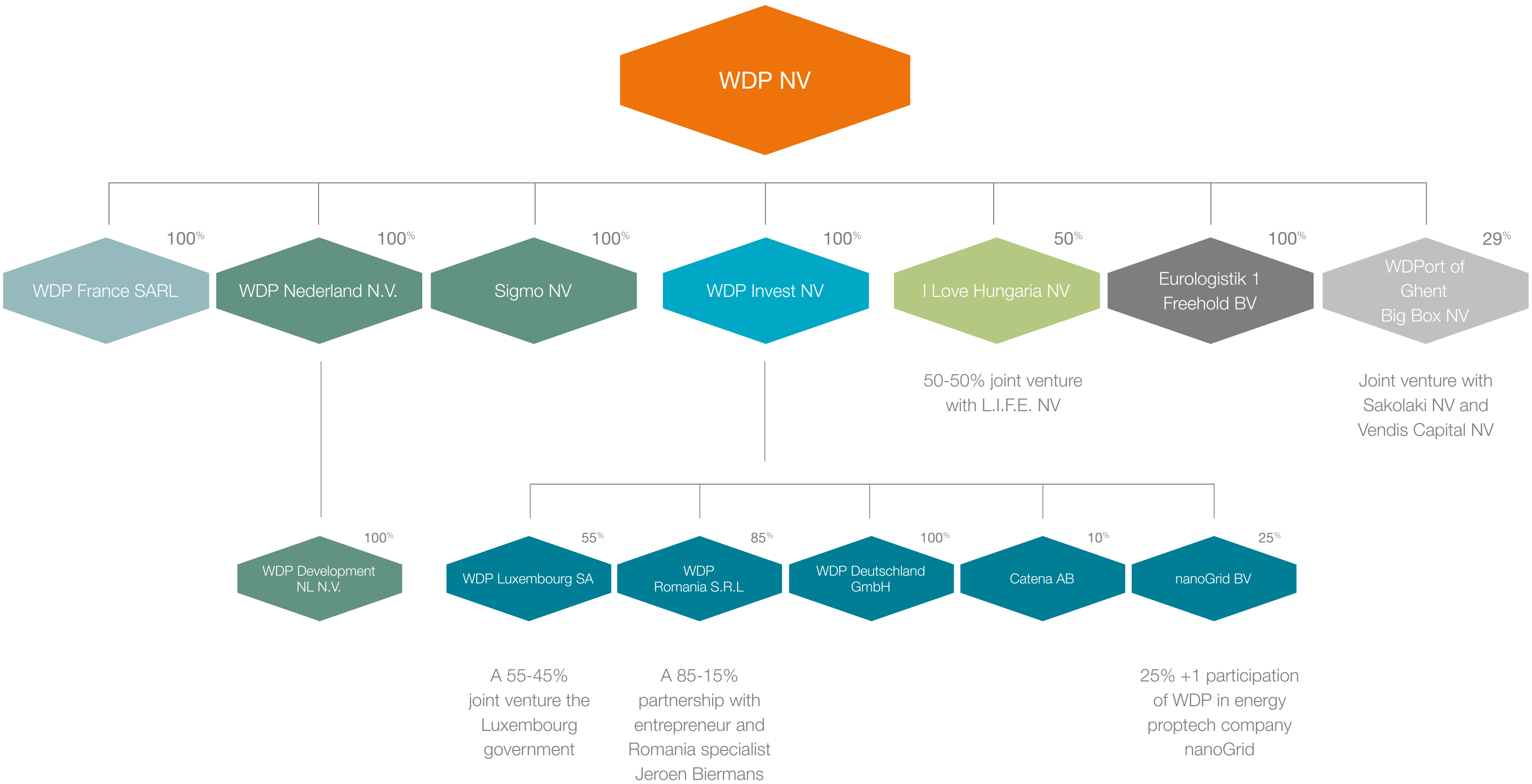
The agreements concluded with the co-CEOs and the CFO include a clause stating that if the management agreement with the person in question is terminated by either party within six months after a public acquisition bid, in the absence of a serious error, the person in question is entitled to a severance payment of 18 months for co-CEOs and 12 months for the CFO.

The agreements concluded with other Management Committee members and WDP staff do not include any contractual clauses of this kind.

WDP shareholder structure



Group structure



"Strategically located warehouses within a context of supply chain transformation accommodate the distribution and production of supplies closer to consumer markets.

09 Risk factors

RISK FACTORS

The strategy of WDP is aimed at creating long-term value for its clients, its shareholders and all its stakeholders. WDP aims to create a robust and growing income stream and dividend while safeguarding the long-term value of its properties and solid operational and financial KPIs. WDP's operations are exposed to a number of internal and external risks or uncertainties that could impact the Group's ability to achieve its overall strategic objectives.

WDP Group's risk management focuses on risk awareness and control and/or mitigation of real risks or threats whilst allowing controllable risks (combined with opportunities) in pursuit of generating and protecting value for its shareholders, clients and other stakeholders. Risk management is performed on a continuous basis. Moreover, the Group is convinced that risk management should be an integral part of the company culture to foster an environment in which people are motivated to identify and cope with risks and ensuring the necessary transparency with regard to any possible risks. Risk management is embedded in the Company's day-to-day company activities so that it can easily adapt to changes that may occur in the environment in which it operates.

▶ WDP Enterprise Risk Management Policy See pp. 139

Risk management process

Risk identification

Review and identification of (new) risks within the risk register

- ● #TeamWDP
- ◆ Risk ambassadors
- ■ Risk manager
- ⬢ Management Committee
- ▲ Board of Directors

Risk evaluation

Analysis and evaluation of identified risks, taking into account their likelihood and impact

- ▼ Compliance officer
- ◆ Risk ambassadors
- ■ Risk manager

Risk management

Active risk management through prevention, mitigation, risk sharing and/or retention of risks

- ● #TeamWDP

Risk monitoring

Continuous monitoring on risk impact and possible changing risks

- ● #TeamWDP
- ■ Risk manager
- ⬢ Management Committee
- ▲ Board of Directors

Risk appetite

WDP works within the contours of a cautious-to-balanced risk appetite. The **near-zero tolerance or cautious appetite** relates to legal, regulatory, HSES, compliance as well as financial risks. The Group has a **limited to balanced risk appetite** in pursuing the achievement of its strategic and operational objectives.

The Board of Directors determines the risk level which is acceptable to WDP in order to achieve its strategic objectives and annually reviews the Group's risk appetite.

Key risks

WDP annually reports on its **key risks**, which are defined based on their specificity and materiality, taking into account their impact and likelihood. Evidently, WDP also faces generic risks, which are considered, mapped and monitored throughout WDP's Risk management assessment. These risks are not considered as the most significant risks because they are not specific or because their net risk value[1] is not considered to be material.

These key risks are presented on the following page based on their net materiality, i.e. after mitigating actions, ranked per category from high to low and are discussed in detail in this chapter. WDP is aware of the fact that other risks may occur, which are unknown, not significant and/or material at the publication date of this annual report. To clarify WDP's risk management process, each of the main risks includes some of their Key Risk Indicators. These **Key Risk Indicators** can provide an early indication of risk exposure and offer concrete guidelines for risk assessment.

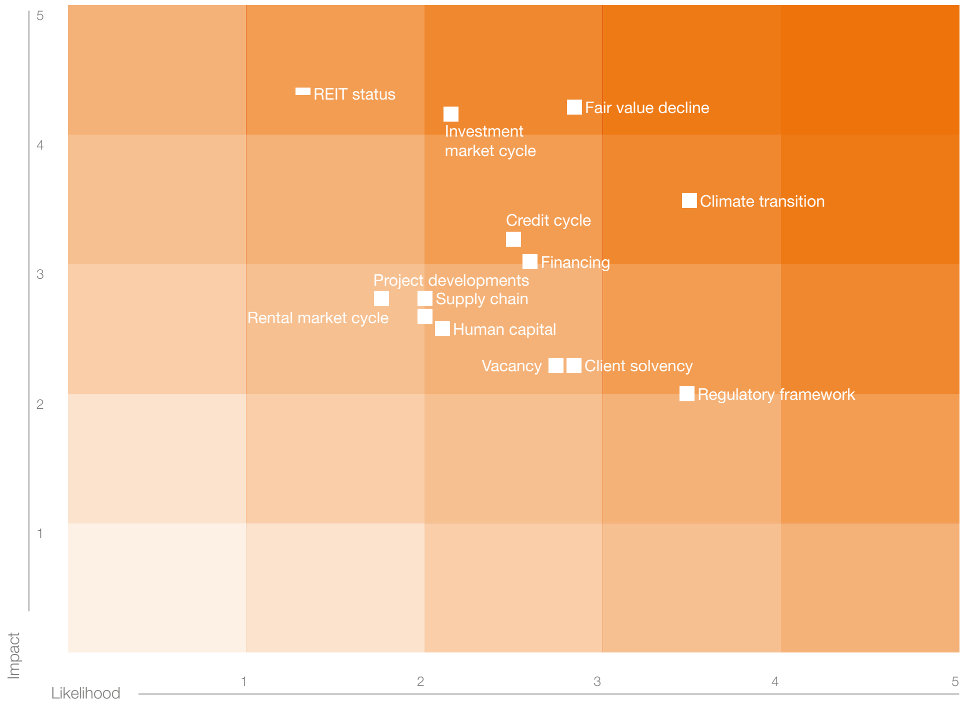
The classification and identification of key risks are based on WDP's Enterprise Risk Management Policy.

1 Net risk value (taking into the mitigating factors) represents the impact x likelihood of each risk.

Key risks (in order of materiality per category)[2]	Impact on WDP's value pillars
Compliance	
Climate transition	Future logistics
Regulatory framework	Sustainable growth
REIT status	Sustainable growth
Financial	
Fair value decline	Sustainable growth Future logistics
Financing	Sustainable growth
Market	
Investment market cycle	Sustainable growth
Credit cycle	Sustainable growth
Rental market cycle	Sustainable growth
Operational	
Project developments	Future logistics Sustainable growth Impact by responsiblility
Client solvency	Sustainable growth
Vacancy	Sustainable growth Future logistics
Supply chain	Impact by responsiblility
Human capital	Vitally engaged

2 Materiality is measured by the net risk value (impact x likelihood) for each risk.

Risk value of key risks



Key risks

Compliance

Climate transition

Risk appetite: limited

Risks related to tightening climate policies and regulations to shift towards a lower-carbon economy
Across the world, we are seeing climate policies and climate regulations are being tightened to shift the economy away from fossil fuels towards a lower-carbon economy.

The consequential requirements through tightening of climate policies can result in restrictions on the letting or the sale of buildings that do not comply with minimum standards. The same goes for technologically obsolete buildings which may require higher maintenance costs or capex requirements to meet minimum efficiency standards and modern work trends.

Tightening climate policies and regulations can cause a rise to shifts in the Company's entire value chain, going from investors to clients' demands as this might lead to a reduction in available capital and revenues.

Why is this risk significant to WDP?

- As a capital intense real estate company we need to secure our access to financing (debt and equity). The clear regulatory shift towards green financing implies a higher demand from investors and financial institutions for green investments and green-certified assets. The Climate Action Plan defines concrete targets for green-certified assets and green financing. For example, we aim to increase the share of green-certified assets in the entire property portfolio from the current 39% to at least 75% and to increase the share of green financing in total liabilities from the current 58% to at least 75% by 2025.
- More stringent energy performance and efficiency requirements and the goal of reducing embodied carbon in project developments will incur increasing capex.
- Land use is critical for logistics development projects. In 2022, WDP has completed 500,000 m² of developments, representing a land area of approximately 1,000,000 m².

How does WDP mitigate this risk?

- Various actions are taken as a part of the WDP Climate Action Plan (see *4. Performance and trends – Future logistics*):
  - analysis of the portfolio's exposure to transition risk;
  - WDP as an energy solutions provider;
  - the implementation of an energy monitoring system in the entire property portfolio.
- WDP takes part in various specialised industry organisations so it is always up to date on developments with regard to EU and global regulations.

Which Key Risk Indicators help WDP to monitor this risk?

- Percentage of green-certified assets.
- Percentage of green funding.
- GHG emissions (scope 1, 2, and 3).
- Percentage of electricity consumption from renewable energy sources for WDP corporate offices and property portfolio.

Regulatory framework

Risk appetite: near-zero tolerance

Risks related to changes in green certificate regulations

The Flemish Government is considering the abolition of green power certificates linked to the production by PV installations in Flanders that entered service before 2013, with effect from 1 January 2024.

For these projects, the guaranteed support period for the certificates was fixed at 20 years and this period expires gradually in 2028-32.

Why is this risk significant to WDP?

- Potential loss of the annual revenue stream of approximately 7 million euros that as of 1 January 2024 remains weighted averaged for a period of six years. This corresponds to about 2% of total revenue and 3% of EPRA Earnings in 2022.

How does WDP mitigate this risk?

- Continuous monitoring of relevant legislation and evolutions in collaboration with legal advisers.

Which Key Risk Indicators help WDP to monitor this risk?

- Changes in relevant regulations and decisions by the Government of Flanders.

REIT status

Risk appetite: cautious

Regulatory risks related to non-compliance with and loss of REIT regimes

WDP has a REIT status in Belgium and France (as GVV/SIR and SIIC) and believes that the company still is entitled to the FBI status in the Netherlands (See chapter 7. *Financial results and property report* on pp. 77).

To maintain the REIT status – and their fiscally transparent regime – WDP must take into account certain activity restrictions, diversification requirements, restrictions on the level of its subsidiaries, restrictions on its gearing ratio, requirements on profit disbursement, requirements on its shareholder structure, procedures for conflicts of interest, requirements related to corporate governance and other specific requirements as set out in the relevant national REIT legislations.

Why is this risk significant to WDP?

- Potential loss of the fiscally transparent regime causing a significant negative impact on the net result and NAV.
- On 31 December 2022, WDP had a total of 2,401.9 million euros in outstanding credit facilities. The contractual provisions of these credit facilities generally stipulate that WDP NV/SA must remain qualified as a regulated real estate company (GVV/SIR) in Belgium.

How does WDP mitigate this risk?

- Rigorous internal control procedures. See chapter *8. Corporate Governance Statement* pp. 137.
- Continuous monitoring of statutory requirements and compliance, assisted by specialist external consultants.
- Intensive dialogue with the regulator as part of the prudential regulation of REIT regimes.
- Representation of the Company in organisations that represent the REIT industry.

Which Key Risk Indicators help WDP to monitor this risk?

- Changes in the government's position related to the REIT status.
- A regulatory warning for inadequate compliance with REIT regulations.
- Legal ratios imposed by REIT regulations.

Financial

Fair value decline

Risk appetite: cautious

Negative variations in the fair value of the buildings

The fair value of the real estate investments of the WDP Group is subject to change and depends on various factors. Some of these are exogenous and thus potentially beyond the control of the WDP Group (such as decreasing demand or occupancy rates in the respective sub-markets in which the WDP Group is active and changes in expected investment returns or increases in transaction costs related to the acquisition or disposal of real estate).

Why is this risk significant to WDP?

- Negative impact on net result and EPRA NAV. A 1% decrease in the occupancy rate implies a 1.4% decrease in the EPRA Earnings.
- Negative change in debt ratio. A 5.0% decrease in the fair value of real estate investments leads to a 1.8% increase in the gearing ratio. See chapter *7. Financial results and property report* on pp. 104.
- (Partial) inability for dividend distribution if the cumulative negative change in fair value exceeds the distributable reserves. See chapter *11. Annual accounts* on pp. 258.

How does WDP mitigate this risk?

- Investment policy that focuses on high-quality property in strategic logistics hubs or secondary locations with growth potential.
- Highly diversified portfolio with a maximum risk per building of less than 2.5% in terms of fair value.
- The property portfolio is evaluated by independent experts every quarter to identify trends and take timely proactive measures.
- Prudent, clearly defined management of capital structures. See chapter *7. Financial results and property report* on pp. 82.
- Sufficient distributable reserves amounting to approximately 1,021 million euros (after payment of the proposed dividend for 2022).

Which Key Risk Indicators help WDP to monitor this risk?

- Fair value of each building vs. fair value of total portfolio.
- Occupancy rate.
- Average age of the portfolio.
- Average lease duration.
- Debt ratio.
- Cumulative unrealised profit/loss of the investment property portfolio.
- Distributable reserves.

Financing

Risk appetite: cautious

Financing risk (liquidity and cost of capital)
As a capital-intensive growth company, WDP's strategy depends largely on its ability to attain financial resources, in the form of either debt or equity capital so that it can finance its activities and investments. Various negative scenarios (such as disruptions in the international financial debt and share capital markets, a reduction in banks' lending capacities, a deterioration in the WDP Group's creditworthiness, a negative investor perception towards real estate companies) may occur, resulting in difficulties in accessing funding under the existing or new credit facilities or within the capital markets. A material increase of the cost of capital of the Company may have an impact on the profitability of the Company as a whole and on new investments.

Why is this risk significant to WDP?
- Inability to finance acquisitions or projects (both from shareholders' equity capital and loan capital). As of 31 December 2022, an amount of 337 million euros of identified investments is to be invested.
- The unavailability of financial resources (via cash flow or available credit facilities) for interest and operating costs and repayment of outstanding capital on loans and/or bonds on the expiry date.
- Financing at an increased cost resulting in a decrease in targeted profitability. An increase of 100 basis points in Euribor interest rates implies a negative effect on EPRA Earnings of 0.6 million euros.
- Potentially increased funding risk for current liabilities. 169 million euros or 7% of the outstanding debt is commercial paper and short-term straight loans.

How does WDP mitigate this risk?
- Conservative and prudent financing strategy with a balanced spread of maturity dates for debts. See *7. Financial results and property report* on pp. 82.
- Securing sufficient credit lines to finance operating costs and planned investments. As of 31 December 2022, the total amount of undrawn and confirmed long-term credit facilities amounted to approximately 1.7 billion euros after covering the commercial paper programme. See chapter *7. Financial results and property report* on pp. 82.
- Protection against interest rate rises with hedging instruments allowing 97% of debt to be hedged. If the rise in interest rates is due to higher inflation, the indexation of rental income is also a mitigating factor.
- Continuous dialogue with investors and banking partners to build solid long-term relationships.
- The commercial paper is fully covered by the backup lines and unused credit facilities that serve as a guarantee for refinancing if the full placement or extension of the commercial paper proves impossible. Backup lines and unused credit facilities also required periodic reviews.

Which Key Risk Indicators help WDP to monitor this risk?
- Remaining duration of all drawn and undrawn credit lines.
- Amount of undrawn and confirmed credit lines.
- Diversification rate of financing sources.
- Hedge ratio.
- Average financing costs.
- Cost of capital.

Market

Investment market cycle

Risk appetite: balanced

Risks related to investment market cycle
The investment market for logistics properties may be negatively impacted by reduced investor demand for real estate. Structural drivers, such as omnichannel, supply chain revision, or sustainability, may cause significant (negative or positive) changes in the companies' logistics strategy, hence their real estate.

In addition, inappropriate response towards an evolving property market may result in investments or disposals by WDP taking place at unfavourable prices or time in the cycle.

Why is this risk significant to WDP?
- Every 5% decrease in the value of the property portfolio can lead to a 1.6 euro (-8%) decrease in the EPRA NAV and a 1.8% increase in the gearing ratio.
- Acquisitions or disposals at unfavourable yields may affect the profitability of the Company and negatively impact the targeted EPRA Earnings.

How does WDP mitigate this risk?
- Investment strategy aimed at high-quality buildings that generate stable long-term income, embedded in a multi-year growth plan with defined guidance and yield expectation.
- Continuous monitoring of property market cycle and possible changing market conditions.
- High percentage of land reserve in the valuation of the property portfolio (28%), which has withstood decreases in value in the past.

Which Key Risk Indicators help WDP to monitor this risk?
- Geographical diversification for the entire property portfolio.
- Initial rental yield of realised acquisitions and project developments.
- Transactions' prime yields and take-up volumes in relevant regions.

Credit cycle

Risk appetite: cautious

Credit cycle risk and volatility in capital markets
Extreme volatility and uncertainty in international markets may negatively impact the cost of capital and can lead to more difficult access to funding, both to equity markets to raise new capital/shareholders' equity and to debt financing through existing and/or new loans.

Why is this risk significant to WDP?
- More difficult access to equity markets to raise new capital/shareholders' equity and restrictions in the availability of debt financing with regard to existing and/or new credit facilities. As of 31 December 2022, total financial debt amounted to 2,401.9 million euros, with granular distribution of maturities.
- Volatility and uncertainty in international markets can lead to sharp fluctuations in share price.
- Financing at an increased cost resulting in a decrease in targeted profitability. An increase of 100 basis points in Euribor interest rates implies a negative effect on EPRA Earnings of 0.6 million euros.

How does WDP mitigate this risk?
- Extensive and frequent dialogue with capital markets and financial counterparties and transparent communication with clear targets.
- Strict monitoring and control of any risk which could negatively affect perceptions of the Company by investors and financiers
- Aim to build long-term relationships with financial partners and investors.
- Buffer of 1.7 billion euros of unused and confirmed credit lines in addition to unused credit facilities to cover the commercial paper programme.
- The Company's creditworthiness is highlighted by a Baa1 (Moody's) and BBB+ (Fitch) credit rating.

Which Key Risk Indicators help WDP to monitor this risk?
- Remaining duration of all drawn and undrawn credit lines.
- Amount of undrawn and confirmed credit lines.
- Diversification rate of financing sources.
- Hedge ratio.
- Average financing costs.
- Cost of capital.
- Credit rating scores.

Rental market cycle

Risk appetite: balanced

Risks related to rental market cycle
The rental market may face declining demand for logistics property with a possible oversupply. This may impact the occupancy rate of the property portfolio, which is the main driver of our company's operational activities. Additionally, this may have an impact on the ability of pre-letting the project development pipeline and therefore also on the targets predetermined by WDP in its 2022-25 growth plan.

Why is this risk significant to WDP?
- A decrease in occupancy rate will affect rental income and vacancy charges. A decrease of 1% in occupancy rate would result in a -1.4% decrease in EPRA Earnings.
- A decrease in the fair value of the property portfolio and, thus, also of the NAV. Every 5% decrease in the value of the property portfolio decreases the EPRA NAV by 1.6 euros (-8%).
- Inability to pre-let projects and to further develop and yield land potential within the portfolio. As of 31 December 2022, WDP owns a land reserve of approximately 3.6 million m² with a fair value of 200.6 million euros.

How does WDP mitigate this risk?
- Diversified client base with a maximum exposure per client and a wide spread across various tenant sectors (as well as tenants' clients, especially if they are third-party logistics service providers).
- Thorough integration in the real estate and logistics market thanks to years of experience and in-house commercial teams.
- Focus on high-quality sites in strategic logistics hubs or secondary locations with growth potential.

Which Key Risk Indicators help WDP to monitor this risk?
- Occupancy rate.
- Percentage in pre-let transactions within the development pipeline.
- Diversification of the client base.

Operational

Project developments

Risk appetite: balanced

Risks related to the Company's development activities
Several risks are inherent in developing projects and the rolling out WDP ENERGY: budget, timing, quality, and counterparty.

For example, the quality of the work delivered by the construction partner may pose a risk to the value of the project. Delays may occur during the implementation of the works resulting in loss of potential revenue. Given the focus on pre-let developments, the time lag between the commercial agreement and commitment of the construction partner may result in the unavailability of the construction partner and may cause a delay in the implementation of the work. Moreover, the required materials may increase in price due to scarcity, inflation, etc. Subsequently, this may lead to failure in achieving targeted returns on developments or exceeding investment budgets.

Why is this risk significant to WDP?
- Within the growth plan, investments are prioritised by the pre-let property developments and accelerated roll-out of WDP ENERGY.
- In 2022, WDP developed about 500,000 m², representing an investment volume of around 300 million euros. On 31 December 2022, a surface of about 715,000 m² was under construction, i.e. an investment volume of about 578 million euros.
- In 2022, WDP announced the installation of a Green Mobility Hub at one of its existing sites and the further expansion of its solar panel park to a total capacity of 150 MWp, together accounting for an investment of approximately 150 million euros in the period 2023-24.

How does WDP mitigate this risk?
- Long-term partnerships with construction partners, with regards to solvency and quality.
- Strict monitoring of projects under development, including the implementation of penalty clauses for non-compliance with contracts by third parties.
- In-house specialised development team with a strong track record and in-house Energy & Sustainability Team and engagement of external consultants to hedge risks.

Which Key Risk Indicators help WDP to monitor this risk?
- Outstanding development pipeline.
- Timely delivery of project developments and sustainability investments.
- Budget overrun.
- Financial situation of partners participating in these realisations.

Client solvency

Risk appetite: limited

Client solvency risk
(Partial) default of payment by customers can significantly affect the Company's rental income, cash flow, the portfolio's occupancy rate, and EPRA Earnings.

Why is this risk significant to WDP?
- As of 31 December 2022, outstanding trade receivables amounted to 15 million euros. An increase of bad debts by 1 million euros would result in a 0.4% decrease in EPRA Earnings.
- As of 31 December 2022, a decrease in rental income by 2 million euros would reduce EPRA Earnings per share by -0.7%.

How does WDP mitigate this risk?
- Extensive tenant solvency check by internal specialists and external rating agencies before inclusion in the portfolio.
- Rigorous internal procedure for invoicing and rent collection.
- Lease strategy that aims for long-term contracts with high-quality stable, solvent tenants and client diversification throughout the property portfolio.

Which Key Risk Indicators help WDP to monitor this risk?
- Percentage of rent collection.
- Days Sales Outstanding.
- Tenant's financial situation.
- Tenants' diversification throughout the property portfolio.

Vacancy

Risk appetite: limited

Portfolio vacancy risk
WDP maintains a strategy of long-term leasing of developments and/or acquisitions. WDP keeps the buildings in its portfolio to generate a stable cash flow through leasing, whereby a high and constant occupancy rate is essential for the growth of the Company. Vacancy may arise when expiring lease agreements are not renewed and when lease agreements are terminated before the end date. The occupancy rate of the WDP portfolio at the end of the year was 99.1%. Given the high occupancy rate the risk of future rental vacancies is greater than the potential to increase the occupancy rate.

Why is this risk significant to WDP?
- A decrease in the occupancy rate will affect rental income and vacancy charges. A decrease of -1% of the occupancy rate would result in a -1.4% decrease in EPRA Earnings.

How does WDP mitigate this risk?
- Internal property management team and commercial teams.
- Quality and multi-purpose buildings located at strategical logistics crossroads facilitate re-letting.
- Preference for realistic rental levels and long-term rental contracts.
- Diversified client base with limited exposure towards one tenant and well-spread sector base.

Which Key Risk Indicators help WDP to monitor this risk?
- Occupancy rate.
- Solvency of client portfolio (percentage of rent collection and doubtful debts).
- Buildings' spread (geography, building type, age) within the property portfolio.
- Average lease duration and lease renewal rate.

Supply chain

Risk appetite: cautious

Supply chain risks related to business continuity, quality, resilience, labour regulations, and working conditions
WDP maintains contact with all kinds of stakeholders who contribute to the operational activities of the Company at various levels within the supply chain. The (re-) development projects are the focal point of our supply chain with an increasing contribution for the realisations through WDP ENERGY. We also call on a wide range of service providers (architects, engineering firms, construction companies, etc.) and are ourselves dependent on the supply chains of (construction) materials (recently disrupted by scarcity, price increases). This interaction does not only affect business processes or services, but also involves corporate responsibility and reputation risks.

Why is this risk significant to WDP?
- Of the projects under development as at 31 December 2022, 95% were pre-let.
- In 2022, WDP developed about 500,000 m², representing an investment volume of around 300 million euros. On 31 December 2022, an area of about 715,000 m² was under construction, i.e. an investment volume of about 578 million euros.
- In 2022, WDP announced the installation of a Green Mobility Hub at one of its existing sites and the further expansion of its solar panel park to a total capacity of 150 MWp, together accounting for an investment of approximately 150 million euros in the period 2023-24.

How does WDP mitigate this risk?
- By requiring our suppliers to adhere to the WDP Supplier Code of Conduct, we engage them as key stakeholders for achieving our objectives in terms of sustainability.
- The WDP Grievance mechanism ensures awareness about inappropriate and unlawful practices with the goal of ending and resolving such grievances.
- Critical suppliers to the Company are subject to regular due diligence.

Which Key Risk Indicators help WDP to monitor this risk?
- Reported breaches of the Supplier Code of Conduct.
- Changes in regulations related to the Company's supply chain.

Human capital

Risk appetite: cautious

Risks related to under-resourcing, attracting and retaining talent, and staff development
#TeamWDP is one of WDP's strategic drivers realising the Group's business plan. Failure in recruitment, development, and retention of team members with the right skills may result in underperformance, which would impact Company's decision-making, operational efficiency, and general performance.

Why is this risk significant to WDP?
- The Company's activities, business processes, and decisions call for highly qualified and/or experienced staff within a compact team (116 employees as of 31 December 2022).
- 90% of WDP staff holds a university or college degree.
- WDP activities are constantly evolving (i.e. becoming more complex and specialised), so there is a need for additional highly qualified profiles. In 2022, 6 new positions were created.

How does WDP mitigate this risk?
- Competitive pay package for employees, which is benchmarked regularly.
- Annual employee engagement survey.
- Individual employee training programs for each member of #TeamWDP, combined with – if applicable – internal mobility.
- Efforts related to well-being, company atmosphere and operational activities. See *4. Performance and trends – Vitally engaged.*

Which Key Risk Indicators help WDP to monitor this risk?
- Staff turnover.
- Average turnaround of vacancies.
- Employee seniority and age.
- Employee engagement survey results.

> “The switch to electrically driven supply and distribution by our clients has kicked off. Here lies a clear role for the layout of our warehouse sites, i.e. scaling up WDP ENERGY.

10 Reporting according to recognised standards

EPRA KEY PERFORMANCE INDICATORS

The statutory auditor confirms that the EPRA Earnings, the EPRA LTV, the EPRA NAV indicators, and the EPRA cost ratio were calculated according to the definitions of the EPRA Best Practices Recommendations and that the financial data used to calculate these ratios matches the bookkeeping data from the consolidated financial statements.

Table	EPRA key performance indicator	Definition	Purpose	in euros (x 1,000)	in euro/ share
I.	EPRA Earnings	Recurring earnings from the core operational activities.	A key measure of a company's underlying operating results from its property rental business and an indicator of the extent to which current dividend payments are supported by earnings.	236,273	1.25
II.	EPRA NAV metrics	EPRA Net Reinstatement Value (NRV): the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, including real estate transfer taxes.	The EPRA NAV set of metrics make adjustments to the NAV per the IFRS financial statements to provide stakeholders with the most relevant information on the fair value of the assets and liabilities of a real estate investment company, under 3 different scenarios.	4,614,985	22.6
		EPRA Net Tangible Assets (NTA): this is the NAV adjusted to include properties and other investments at their fair value and exclude certain line items that are not expected to take shape in a business model with investment properties over the long term.		4,224,384	20.7
		EPRA Net Disposal Value (NDV): the EPRA Net Disposal Value provides the reader with a scenario of the disposal of the company's assets resulting in the settlement of deferred taxes and the liquidition of debt and financial instruments.		4,454,358	21.8

Table	EPRA key performance indicator	Definition	Purpose		%
III.	EPRA Net Initial Yield (NIY)	Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchasers' costs.	A comparable measure for portfolio valuations within Europe. In the past, discussions were held on portfolio valuations in Europe. This measure should make it easier for investors to judge themselves, how the valuation of portfolio X compares with portfolio Y.		5.0%
III.	EPRA TOPPED-UP NIY	This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents).	Providing detail on the calculation that reconciles the difference between EPRA NIY and EPRA TOPPED-UP NIY.		5.0%
IV.	EPRA vacancy rate	Estimated Market Rental Value (ERV) of vacant spaces, divided by ERV of the whole portfolio.	A pure (in %) measure of investment property space that is vacant, based on ERV.		0.9%
V.	EPRA cost ratio	Administrative/operating costs including or reduced by the immediate vacancy costs, divided by gross rental income.	An important criterion to make a meaningful measurement of changes in the operating costs of a property company possible.	Including direct vacancy costs	10.0%
				Excluding direct vacancy costs	9.7%
VI.	EPRA LTV	Debt divided by market value of the property.	A key (shareholder-gearing) metric to determine the percentage of debt comparing to the appraised value of the properties.		36.7%

I. EPRA earnings

in euros (x 1,000)		FY 2022	FY 2021
Earnings per IFRS income statement		**351,711**	**982,266**
Adjustments to calculate the EPRA Earnings, exclude:			
I.	Changes in value of investment properties, development properties held for investment and other interests	165,008	-824,534
	- Changes in the value of the real estate portfolio	157,754	-825,957
	- Depreciation and write-down on solar panels	7,255	1,423
II.	Profit or losses on disposal of investment properties, development properties held for investment and other interests	-519	-6,410
VI.	Changes in fair value of financial instruments and associated close-out costs	-224,566	-52,388
VIII.	Deferred tax in respect of EPRA adjustments	-34,389	113,226
IX.	Adjustments (I.) to (VIII.) to the above in respect of joint ventures	-25,465	-16,610
X.	Minority interests in respect of the above	4,492	5,641
EPRA Earnings		**236,273**	**201,190**
Weighted average number of shares		189,421,171	182,624,126
EPRA Earnings per share (EPS) (in euros)		**1.25**	**1.10**

II. EPRA NAV indicators

in euros (x 1.000)	31.12.2022 EPRA NRV	31.12.2022 EPRA NTA	31.12.2022 EPRA NDV	31.12.2021 EPRA NRV	31.12.2021 EPRA NTA	31.12.2021 EPRA NDV
IFRS NAV	**4,273,375**	**4,273,375**	**4,273,375**	**3,510,330**	**3,510,330**	**3,510,330**
IFRS NAV/share (in euros)	20.9	20.9	20.9	19.0	19.0	19.0
Diluted NAV at fair value (after the exercise of options, convertibles and other equity interests)	**4,273,375**	**4,273,375**	**4,273,375**	**3,510,330**	**3,510,330**	**3,510,330**
Exclude:						
(V) Deferred tax in relation to fair value gains of investments properties	114,066	114,066		138,091	138,091	
(VI) Fair value of financial instruments	-162,196	-162,196		66,636	66,636	
(VIII.b) Intangibles as per the IFRS balance sheet		-860			-1,101	
Subtotal	**4,225,245**	**4,224,384**	**4,273,375**	**3,715,057**	**3,713,956**	**3,510,330**
Include:						
(IX) Fair value of fixed interest rate debt			180,983			-518
(XI) Real estate transfer tax	389,740			301,417		
NAV	**4,614,985**	**4,224,384**	**4,454,358**	**4,016,474**	**3,713,956**	**3,509,812**
Number of shares	203,980,363	203,980,363	203,980,363	184,772,193	184,772,193	184,772,193
NAV/share (in euros)	**22.6**	**20.7**	**21.8**	**21.7**	**20.1**	**19.0**

III. EPRA NIY and EPRA TOPPED-UP NIY

in euros (x 1,000)		31.12.2022	31.12.2021
Investment property - wholly owned		6,351,916	5,795,243
Investment property - share of joint ventures		131,286	98,524
Less developments, land reserves and the right of use of concessions		-624,019	-560,523
Completed property portfolio		5,859,182	5,333,244
Allowance for estimated purchasers' costs		357,455	276,197
Gross up completed property portfolio valuations	**A**	**6,216,637**	**5,609,441**
Annualised cash passing rental income		329,045	275,059
Property outgoings		-15,246	-13,642
Annualised net rent	**B**	**313,799**	**261,416**
Notional rent expiration of rent free period or other lease incentives		0	0
Topped-up net annualised rent	**C**	**313,799**	**261,416**
EPRA NIY	**B/A**	**5.0%**	**4.7%**
EPRA TOPPED-UP NIY	**C/A**	**5.0%**	**4.7%**

IV. Investment properties – Rental dates and vacancy rate

Segment	Gross rental income 2022 in euros (x 1,000)	Net rental income 2022 in euros (x 1,000)	Leasable space as at 31.12.2022 in euros (x 1,000)	Annualised gross rental income in euros (x 1,000)	Projected rental value for vacant spaces 31.12.2022 in euros (x 1,000)	Total expected rental value in euros (x 1,000)	Vacancy (in %)
Belgium	91,133	92,319	2,264,546	101,604	1,569	108,920	1.4%
The Netherlands	131,742	124,976	2,627,974	145,765	505	155,323	0.3%
France	7,131	6,759	192,765	7,797	212	9,010	2.4%
Luxembourg	3,395	3,627	54,335	3,449	5	3,881	0.1%
Romania	61,222	58,804	1,482,309	66,978	812	73,360	1.1%
Germany	2,178	2,053	60,068	3,452	0	3,684	0.0%
Total	**296,801**	**288,537**	**6,681,997**	**329,045**	**3,104**	**354,177**	**0.9%**

Reconciliation to the consolidated IFRS profit and loss account

Rental income related to:		
- investment properties already sold	306	306
- income from solar panels		22,930
- other adjustments: joint ventures		
- Luxembourg	-3,395	-3,627
- Germany	-462	-332
- Other		104
Total	**293,250**	**307,919**

V. EPRA cost ratio

in euros (x 1,000)		FY 2022	FY 2021
Include:			
I. Administrative/operating expenses (IFRS)		-32,837	-29,862
I-1. Impairments of trade receivables		-882	314
I-2. Recovery of property charges		0	0
I-3. Recovery of rental charges and taxes normally paid by the tenant on let properties		-4,172	-4,343
I-4. Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease		0	0
I-5. Property charges		-11,705	-9,082
I-6. General company expenses		-16,078	-16,751
III. Management fees less actual/estimated profit element		1,227	1,088
V. Administrative/operating expenses of joint ventures expense		-499	-450
Exclude (if part of the above):			
VI. Investment property depreciation		283	303
Administrative/operating expenses related to solar panels		2,231	2,115
EPRA costs (including direct vacancy costs)	**A**	**-29,595**	**-26,806**
IX. Direct vacancy costs		1,055	733
EPRA costs (excluding direct vacancy costs)	**B**	**-28,540**	**-26,073**
X. Gross rental income (IFRS)		293,250	254,663
Less net ground rent costs		-1,952	-1,697
XII. Gross rental income of joint ventures		3,857	3,157
Less net ground rent costs		-200	-163
Gross rental income	**C**	**294,955**	**255,960**
EPRA Cost Ratio (including direct vacancy costs)	**A/C**	**10.0%**	**10.5%**
EPRA Cost Ratio (excluding direct vacancy costs)	**B/C**	**9.7%**	**10.2%**

The EPRA cost ratio reflects operating expenses net of administrative and operating costs capitalised according to IFRS for an amount of 4.7 million euros. Costs capitalised primarily relate to internal employee staff costs of employees directly involved in developing the property portfolio.

VI. EPRA LTV

		31.12.2022					31.12.2021				
			Proportionate consolidation					Proportionate consolidation			
in euros (x 1,000)		Group As reported	Share of Joint Ventures	Share of Material Associates	Non controlling interests (NCI)	Combined	Group As reported	Share of Joint Ventures	Share of Material Associates	Non controlling interests (NCI)	Combined
Include:											
Borrowings from Financial Institutions		1,426,195	50,435		-88,068	1,388,562	1,692,121	31,371		-74,016	1,649,475
Commercial paper		168,850				168,850	200,000				200,000
Hybrids (including convertibles, preference shares, debt, options, perpetuals)		0				0	0				0
Bond loans		806,855				806,855	301,558				301,558
Foreign currency derivatives		-2,585				-2,585	6,157				6,157
Net (trade) payables		91,975	2,850		-2,120	92,705	8,931	3,983		776	13,689
Owner-occupied property (debt)		0				0	0				0
Current accounts (equity characteristics)		0				0	0				0
Exclude:											
Cash and cash equivalents		-8,040	-384		516	-7,908	-9,230	-1,187		589	-9,828
Investments in non-material associates x Loan-to-value		-87,847				-87,847	0				0
Net Debt	**A**	**2,395,403**	**52,901**	**0**	**-89,672**	**2,358,633**	**2,199,537**	**34,166**	**0**	**-72,652**	**2,161,051**
Include:											
Owner-occupied property		0				0	0				0
Investment properties at fair value		6,010,767	102,799		-156,855	5,956,711	5,487,794	58,154		-128,561	5,417,388
Properties held for sale		8,624	314			8,938	286	465			751
Properties under development		279,994	17,579		-9,350	288,222	251,673	37,077		-8,498	280,252
Intangibles		860	3,082		-2	3,940	1,101			-2	1,099
Net (trade) receivables		0				0	0				0
Financial assets		4,199				4,199	3,356				3,356
Solar panels		160,636	3,269		-3,450	160,455	159,775			-3,470	156,305
Total Property Value	**B**	**6,465,081**	**127,042**	**0**	**-169,658**	**6,422,465**	**5,903,985**	**95,696**	**0**	**-140,530**	**5,859,151**
Loan-to-value	**A/B**	**37.1%**				**36.7%**	**37.3%**				**36.9%**

VII. Investment properties – Changes in net rental income on a constant baseline

in euros (x 1,000)	2022					2021	Like-for-like growth in net rental income 2022	Like-for-like growth in net rental income 2022 (in %)[1]
	Properties held for two years	Acquisitions	Disposals	Projects	Total net rental income	Properties held for two years		
Belgium	74,187	6,315	0	11,817	92,319	70,153	4,034	5.7%
The Netherlands	109,804	4,007	7	11,165	124,983	107,539	2,265	2.1%
France	6,759	0	0	0	6,759	6,496	263	4.0%
Luxembourg	3,214	0	0	412	3,627	3,110	104	3.3%
Romania	43,939	1,246	300	13,619	59,104	41,504	2,435	5.9%
Germany	0	2,053	0	0	2,053	0	0	-
Property available for lease	**237,903**	**13,621**	**306**	**37,013**	**288,844**	**228,802**	**9,101**	**4.0%**
Reconciliation to the consolidated IFRS profit and loss account								
Income from solar energy					22,930			
Luxembourg	-3,214	0	0	-412	-3,627			
Germany	0	-332	0	0	-332			
Other joint ventures	0	0	0	104	104			
Operating result for the property portfolio in the consolidated IFRS profit and loss account	**234,689**	**13,289**	**306**	**36,704**	**307,919**			

1 The like-for-like growth in net rental income of 4,0% can be attributed to the following components: 3.8% indexation and 0.2% occupancy.

VIII. Investment properties – Valuation data

in euros (x 1,000)	Fair value	Changes in the fair value during the year	EPRA NIY yield (in %)
Belgium	2,068,741	43,664	4.6%
The Netherlands	2,587,384	-219,709	4.8%
France	175,352	2,815	4.0%
Luxembourg	68,877	9,138	4.4%
Romania	934,045	39,100	7.1%
Germany	78,579	-2,297	4.0%
Investment properties available for lease	**5,912,978**	**-127,290**	**5.0%**
Reconciliation to the consolidated IFRS balance sheet			
- Investment properties under development for own account with the purpose of being rented out	297,573		
- Land reserves	200,588		
- Rights of use to concessions	72,062		
- Other adjustments: joint ventures			
- Investment properties available for lease	-102,799		
- Investment properties under development for own account with the purpose of being rented out	-17,579		
- Land reserves	0		
- Rights of use to concessions	-10,908		
Investment properties in the consolidated IFRS balance sheet	**6,351,916**		

IX. Investment properties – Data related to rental contracts

	Average term		Details on next expiry dates of leases – Passing rent of leases coming to their next expiry date in euros (x 1,000)[1]			Details on final expiry dates of leases – Passing rent of leases coming to their expiry date in euros (x 1,000[1]		
	until first break	until expiry date						
Segment	(in years)	(in years)	**year 1**	**year 2**	**year 3-5**	**year 1**	**year 2**	**year 3-5**
Belgium	4.9	7.7	19,876	18,298	29,819	5,791	10,745	17,453
The Netherlands	5.7	6.1	10,153	7,364	46,717	2,718	6,264	46,771
France	2.9	4.6	1,119	3,194	1,633	537	184	3,496
Luxembourg	7.4	8.5	0	0	684	0	0	684
Romania	6.0	7.9	3,844	4,764	21,071	2,462	1,832	12,265
Germany	6.2	6.2	76	0	1,847	76	0	1,847
Total	**5.5**	**6.9**	**35,067**	**33,620**	**101,770**	**11,585**	**19,025**	**82,516**

1 For Luxembourg (55%) the proportionate share of WDP in the passing rent is indicated.

X. EPRA Capital expenditure analysis[1]

in euros (x 1,000)	FY 2022 – Group (excluding joint ventures)	FY 2022 – Joint ventures (proportionate share)	FY 2022 – Total Group	FY 2021 – Group (excluding joint ventures)	FY 2021 – Joint ventures (proportionate share)	FY 2021 – Total Group
Acquisitions[2]	283,872	7,775	291,647	131,476	4,175	135,650
Development	374,986	39,530	414,516	239,803	11,145	250,949
Like-for-like portfolio	13,273	41	13,314	9,404	240	9,644
Incremental lettable space	-	-	-	-	-	-
No incremental lettable space	*13,273*	*41*	*13,314*	*9,404*	*240*	*9,644*
Capitalised interest[3]	5,754	118	5,872	5,275	15	5,290
Total CapEx	**677,886**	**47,464**	**725,350**	**385,958**	**15,575**	**401,534**
Adjustment for non-cash items[4]	-204,926	666	-204,260	-42,715	3,714	-39,001
Total CapEx (cashflows)[5]	**472,960**	**48,130**	**521,090**	**343,243**	**19,289**	**362,532**

1 The overview below shows which investments were included in the balance sheet in the course of 2022. For an overview of all transactions and realisations that were identified in 2022, see chapter 4. Performance.

2 This is the net investment for all purchases and disposals executed.

3 This concerns the capitalised interests activated for the project developments.

4 The adjustment for non-cash items of -204.9 million euros for the Group (excluding joint ventures) does not only include the accrual to cash basis adjustment, but also includes an adjustment of -179.2 million euros related to the acquisitions realized through a contribution in kind. An overview of the acquisitions realized in 2022 through contribution in kind can be consulted in chapter 7. Financial results and property report.

5 The reconciliation with the cash flow statement (see chapter 11. Financial statements) can be made by abstracting the capitalised interest in the table above, as the capitalised interest is not regarded as an investment activity in the cash flow statement, but as interest paid.

EPRA AND GHG ENVIRONMENTAL PERFORMANCE INDICATORS

Methodology

Organisational perimeter
WDP uses the operational control approach for sustainability reporting. WDP manages all of the warehouses in its property portfolio. These warehouses as well as all of the offices where #TeamWDP works (for Belgium in Wolvertem, for the Netherlands in Breda, and for Romania In Bucharest) are included in our sustainability reporting.

Operational perimeter
WDP measures and reports both scope 1, 2, and 3 emissions related to its activities across its value chain.

Interpretation of Scope 1, 2, and 3

Scope	Included	Application
Scope 1: Direct greenhouse gas emissions	All direct emissions that result from our activities and are caused by the local combustion of a primary energy source (natural gas, fuel oil, diesel, petrol, ...)	- Offices where #TeamWDP is active - The car park of WDP
Scope 2: Indirect greenhouse gas emissions	All indirect emissions that result from our activities and that occur at another location during the combustion of a primary energy source. Possible applications are electricity, heating and cooling (DH&C), steam, ...	- Offices where #TeamWDP is active - The car park of WDP
Scope 3: Indirect greenhouse gas emissions	All other indirect emissions in our value chain, i.e. the emissions during the production and delivery of building materials and the direct emissions that are caused by the consumption of gas and fuel oil by the tenant, as well as the indirect emissions that are caused by the consumption of electricity and/or district heating and cooling by the tenant. As well as the indirect emissions linked to the electricity consumption of #TeamWDP in the corporate offices and to the business travel of #TeamWDP. The Greenhouse Gas Protocol defines 15 categories of scope 3 emissions. These are further explained below.	- Warehouses in the WDP property portfolio - Offices where #TeamWDP is active

Note on the EPRA environmental performance indicators

Since 2017, WDP reports in accordance with the EPRA Best Practice Recommendations for Sustainability Reporting (EPRA sBPR). The EPRA sBPR guidelines are based on the recommendations and methodology of the internationally used Greenhouse Gas Protocol (GHG Protocol). This provides a consistent manner in which listed real estate companies can measure sustainability performance, which contributes to transparency in sustainability reporting. WDP has received a Gold Award for EPRA sBPR every year since 2017.

WDP reports on each relevant EPRA performance indicator for its property portfolio and the offices where #TeamWDP works.

For our data coverage, we report the performance indicators according to their absolute performance and their Like-for-Like performance:

- **The absolute performance (Abs):** the absolute indicators reflect the gross total of the available data for a specific period and utility (e.g. Elec-Abs, DH&C-Abs).

- **Like-for-Like performance (LfL):** the Like-for-Like indicators reflect the change in performance unrelated to fluctuations in portfolio size (constant boundary) (e.g. Elec-LfL, DH&C-LfL). In WDP's reporting, only buildings with consumption data available for a specific utility for the entire years 2021 and 2022 are considered in the Like-for-Like indicators. For the Energy and GHG figures, the Like-for-Like scope is limited to a perimeter where complete consumption data for each energy supply (i.e. electricity, gas, heating oil, or other heating sources) in a building is available for the full years 2021 and 2022.

Indirect greenhouse gas emissions (both scope 2 and 3 emissions) are reported according to the location-based and market-based accounting method.

- For the **location-based accounting method**, a country-average emission factor from the IEA report is used in the calculation.[1]
- Under the **market-based accounting method**, the calculations are based on an inventory of the WDP portfolio in which some issues are tracked, such as the responsibility of managing the utilities (whether contractually through WDP or the client); the origin of the electricity (green, grey or mix) and, if available, the emission factor of the electricity supplied. If no specific data is available for utilities, the country-average emission factor is used (as with the location-based method).

The table below shows the distribution of energy in 2022 per landlord-obtained and tenant-obtained, by origin.

Distribution of Landlord-obtained and Tenant-obtained utilities

	Belgium	The Netherlands	Luxembourg	France	Romania	Germany	Total WDP
Electricity							
Landlord-obtained							
green	37%	18%	0%	94%	56%	0%	**34%**
grey | unknown	0%	1%	27%	0%	11%	0%	**4%**
Tenant-obtained							
green	4%	1%	0%	0%	0%	0%	**1%**
grey | unknown	60%	80%	73%	6%	33%	100%	**61%**
Heat							
Landlord-obtained							
natural gas	29%	4%	88%	100%	97%	0%	**40%**
fuel oil	0%	0%	0%	0%	0%	0%	**0%**
DH&C	0%	0%	0%	0%	0%	0%	**0%**
Tenant-obtained							
natural gas	68%	95%	12%	0%	3%	100%	**59%**
fuel oil	3%	0%	0%	0%	0%	0%	**1%**
DH&C	0%	0.5%	0%	0%	0%	0%	**0%**
Water							
Landlord-obtained	31%	25%	18%	100%	15%	n/a	**23%**
Tenant-obtained	69%	75%	82%	0%	85%	n/a	**77%**

1 IEA stands for International Energy Agency. IEA works with countries around the world to shape energy policies for a secure and sustainable future.

Data driven consumption and emission data (no estimate or extrapolation)
The complete reporting on energy consumption and CO_2 emissions from the offices where #TeamWDP operates is based on actual data. No estimation or extrapolation of consumption data is used unless the sources for the consumption data were not yet available as of 31 December 2022. These sources are the invoice data that WDP receives from the office owners and the data from the energy monitoring system (nanoGrid) in the Belgian office.

The reporting of the property portfolio figures is solely based on actual data without estimating or extrapolating consumption data. This is possible because WDP has installed an energy monitoring system (nanoGrid) for its entire property portfolio. Consequently, we use a proprietary data model with two sources for consumption data: (1) data from the energy monitoring system and (2) data from the invoices that WDP receives directly from the utilities to supplement the overall data coverage of the portfolio.

Consumption and emission data for 2021 (restated)
The coverage figures listed for 2021 are restated in this Annual Report 2022. This is because the calculation of the coverage figures was based on a year averaged area in the Annual Report 2021. In this Annual Report 2022, the coverage figures are based on the areas as of 31 December 2022 (in accordance with the methodology in the property report, see chapter *7. Financial results and property report*). This also restated the intensity indicators for 2021.

The above only applies to the Abs indicators. By definition, the LfL indicators are different from the 2021 Annual Report due to a scope that takes into account all of the 2021 and 2022 data, as explained earlier.

Limited assurance
All EPRA environmental performance indicators marked with an ✓ have been reviewed by Deloitte Company Auditors as part of a limited assurance check for 2022.

Note on reporting according to the GHG Protocol

Starting with the publication of the Annual Report 2021, WDP annually reports its full GHG climate footprint according to the GHG Protocol methodology. This protocol provides a systematic framework for measuring, managing, and reducing the emissions in our value chain and is a tool for WDP to manage and respond to the risks and opportunities related to these emissions.

Starting from this Annual Report 2022, WDP will report 2 additional categories within the Scope 3 emissions: Energy-related emissions (Category 3) and Business Travel (Category 6).

The table below provides an overview of the methodology used at WDP and its activities throughout the value chain for scope 1, 2, and 3.

GHG PROTOCOL categories (scope 1, 2, and 3)

GHG Scope	Category	Applicability	Included	Methodology / Justification for exclusion Calculation method (GHG-protocol)	Activity data source	Emission-factor data source
Scope 1	**Scope 1**	Yes	Emissions from the combustion of fuels used in (1) corporate offices, (2) car park and (3) service activities of WDP	The emissions are calculated according to category by multiplying fuel consumption with a specific emission factor per application. (1) For our utilities, we refer to our EPRA sBPR methodology on a market-based approach. (2) For our car park, we apply well-to-wheel vehicle-specific factors combined with general transport data.	(1) Consumption data of invoices (BE and RO); in NL there are no direct emissions (2) Mileage- and consumption data from lease companies	(1) Location-based: IEA-emissionfactors ("IEA – Emission Factors: Database Documentation (2022 edition), page7") (2) CO_2 specifications of the vehicles
Scope 2	**Scope 2**	Yes	Emissions from the production of electricity and DH&C consumed in (1) corporate offices and (2) car park of WDP	The emissions are calculated according to category by multiplying energy consumption with a specific emission factor per application. (1) For our utilities, we refer to our EPRA sBPR methodology on a market-based approach. (2) The car park is charged with green purchased electricity, and so has no emissions.	(1) Consumption data from invoices (BE, NL and RO) supplemented with monitoring data (BE) (2) Mileage- and consumption data from lease companies	(1) Market-based factors: if green electricity (as far as known): no emission; otherwise see below Location-based: IEA-emissionfactors ("IEA – Emission Factors: Database Documentation (2022 edition), page7") (2) No emissions because green electricity contracts in WDP offices
Scope 3	**Scope 3**					
Upstream						
cat.1	Purchased goods and services (PG&S)	No	n/a	Not applicable due to inclusion of purchased goods in cat. 2-8	n/a	n/a
cat.2	Capital goods	Yes	All upstream (cradle-to-gate) emissions released during the construction of our warehouses (including solar panels) via the building materials (embodied carbon), transport of building materials as well as energy consumption on the construction sites.	The emissions are calculated from a number of reference projects in BE, NL, RO, LU and DE on the basis of a detailed life cycle assessment in cooperation with an external expert. The listing of material types and quantities is combined with the material-specific emission factor from various material databases. An extrapolation to the total developed area gives the total emission. This analysis is repeated annually, applied to new developments as well as renovations	Bill of materials from reference projects in BE, NL, RO, LU and DE, based on buildings specifications and BREEAM assessments.	Emissionfactors (EF) are based on a combination of two calculationb methods: (1) expenses (spent-based): "EXIOBASE 3" and (2) quantity of materials (quantity-based): "Ecoinvent v3.6"

GHG Scope	Category	Applicability	Included	Methodology / Justification for exclusion Calculation method (GHG-protocol)	Activity data source	Emission-factor data source
cat.3	Fuel- and energy-related activities	Yes	All upstream losses and emissions linked to transport of electricity to the site (being WDP offices)	Emissions indirectly linked to electricity production of our offices, for example grid losses.	Consumption data from invoices (BE, NL and RO) supplemented with monitoring data (BE)	Market-based factors: if green electricity (as far as known): no emission; otherwise application of Location-based factors: IEA-emissionfactors ("IEA – Emission Factors: Database Documentation (2022 edition), page7")
cat.4	Upstream transportation and distribution	No	n/a	These emissions are included in cat. 2 Capital goods because of the cradle-to-gate definition where both the production of construction materials and transport to the site are included.	n/a	n/a
cat.5	Waste generated in operations	Yes	Emissions related to the waste collection and processing of the activities in the offices of WDP.	Excluded because of: (1) Only in the BE office is operational control over the waste collection. For offices NL and RO, the waste collection is managed by the office owners and we do not have sufficient data. This is directly reflected in the relatively low coverage in the EPRA Waste-Abs indicator. (2) No quantification of emissions related to waste collection and processing has yet been established for the 3 offices.	Not yet available	n/a
cat.6	Business travel	Yes	All flights executed by WDP employees related to their professional activities.	Emissions from the transport of employees for company-related activities in vehicles that are not owned or leased by WDP i.e. private car, public transport, airplane. For reasons of materiality and data availability, we currently only map air traffic.	Distances are estimated via Google Flights.	The emission factor is provided by the airline companies at which tickets are purchased.
cat.7	Employee commuting	Yes	Emissions from commuting travel by employees with private transport (car owned by employee).	Excluded because of: (1) data not yet available	Not yet available	n/a
cat.8	Upstream leased assets	No	n/a	These emissions are already included in scope 1 and 2.	n/a	n/a
Downstream						
cat.9	Downstream transportation and distribution	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a

GHG Scope	Category	Applicability	Included	Methodology / Justification for exclusion Calculation method (GHG-protocol)	Activity data source	Emission-factor data source
cat.10	Processing of sold products	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a
cat.11	Use of sold products	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a
cat.12	End-of-life treatment of sold products	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a
cat.13	Downstream leased assets	Yes	Emissions caused by energy consumption in WDP's property portfolio: electricity, DH&C and fuel.	The emissions are calculated according to category by multiplying energy consumption with a specific emission factor per application. For the specific calculation we refer to our EPRA sBPR methodology for a market-based approach.	Invoice data (if available), supplemented with monitoring data (nanoGrid).	Market-based factors: if green electricity (as far as known): no emission; otherwise application of Location-based factors: IEA-emissionfactors ("IEA – Emission Factors: Database Documentation (2022 edition), page7")
cat.14	Franchises	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a
cat.15	Investments	No	n/a	WDP is a logistics property player, with a clear focus on development and renovation for long-term ownership and letting. The core business of WDP is not oriented towards development with the intention of selling, hence the exclusion of this category in the scope.	n/a	n/a

EPRA environmental performance indicators – WDP corporate offices

Energy – Absolute performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Number of buildings	#	3	3	0%	
		Number of buildings in data coverage	#	3	3	0%	
		Coverage	%	**100%**	**100%**	0%	
Electricity							
Elec-Abs	302-1	**Total electricity consumption**	kWh	**402,107**	**466,949**	+16%	✓
		green	kWh	402,107	466,949	+16%	
		grey/unknown	kWh	0	0	-	
Heat							
Heat-Abs		**Total heat consumption**	kWh	**193,288**	**67,431**	-65%	✓
DH&C-Abs	302-1	**Total district heating & cooling consumption**	kWh	**50,260**	**45,711**	-9%	✓
Fuels-Abs	302-1	**Total fuel consumption**	kWh	**143,028**	**21,720**	-85%	✓
Energy							
		Total energy consumption	kWh	**595,395**	**534,380**	-10%	
Energy-Int	302-3 CRE1	Building energy intensity	kWh/m²	236	178	-25%	✓

Greenhouse gases – Absolute performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	2021	2022	yoy	Limited assurance
Greenhouse Gases				location-based			market-based			
GHG-Dir-Abs	305-1	Direct | Scope 1	T CO_2e	34	6	-81%	34	6	-81%	✓
GHG-Indir-Abs	305-2	Indirect | Scope 2	T CO_2e	102	85	-17%	3	2	-24%	✓
GHG-Indir-Abs	305-3	Indirect | Scope 3	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
Total GHG		**Scope 1 + 2**	T CO_2e	**136**	**91**	-33%	**36**	**8**	-77%	✓
Total GHG		**Scope 1 + 2 + 3**	T CO_2e	**136**	**91**	-33%	**36**	**8**	-77%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2	kg CO_2e/m^2	54	30	-44%	14	3	-80%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2 + 3	kg CO_2e/m^2	54	30	-44%	14	3	-80%	✓

Water – Absolute performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Number of buildings	#	3	3	0%	
		Number of buildings in data coverage	#	3	3	0%	
		Coverage	%	**100%**	**100%**	0%	
Water							
Water-Abs	303-1	**Total water consumption**	m^3	**2,015**	**2,282**	+13%	✓
Water-Int	CRE2	Building water intensity	m^3/m^2	0.80	0.76	-5%	✓

Energy – Like-for-Like performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Number of buildings	#	3	3	0%	
		Number of buildings in data coverage	#	3	3	0%	
		Coverage	%	**100%**	**100%**	0%	
Electricity							
Elec-LfL	302-1	**Total electricity consumption**	kWh	**402,107**	**466,949**	+16%	✓
		green	kWh	402,107	466,949	+16%	
		grey/unknown	kWh	0	0	-	
Heat							
Heat-LfL		**Total heat consumption**	kWh	**193,288**	**67,431**	-65%	✓
DH&C-LfL	302-1	**Total district heating & cooling consumption**	kWh	**50,260**	**45,711**	-9%	✓
Fuels-LfL	302-1	**Total fuel consumption**	kWh	**143,028**	**21,720**	-85%	✓
Energy							
		Total energy consumption	kWh	**595,395**	**534,380**	-10%	
Energy-Int	302-3 CRE1	Building energy intensity	kWh/m²	236	178	-25%	✓

Greenhouse gases – Like-for-Like performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	2021	2022	yoy	Limited assurance
Greenhouse Gases				location-based			market-based			
GHG-Dir-LfL	305-1	Direct | Scope 1	T CO_2e	34	6	-81%	34	6	-81%	✓
GHG-Indir-LfL	305-2	Indirect | Scope 2	T CO_2e	102	85	-17%	3	2	-24%	✓
GHG-Indir-LfL	305-3	Indirect | Scope 3	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
Total GHG		**Scope 1 + 2**	T CO_2e	**136**	**91**	-33%	**36**	**8**	-77%	✓
Total GHG		**Scope 1 + 2 + 3**	T CO_2e	**136**	**91**	-33%	**36**	**8**	-77%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2	kg CO_2e/m^2	54	30	-44%	14	3	-80%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2 + 3	kg CO_2e/m^2	54	30	-44%	14	3	-80%	✓

Water – Like-for-Like performance – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Number of buildings	#	3	3	0%	
		Number of buildings in data coverage	#	3	3	0%	
		Coverage	%	**100%**	**100%**	0%	
Water							
Water-LfL	303-1	**Total water consumption**	m³	**2,015**	**2,282**	+13%	✓
Water-Int	CRE2	Building water intensity	m³/m²	0.80	0.76	-5%	✓

Waste – WDP corporate offices

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Coverage	%	48%	54%	+13%	✓
Waste							
Waste-Abs[1]	306-2	**Total weight of waste by disposal route**	Ton	**3.80**	**3.66**	-4%	✓
		recycling		**2.00**	**2.27**	+14%	✓
		plastic	Ton	0.07	0.19	+164%	✓
		paper	Ton	1.92	2.08	+8%	✓
		incineration with or without energy recovery		**1.80**	**1.39**	-23%	✓
		residual	Ton	1.80	1.39	-23%	✓
		hazardous	Ton	0.00	0.00	-	
		non-hazardous	Ton	3.80	3.66	-4%	
Waste-LfL[1]	306-2	**Like-for-like weight of waste by disposal route**	Ton	**3.80**	**3.66**	-4%	✓
		recycling		**2.00**	**2.27**	+14%	✓
		plastic	Ton	0.07	0.19	+164%	✓
		paper	Ton	1.92	2.08	+8%	✓
		incineration with or without energy recovery		**1.80**	**1.39**	-23%	✓
		residual	Ton	1.80	1.39	-23%	✓
		hazardous	Ton	0	0	-	
		non-hazardous	Ton	3.80	3.66	-4%	

1 Calculated based on GRI standard 306-2 (2016).

EPRA environmental performance indicators – property portfolio

Energy – Absolute performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage[1]							
		Coverage Electricity	%	85%	88%	+4%	
		Coverage Heat	%	65%	85%	+30%	
		Coverage Energy & GHG	%	72%	78%	+9%	
Electricity							
Elec-Abs	302-1	**Total electricity consumption**	kWh	**255,983,327**	**268,394,557**	+5%	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	101,832,258	100,672,863	-1%	
		green	kWh	60,042,474	91,111,721	+52%	
		grey/unknown	kWh	41,789,784	9,561,142	-77%	
		tenant-obtained	kWh	154,151,069	167,721,694	+9%	
		green	kWh	979,940	3,879,643	+296%	
		grey/unknown	kWh	153,171,129	163,842,051	+7%	
Heat							
Heat-Abs		**Total heat consumption**	kWh	**114,581,393**	**99,558,659**	-13%	✓
DH&C-Abs	302-1	**Total district heating & cooling consumption**	kWh	**179,825**	**137,109**	-24%	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	0	0	-	
		tenant-obtained	kWh	179,825	137,109	-24%	
Fuels-Abs	302-1	**Total fuel consumption**	kWh	**114,401,568**	**99,421,550**	-13%	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	48,489,575	39,797,447	-18%	
		tenant-obtained	kWh	65,911,993	59,624,103	-10%	
Energy							
		Total energy	kWh	**370,564,720**	**367,953,216**	-1%	
Energy-Int[1]	302-3 CRE1	Building energy intensity	kWh/m²	84	81	-4%	✓

Greenhouse gases – Absolute performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	2021	2022	yoy	Limited assurance
Greenhouse Gases					location-based			market-based		
GHG-Dir-Abs	305-1	Direct | Scope 1	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
GHG-Indir-Abs	305-2	Indirect | Scope 2	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
GHG-Indir-Abs	305-3	Indirect | Scope 3	T CO_2e	79,760	90,095	+13%	74,721	68,719	-8%	✓
Total GHG		**Scope 1 + 2**	T CO_2e	**0**	**0**	-	**0**	**0**	-	✓
Total GHG		**Scope 1 + 2 + 3**	T CO_2e	**79,760**	**90,095**	+13%	**74,721**	**68,719**	-8%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2	kg CO_2e/m^2	n/a	n/a	-	n/a	n/a	-	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2 + 3	kg CO_2e/m^2	18	20	+11%	17	15	-11%	✓

Water – Absolute performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage[1]							
		Coverage Water	%	74%	77%	+4%	
Water							
Water-Abs	303-1	**Total water consumption**	m^3	**464,868**	**515,778**	+11%	✓
		landlord-obtained for shared services	m^3	0	0	-	
		landlord-obtained (sub)metered to tenants	m^3	114,260	119,744	+5%	
		tenant-obtained	m^3	350,607	396,035	+13%	
Water-Int[1]	CRE2	Building water intensity	m^3/m^2	0.12	0.11	-2%	✓

1 These are restated figures for the Annual Report 2021, as indicated in the methodology.

Energy – Like-for-Like performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Coverage Electricity	%	67%	67%	0%	
		Coverage Heat	%	38%	38%	0%	
		Coverage Energy & GHG	%	35%	35%	0%	
Electricity							
Elec-LfL	302-1	**Total electricity consumption**	kWh	**233,089,420**	**231,550,412**	-1%	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	96,041,538	94,175,180	-2%	
		green	kWh	86,211,093	85,679,913	-1%	
		grey/unknown	kWh	9,830,445	8,495,267	-14%	
		tenant-obtained	kWh	137,047,882	137,375,232	+0%	
		green	kWh	3,482,964	3,769,853	+8%	
		grey/unknown	kWh	133,564,918	133,605,379	+0%	
Heat							
Heat-LfL		**Total heat consumption**	kWh	**82,227,560**	**70,159,623**	-15%	✓
DH&C-LfL	302-1	**Total district heating & cooling consumption**	kWh	**0**	0	-	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	0	0	-	
		tenant-obtained	kWh	0	0	-	
Fuels-LfL	302-1	**Total fuel consumption**	kWh	**82,227,560**	**70,159,623**	-15%	✓
		landlord-obtained for shared services	kWh	0	0	-	
		landlord-obtained (sub)metered to tenants	kWh	31,855,915	26,981,142	-15%	
		tenant-obtained	kWh	50,371,645	43,178,482	-14%	
Energy							
		Total energy consumption	kWh	**197,094,865**	**186,536,273**	-5%	
Energy-Int	302-3 CRE1	Building energy intensity	kWh/m²	97	91	-5%	✓

Greenhouse gases – Like-for-Like performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	2021	2022	yoy	Limited assurance
Greenhouse Gases				location-based			market-based			
GHG-Dir-LfL	305-1	Direct | Scope 1	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
GHG-Indir-LfL	305-2	Indirect | Scope 2	T CO_2e	n/a	n/a	-	n/a	n/a	-	✓
GHG-Indir-LfL	305-3	Indirect | Scope 3	T CO_2e	40,627	44,679	+10%	39,073	33,730	-14%	✓
Total GHG		**Scope 1 + 2**	T CO_2e	**0**	**0**	-	**0**	**0**	-	✓
Total GHG		**Scope 1 + 2 + 3**	T CO_2e	**40,627**	**44,679**	+10%	**39,073**	**33,730**	-14%	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2	kg CO_2e/m^2	n/a	n/a	-	n/a	n/a	-	✓
GHG-Int	305-4 CRE3	GHG Intensity | Scope 1 + 2 + 3	kg CO_2e/m^2	20	22	+10%	19	17	-14%	✓

Water – Like-for-Like performance – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Data coverage							
		Coverage Water	%	42%	42%	0%	
Water							
Water-LfL	303-1	**Total water consumption**	m^3	**221,411**	**229,565**	+4%	✓
		landlord-obtained for shared services	m^3	0	0	-	
		landlord-obtained (sub)metered to tenants	m^3	21,350	21,396	+0%	
		tenant-obtained	m^3	200,061	208,169	+4%	
Water-Int	CRE2	Building water intensity	m^3/m^2	0.091	0.094	+4%	✓

Certification – property portfolio

EPRA	GRI CRESSD	Indicator	Unit	2021	2022	yoy	Limited assurance
Cert-Tot	CRE8	**Type and number of sustainability certified assets**	#	**71**	**91**	+28%	✓
		BREEAM New Construction	#	**23**	**26**	+13%	
		BREEAM Good	#	8	8	0%	✓
		BREEAM Very Good	#	11	12	+9%	✓
		BREEAM Excellent	#	3	3	0%	✓
		BREEAM Outstanding	#	1	3	+200%	✓
		BREEAM In Use	#	**0**	**17**	-	
		BREEAM Acceptable	#	n/a	3	-	✓
		BREEAM Pass	#	n/a	8	-	✓
		BREEAM Very Good	#	n/a	6	-	✓
		EDGE	#	**48**	**48**	0%	
		EDGE	#	32	32	0%	✓
		EDGE Advanced	#	16	16	0%	✓

GHG PROTOCOL

GHG Carbon Footprint

GHG Scope	Category	Unit	2021		2022		yoy
			emissions	% of value chain	emissions	% of value chain	
Scope 1	**Scope 1**	T CO_2e	**111**	**0.06%**	**160**	**0.06%**	+44%
	Utilities corporate offices	T CO_2e	34	0.02%	6	0.00%	-81%
	Car park	T CO_2e	77	0.04%	153	0.05%	+99%
Scope 2	**Scope 2**	T CO_2e	**3**	**0.00%**	**2**	**0.00%**	-24%
	Utilities corporate offices	T CO_2e	3	0.00%	2	0.00%	-24%
	Car park	T CO_2e	0	0.00%	0	0.00%	–
Scope 3	**Scope 3**	T CO_2e	**189,208**	**99.94%**	**289,335**	**99.94%**	+53%
Upstream		T CO_2e					
cat.1	Purchased goods and services (PG&S)	T CO_2e	n/a	–	n/a	–	–
cat.2	Capital goods	T CO_2e	96,985	51.23%	201,567	69.63%	+108%
	Project development		96,985	51.23%	152,419	52.65%	+57%
	Solar projects			0.00%	49,147	16.98%	–
cat.3	Fuel- and energy-related activities	T CO2e	n/a	–	5	0.00%	–
cat.4	Upstream transportation and distribution	T CO2e	n/a	–	n/a	–	–
cat.5	Waste generated in operations	T CO2e	n/av	–	n/av	–	–
cat.6	Business travel	T CO2e	n/av	–	86	0.03%	–
cat.7	Employee commuting	T CO2e	n/av	–	n/av	–	–
cat.8	Upstream leased assets	T CO_2e	n/a	–	n/a	–	–
Downstream		T CO_2e					–
cat.9	Downstream transportation and distribution	T CO_2e	n/a	–	n/a	–	–
cat.10	Processing of sold products	T CO_2e	n/a	–	n/a	–	–
cat.11	Use of sold products	T CO_2e	n/a	–	n/a	–	–
cat.12	End-of-life treatment of sold products	T CO_2e	n/a	–	n/a	–	–
cat.13	Downstream leased assets	T CO_2e	92,223	48.71%	87,677	30.29%	–5%
cat.14	Franchises	T CO_2e	n/a	–	n/a	–	–
cat.15	Investments	T CO_2e	n/a	–	n/a	–	–
Total emissions		T CO_2e	**189,321**	**100.00%**	**289,496**	**100.00%**	+53%

EPRA SOCIAL PERFORMANCE INDICATORS

EPRA	GRI	Indicator	Boundaries	Unit and description	WDP corporate offices 2021	WDP corporate offices 2022	Limited assurance
Diversity-Emp	**405-1**	Gender diversity	Employees (excl. Managament Committee)	Percentage female	44%	43%	✓
			Employees (excl. Managament Committee)	Percentage male	56%	57%	✓
			Management Committee	Percentage female	0%	0%	✓
			Management Committee	Percentage male	100%	100%	✓
			Board of Directors (non-executive)	Percentage female	40%	50%	✓
			Board of Directors (non-executive)	Percentage male	60%	50%	✓
Diversity-Pay	**405-2**	Gender pay ratio	Employees	Ratio average pay male vs. average pay female	1.04	1.44	✓
Emp-Training	**404-1**	Employee training and development	Employees and Management Committee - Headcount	Average number of hours of training	15.38	23.55	✓
			Employees and Management Committee - FTE	Average number of hours of training	16.39	24.63	✓
Emp-Dev	**404-3**	Employee performance appraisals	Employees and Management Committee	Percentage of evaluation	100%	100%	✓
Emp-New hires	**401-1**	New hires	Employees	Number of new employee hires	11	26	✓
			Employees	Percentage of new employees vs. total number of employees	12%	24%	✓
Emp-Turnover	**401-1**	Turnover	Employees	Number of employees that have left the organisation voluntarily or due to dismissal, retirement or death in service	4	9	✓
			Employees	Percentage of employees that have left the organisation voluntarily or due to dismissal, retirement or death in service vs. total number of employees	4%	8%	✓
H&S-Emp	**403-2**	Injury rate	Employees and Management Committee	Percentage of employees and Management Committee involved vs. total number of hours	0.000%	0.000%	✓
		Lost day rate	Employees and Management Committee	Percentage of number of days when incapable of working vs. total number of hours	0.320%	0.407%	✓
		Absentee rate (long-term)	Employees and Management Committee	Percentage of number of days incapacitated due to long-term illness vs. total number of hours	0.221%	0.277%	✓
		Absentee rate (short-term)	Employees and Management Committee	Percentage of number of days incapacitated due to short-term illness vs. total number of hours	0.099%	0.131%	✓
		Work-related fatalities	Employees and Management Committee	Number of work-related fatalities	0	0	✓
H&S-Asset	**416-1**	Asset health and safety assessments	WDP corporate offices	Percentage of assets for which health and safety impacts have been assessed	100%	100%	✓
H&S-Comp	**416-2**	Asset health and safety compliance	WDP corporate offices	Number of incidents of non-compliance with regulations concerning the health and safety impacts	0	0	✓
Comty-Eng	**413-1**	Community engagement, impact assessments and development programs	WDP corporate offices	Percentage assets covered	100%	100%	✓
					#WeMakeADifference: see *3. Strategy and value creation* and *4. Performance and trends*	#WeMakeADifference: see *4. Performance and trends*	

EPRA ADMINISTRATIVE PERFORMANCE INDICATORS

EPRA	GRI	Indicator	Boundaries	Unit and description	WDP corporate offices 2021	WDP corporate offices 2022	Limited assurance
Gov-Board	**102-22**	Composition of the highest governance body	Board of Directors	Composition	See *7. Corporate Governance Statement - Board of Directors - Composition*	See *8. Corporate Governance Statement - Board of Directors - Composition*	✓
Gov-Selec	**102-24**	Process of nominating and selecting the highest governance body	Board of Directors	Description of nomination and selection	See *7. Corporate Governance Statement - Board of Directors - Composition*	See *8. Corporate Governance Statement - Board of Directors - Composition*	✓
Gov-CoI	**102-25**	Process of managing conflicts of interest	Board of Directors	Description of process regarding conflicts of interest	See *7. Corporate Governance Statement - Board of Directors - Conflicts of interest*	See *8. Corporate Governance Statement - Board of Directors - Conflicts of interest*	✓

CAP (CLIMATE ACTION PLAN) PERFORMANCE INDICATORS

		KPI	2021	2022	Limited assurance
WDP ENERGY	WDP Electricity procurement green | with regard to the contracts that WDP has under its own management	100% by 2023	56%	90%	
	Renewable energy capacity[1]	250MWp by 2025	95 MWp	113 MWp	✔
	Energy monitoring system | for relevant buildings	100% by 2025	73%	78%	
	LED Coverage | for relevant buildings	100% by 2030	40%	60%	

			Base year 2020	2022	Limited assurance
WDP DECARB+	Scope 1 & 2 corporate offices | market-based	Net-zero by 2025	25 $kgCO_2e/m^2$	3 $kgCO_2e/m^2$	✔
	Scope 1 & 2 car park[2]	Net-zero by 2030	1,150 $kgCO_2e$/FTE	2,074 $kgCO_2e$/FTE	✔
	Scope 3 leased assets (downstream) | market-based	Net-zero by 2040	17 $kgCO_2e/m^2$	15 $kgCO_2e/m^2$	✔
	Scope 3 capital goods (upstream)	Net-zero by 2050	270 $kgCO_2e/m^2$	326 $kgCO_2e/m^2$	

			2021	2022	Limited assurance
WDP GREEN	Adoption of recommendations | Compliance with TCFD by 2024 (Annual Report 2023)	TCFD by 2024		On track	
	Green certified assets[3]	>75% by 2025	29%	39%	✔
	Green financing	>75% by 2025	36%	58%	

1 Total capacity (in MWp) of solar panel installations on WDP property (land or building).

2 Emissions linked to the combustion of fuels and/or the production of electricity used in the car park of WDP (leased and owned vehicles) divided by the number of FTE's with a company car (in kg CO_2e/FTE).

3 Total fair value of green certified buildings (currently BREEAM, EDGE) divided by the total fair value of WDP's standing portfolio (in %).

TCFD

In 2017, the Task Force on Climate-related Financial Disclosures (TCFD) established a framework to provide investors and other stakeholders with useful decision-making information on climate-related risks and opportunities relevant to one's business. The TCFD has structured its recommendations around four thematic areas that represent the core elements of how organisations operate: governance, strategy, risk management, and metrics & targets.

In our WDP Climate Action Plan, we set ourselves the clear target of implementing the recommendations of the TCFD by 2024. In 2021, when beginning this reporting, the focus was on the themes of governance, risk management and metrics & targets. With respect to strategy, we carried out an initial identification and analysis of the climate-related risks and opportunities facing WDP in the short, medium, and long term, as well as the impact of these risks on our operations. In the future, we will continue to develop this subject area by further testing the resilience of our strategies based on various climate-related scenarios and to further describe and quantify the impact of climate-related risks and opportunities on our operations, strategy, and financial planning.

Governance

We refer to:
- Chapter *5. Approach on ESG* pp. 64 for further clarification about the decision-making process
- Chapter *3. Strategy and value creation* pp. 14 for background on WDP's Climate Action Plan
- Chapter *8. Corporate Governance* Statement on pp. 124 for WDP’s remuneration policy
- WDP’s Enterprise Risk Management Policy

Description of the Board of Directors monitoring of climate-related risks and opportunities

In 2022, in combination with the announcement of our Climate Action Plan, the Board of Directors established a dedicated ESG committee to ensure we had a more future-proof approach to ESG. Given the current relevance of sustainability in the European real estate world, it was decided to have the entire Board of Directors sit on the ESG Committee. Note that the chairman of the ESG Committee, Rik Vandenberghe, is the primary liaison with the ESG team within WDP.

The Board of Directors considered climate as an opportunity and – partly driven by the 2022 energy crisis – even a driver in WDP’s 2022-25 growth plan: ENERGY AS A BUSINESS. Moreover, in the new remuneration policy for the members of the Management Committee and by extension for #TeamWDP, which is fully in line with the aforementioned growth plan, a clear link has been made to ESG with very concrete short-term and long-term climate-related targets (net-zero targets).

The Board of Directors receives a regular ESG policy update (at least twice a year) that addresses the most relevant sustainability themes. This is the basis used for discussing (climate-related) sustainability risks and opportunities. The reporting is combined with that of the risk management policy and includes a dashboard showing the progress on the different tracks embedded in the Company to achieve the ESG objectives.

Description of management’s role in assessing and managing climate-related risks and opportunities

The primary responsibility for identifying and assessing climate-related risks and opportunities lies with the Head of Energy & Sustainability. At least quarterly, a risk assessment is carried out within the different WDP departments, which also includes climate-related risks. The Head of Energy & Sustainability can rely on input from her team, the risk manager, the risk ambassadors, and the ESG team.

WDP has anchored ESG in the entire organisation for years. The role of the ESG team is to ensure the alignment and necessary interaction between the environmental, social, and governance tracks within WDP. The Head of Energy & Sustainability has ownership over the environmental component, the Head of HR over the social component, and the General Counsel over governance. Investor relations takes the lead in the reporting component. Specifically for the environmental component, the focus is on evaluating and managing climate-related risks and opportunities, following up on the objectives in our Climate Action Plan, evaluating the performance on those objectives, and communicating to internal and external stakeholders.

Our risk management policy includes a reporting process where risks are assessed with our risk assessment tool and reported to the Management Committee via a risk dashboard. Once the Management Committee has reviewed the proposed risk strategy, the Energy & Sustainability team jointly with other relevant teams with WDP will be responsible for the operational implementation of that strategy and continued monitoring of the risk.

Risk Management

We refer to:

- Chapter *9. Risk factors* pp. 147 for an overview of WDP’s key risks
- Chapter *8. Corporate Governance* Statement pp. 137 for further explanation about the WDP risk management policy
- WDP's Enterprise Risk Management Policy for more information regarding the risk assessment process used in WDP
- Chapter *3. Strategy and value creation* pp. 14 for background on WDP's Climate Action Plan

Description of WDP's processes for identifying and assessing climate-related risks

Climate change risks are identified and assessed within our overall risk management policy. This identification is part of a continuous process where the Sustainability and Energy team plays a crucial role with the support of the ESG team and risk ambassadors.

Climate change, both transitional and physical, is considered an *emerging* and further increasing risk for the activities of WDP. As previously explained, we consider the risk of climate transition to be one of the key risks for WDP (i.e. both a specific and material risk).

Description of WDP's processes for managing climate-related risks

The responsibility for and management of climate-related risks is assigned to the Head of Energy & Sustainability and her team, which ensures the operational implementation of risk response plans, the risk strategy, and continued monitoring of the risk.

For the actions related to managing climate-related risks, we refer to the Climate Action Plan where concrete actions are proposed per track (Decarb+, Green, Energy) to achieve our targets. Here, the input of project managers, property managers, sustainability engineers, and external advisors is essential.
Description of how the processes for identifying, assessing, and managing climate-related risks are integrated into WDP's overall risk management

Climate change risks are an integral part of our risk management policy and are subject to the same system of identification, control, and monitoring.

Description of how the processes for identifying, assessing, and managing climate-related risks are integrated into WDP’s overall risk management

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Strategy

As a real estate company, our operations are exposed to both physical and transitional risks and opportunities with respect to climate change.

Risk due to climate transition

Description	Across the world, we see a tightening of climate policies and regulations to shift the economy away from fossil fuels towards a lower-carbon economy. Here, WDP takes into account the obligations and upcoming changes arising from the EU Green Deal, including the EU Taxonomy, EU Directive on sustainability reporting by companies (CSRD), EU Energy Performance of Buildings Directive (EPBD), and EU Emission Trading System.	This can result in restrictions being imposed on the letting or the sale of buildings that do not comply with minimum standards, which can have a negative impact on the Company's income. The same goes for technologically obsolete buildings which may require higher maintenance costs or capex requirements to meet minimum efficiency standards and modern work trends. Tightening climate policies and regulations can give rise to shifts in the Company's entire value chain, going from investors to clients' demands as this might lead to a reduction in available capital and revenues.
How does WDP mitigate this risk?	We consider it as one of the key risks that WDP is exposed to and it is further described - both in terms of its specificity and materiality (financial impact) and our current risk mitigation measures - in Chapter *9. Risk factors* on pp. 151	

Physical climate-related risks

Description	As a long-term property owner, we must ensure that our buildings can withstand extreme weather conditions (floods or droughts, rising sea levels, extreme winds, hurricanes, etc.) because such events can cause local closures, asset damage, and repair costs. Assets located in risky locations may be subject to higher insurance premiums and higher maintenance and investment costs to increase the resilience of the assets.	Moreover, changes in weather patterns associated with rising average temperatures must be taken into account, which can result in higher operating costs (higher cooling requirements, more wear and tear on the building, higher recurring operational costs, and possible property devaluation).
How does WDP mitigate this risk?	WDP's strategy of developing and investing in high-quality assets in the best locations fits in perfectly with our objective of developing a resilient portfolio.	We currently already take specific aspects of climate change into account in our development process. For example, all (legally required) measures regarding the flooding risk in the Netherlands (where 50% of WDP's assets are currently located) are embedded in the construction and maintenance process.

Climate-related opportunities

Description	WDP considered climate as an opportunity when drawing up WDP's 2022-25 growth plan: **ENERGY AS A BUSINESS.**	Here, WDP focuses on the energy transition in which the Company wishes to play an important role with its warehouses that can function as decentralised energy plants of the future.
How does WDP incorporate this opportunity into its strategy?	**M.A.D.E. for FUTURE** We refer to Chapter *3. Strategy and value creation* on pp. 14 for more information on the WDP Climate Action Plan and Chapter *4. Performance and trends* on pp. 20.	

Metrics & Targets

We refer to:

- Chapter *3. Strategy and value creation* pp. 14 for background on WDP's Climate Action Plan
- Chapter *8. Corporate Governance Statement* on pp. 124 for WDP's remuneration policy
- Chapter *10. Reporting according to recognised standards* pp. 170 for the 2021 and 2022 metrics (sBPR and GHG protocol)

Disclosure of the metrics WDP uses to assess climate-related risks and opportunities in line with its strategy and risk management process.

Climate change and -mitigation	% green-certified assets (as % portfolio value)	See pp. 188
Brownfield developments in execution	m²	See pp. 37
Energy	% electricity consumption from renewable energy sources	See pp. 42
	Energy intensity property portfolio per m²	See pp. 180
Renewable energy production	Total solar energy produced in MWh	See pp. 41
GHG	GHG intensity property portfolio per m²	See pp. 181
	GHG intensity WDP corporate offices per m²	See pp. 177
Water	Water intensity buildings per m²	See pp. 183

Disclosure of Scope 1, Scope 2, and Scope 3 GHG-emissions in line with the Greenhouse Gas Protocol

See Chapter *10. Reporting according to recognised standards* pp. 176.

Describe WDP's targets for managing climate-related risks and opportunities and its performance against targets

For the targets, we refer to the Climate Action Plan.

ESG BENCHMARK PERFORMANCE

Active participation in benchmarks, ratings and reporting according to recognised international standards underlines our ambition to take on an increasingly prominent role in all aspects of sustainability. In our choice, we always keep in mind the complementarity and versatility of the benchmarks, in order to communicate as reliably and transparently as possible to the widest possible audience. We are also considering the added value for WDP itself: our participation should enable us to monitor our progress and better assess our performance in the sector as a whole. Moreover, the scores assigned to WDP on behalf of these ratings or benchmarks are part of the performance targets within the remuneration policy of the Board of Directors, the Management Committee, and #TeamWDP.

Reporting standards, ratings, and indexes

	Description	Importance for WDP
EPRA European Public Real Estate Association	The EPRA Sustainability Best Practices Recommendations (sBPR) are intended to standardise and increase the consistency of sustainability reporting of European listed real estate companies. EPRA sBPR is largely based on the GRI Standards and the Construction and Real Estate Sector Supplement Disclosure.	The EPRA reporting standards are closely aligned with the (real estate) activities of WDP and ensure transparent and consistent reporting on sustainability by real estate companies. Their alignment with the GRI international standard emphasises their relevance.
GRI	The GRI (Global Reporting Initiative) is an independent, international organisation that helps companies and other organisations to take responsibility and to report transparently and consistently on their economic, environmental, and human impact, as well as their contribution to sustainable development. The GRI Standards are one of the world's most widely used sustainability reporting standards.	Renowned standard for relevant stakeholders – both investors, policymakers, capital markets, and the community. EPRA aligns its reporting with this standard.
MSCI	MSCI is a leading supplier of decision support tools and services for investors worldwide. MSCI ESG Research assesses, scores and analyses environmental, social, and governance-related business practices (both in terms of risks and opportunities). These ratings, data, and analyses are also used in compiling the MSCI ESG indexes.	MSCI not only analyses and scores companies on environmental aspects, but also does in-depth analysis on governance and social. This rating is very known within the investor community and links up with CDP.
ISS ESG	ISS ESG Corporate Solutions helps investors benchmark listed companies on their risks and opportunities and how they manage ESG issues using quantitative and qualitative data based on GRI, SASB, and TCFD.	The ISS ESG Corporate Rating provides investors with a clear picture of the strengths and weaknesses in terms of the sustainability strategy of the companies they have analysed. This rating is widely supported within the investor community. The link with GRI and TCFD is considered a plus by WDP.
Dow Jones Sustainability Indexes	The Dow Jones Sustainability Indices (DJSI) are a family of indices that evaluate the sustainability performance of listed companies. The DJSI is the reference point for sustainable investment for investors and companies under the auspices of S&P Global. The DJSI is based on an analysis of companies' economic, environmental, and social performance, assessing corporate governance, risk management, branding, climate change, supply chain standards, and labour practices.	Inclusion in the DJSI World Index and in the DJSI Europe Index provides autonomous credibility on sustainability and how WDP is committed to ESG. The versatility and thorough analysis of all aspects of ESG, support WDP in further developing its ESG strategy.
CDP Disclosure Insight Action	CDP (Carbon Disclosure Project) is an international environmental disclosure system that provides an overview of the environmental metrics and risk management in the areas of climate change, water and deforestation of participating companies. CDP assigns a score based on this data to each company as an indicator of their climate approach. The indicator reflects the company's progress in the area of environmental stewardship.	Given WDP's efforts towards the objectives of the EU Green Deal, participation in CDP (Climate Change) is a given. In this way, (potential) investors will be able to benchmark WDP's climate approach in an independent and transparent way.

GRI

For the period from 1 January 2022 to 31 December 2022, WDP has reported the information presented in this GRI table of contents **with reference to** the GRI standards.

GRI 1: Foundation 2021

GRI Standard	Disclosure		Location
GRI 2: General Disclosures 2021	2-1	Organizational details	6, 211, 284
	2-2	Entities included in the organization's sustainability reporting	146, 170, 211-212 Same entities for financial and sustainability reporting
	2-3	Reporting period, frequency and contact point	282 Reporting period for financial and sustainability reporting is 1 January 2022 to 31 December 2022 - Annual reporting - This annual report was published on 27 March 2023
	2-4	Restatements of information	170-185
	2-5	External assurance	263-273 Corporate Governance Charter
	2-6	Activities, value chain and other business relationships	6, 9-10, 146 - No significant changes from previous reporting period, except the entry under 27
	2-7	Employees	49, 123, 186, 249
	2-8	Workers who are not employees	48
	2-9	Governance structure and composition	108-119
	2-10	Nomination and selection of the highest governance body	108, 118 Corporate Governance Charter
	2-11	Chair of the highest governance body	109-113, 117
	2-12	Role of the highest governance body in overseeing the management of impacts	64, 108-123 Corporate Governance Charter
	2-13	Delegation of responsibility for managing impacts	64, 108-119, 122 Corporate Governance Charter Delegation matrix
	2-14	Role of the highest governance body in sustainability reporting	59, 64, 114-115, 117-119
	2-15	Conflicts of interest	134-136
	2-16	Communication of critical concerns	21-22 Grievance mechanism 0 breaches reported
	2-17	Collective knowledge of the highest governance body	108-119, 122-123
	2-18	Evaluation of the performance of the highest governance body	116 Corporate Governance Charter
	2-19	Remuneration policies	124-133 Corporate Governance Charter
	2-20	Process to determine remuneration	124-133 Corporate Governance Charter
	2-21	Annual total compensation ratio	133
	2-22	Statement on sustainable development strategy	3-4 Statement by the Board of Directors and the CEO on sustainability
	2-23	Policy commitments	WDP policies

GRI Standard	Disclosure		Location
	2-24	Embedding policy commitments	30, 46-48, 54-56
	2-25	Processes to remediate negative impacts	20-56, 137-143 Supplier Code of Conduct
	2-26	Mechanisms for seeking advice and raising concerns	63
	2-27	Compliance with laws and regulations	21-30 Grievance mechanism 0 breaches reported
	2-28	Membership associations	Membership in associations and societies
	2-29	Approach to stakeholder engagement	59, 63 Stakeholder engagement
	2-30	Collective bargaining agreements	Collective bargaining agreement
GRI 3: Material Topics 2021	3-1	Process to determine material topics	58-59
	3-2	List of material topics	60-62

Material topics

GRI Standard	Disclosure		Location
Corporate governance & business ethics			
GRI 3: Material Topics 2021	3-3	Management of material topics	30, 63, 105-146 Corporate Governance Charter Code of Ethics Dealing Code
GRI 205: Anti-corruption 2016	205-1	Operations assessed for risks related to corruption	Anti-bribery and corruption policy
	205-2	Communication and training about anti-corruption policies and procedures	Anti-bribery and corruption policy
	205-3	Confirmed incidents of corruption and actions taken	0 breaches reported
GRI 415: Public Policy 2016	415-1	Political contributions	Membership in associations and societies
Material selection & scarcity			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 53-56, 63 Supplier Code of Conduct Human Rights Policy Climate Action Plan
Energy Efficiency			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 63, 170-184, 188 Climate Action Plan
GRI 302: Energy 2016	302-1	Energy consumption within the organization	176, 178
	302-2	Energy consumption outside of the organization	180, 182
	302-3	Energy intensity	176, 178, 180, 182
	302-4	Reduction of energy consumption	31-43, 176-184

GRI Standard	Disclosure		Location
	302-5	Reductions in energy requirements of products and services	31-43, 170-185, 188
Water conservation			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 63, 188 Climate Action Plan
	303-5	Water consumption	177, 181
Biodiversity			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 63 Climate Action Plan
Greenhouse gas emissions			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 53-56, 63, 172-175, 185 Climate Action Plan
GRI 305: Emissions 2016	305-1	Direct (Scope 1) GHG emissions	177-178, 185, 188
	305-2	Energy indirect (Scope 2) GHG emissions	177-178, 185, 188
	305-3	Other indirect (Scope 3) GHG emissions	181, 183, 185, 188
	305-4	GHG emissions intensity	177-178, 181, 183
	305-5	Reduction of GHG emissions	185, 188
Waste management			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 63
GRI 306: Waste 2020	306-3	Waste generated	179
Talent attraction, retention & development			
GRI 3: Material Topics 2021	3-3	Management of material topics	46-52, 64 Employee Code of Conduct

GRI Standard	Disclosure		Location
GRI 401 Employment 2016	401-1	New employee hires and employee turnover	49, 186
GRI 404: Training and education 2016	404-1	Average hours of training per year per employee	49, 186
	404-2	Programs for upgrading employee skills and transition assistance programs	49-50
	404-3	Percentage of employees receiving regular performance and career development reviews	49-50
Occupational health, safety & well-being			
GRI 3: Material Topics 2021	3-3	Management of material topics	50-51, 53-56, 63 #HealthyAndSafe Statement Supplier Code of Conduct
	403-9	Work-related injuries	186
GRI 416: Customer Health and Safety 2016	416-1	Assessment of the health and safety impacts of product and service categories	186
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	186
Employee diversity & inclusion			
GRI 3: Material Topics 2021	3-3	Management of material topics	45-51, 63, 122-123 Diversity Policy Code of Ethics Human Rights Policy
GRI 405: Diversity and equal opportunity 2016	405-1	Diversity of governance bodies and employees	123, 186
	405-2	Ratio of basic salary and remuneration of women to men	186

GRI Standard	Disclosure		Location
GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	0 inbreuken gemeld
Human rights			
GRI 3: Material Topics 2021	3-3	Management of material topics	53-56, 63 Code of Ethics Human Rights Policy
GRI 408: Child Labor 2016	408-1	Operations and suppliers at significant risk for incidents of child labor	0 breaches reported
			Supplier Code of Conduct
GRI 409: Forced or Compulsory Labor 2016	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	0
			Grievance mechanism
Local community involvement			
GRI 3: Material Topics 2021	3-3	Management of material topics	#WeMakeADifference Grievance mechanism- #ShareYourThoughts
GRI 413: Local Communities 2016	413-1	Operations with local community engagement, impact assessments, and development programs	45 #WeMakeADifference
	413-2	Operations with significant actual and potential negative impacts on local communities	
Climate change adaptation			
GRI 3: Material Topics 2021	3-3	Management of material topics	31-43, 63, 189-192 Climate Action Plan
EPRA sBPR	Cert-Tot	Type and number of sustainability certified assets	184
GRI 302: Energy 2016	302-3	Energy intensity	176, 178, 180, 182
GRI 305: Emissions 2016	305-4	GHG emissions intensity	177-178, 181, 183

GRI Standard	Disclosure		Location
TCFD		Climate change and mitigation	189-192
		Brownfield developments in progress	189-192
		Energy	189-192
		Renewable energy production	189-192
		GHG	189-192
		Water	189-192
Land use			
GRI 3: Material Topics 2021	3-3	Management of material topics	
TCFD		Brownfield developments in progress	189-192

WDP ESG MATERIALITIES VS. EPRA sBPR AND GRI

Material topics	EPRA indicator	GRI/CRESD standard disclosure	Boundary within the organisation	Boundary outside the organisation
Corporate governance & business ethics	–	205-1 Operations assessed for risks related to corruption	WDP Group[1]	All stakeholders
	–	205-2 Communication and training about anti-corruption policies and procedures	WDP Group[1]	All stakeholders
	–	205-3 Confirmed incidents of corruption and actions taken	WDP Group[1]	All stakeholders
	-	415-1 Political contributions	WDP Group[1]	All stakeholders
Material selection & scarcity	–	–	–	–
Energy efficiency	Cert-Tot	CRE8	WDP Group[1]	Clients
	Elec-Abs	302-1 Energy consumption within the organization	WDP Group[1]	–
	Elec-Abs	302-2 Energy consumption outside the organization	–	Clients
	Elec-LfL	302-1 Energy consumption within the organization	WDP Group[1]	–
	Elec-LfL	302-2 Energy consumption outside the organization	–	Clients
	Heat-Abs	302-1 Energy consumption within the organization	WDP Group[1]	–
	Heat-Abs	302-2 Energy consumption outside the organization	–	Clients
	Heat-LfL	302-1 Energy consumption within the organization	WDP Group[1]	–
	Heat-LfL	302-2 Energy consumption outside the organization	–	Clients
	DH&C-Abs	302-1 Energy consumption within the organization	WDP Group[1]	–
	DH&C-Abs	302-2 Energy consumption outside the organization	–	Clients
	DH&C-LfL	302-1 Energy consumption within the organization	WDP Group[1]	–
	DH&C-LfL	302-2 Energy consumption outside the organization	–	Clients
	Fuels-Abs	302-1 Energy consumption within the organization	WDP Group[1]	–
	Fuels-Abs	302-2 Energy consumption outside the organization	–	Clients
	Fuels-LfL	302-1 Energy consumption within the organization	WDP Group[1]	–
	Fuels-LfL	302-2 Energy consumption outside of the organization	–	Clients
	Energy-Int	302-3 Energy intensity	WDP Group[1]	Clients
	Energy-Int	CRE1	WDP Group[1]	Clients
	–	302-4 Reduction of energy consumption	WDP Group[1]	Clients
	–	302-5 Reductions in energy requirements of products and services	WDP Group[1]	Clients
Water conservation	Water-Abs	303-5 Water consumption	WDP Group[1]	Clients
Biodiversity	–	–	–	–

1 See also *8. Corporate Governance Statement – Group structure*.

Material topics	EPRA indicator	GRI/CRESD standard disclosure	Boundary within the organisation	Boundary outside the organisation
Greenhouse gas emissions	GHG-Dir-Abs	305-1 Direct (Scope 1) GHG emissions	WDP Group[1]	–
	GHG- Indir-Abs	305-2 Energy indirect (Scope 2) GHG emissions	WDP Group[1]	–
	–	305-3 Other indirect (Scope 3) GHG emissions	WDP Group[1]	Clients
	GHG-Int	305-4 GHG emissions intensity	WDP Group[1]	Clients
	GHG-Int	CRE3	WDP Group[1]	Clients
	–	305-5 Reduction of GHG emissions	WDP Group[1]	Clients
Waste management	Waste-Abs[2]	306-3 Waste generated	WDP Group[1]	–
Talent attraction, retention & development	Emp-Turnover	401-1 New employee hires and employee turnover	WDP Group[1]	–
	Emp-Dev	401-3 Parental leave	WDP Group[1]	–
	Emp-Training	404-1 Average hours of training per year per employee	WDP Group[1]	–
	–	404-2 Programs for upgrading employee skills and transition assistance programs	WDP Group[1]	–
	–	404-3 Percentage of employees receiving regular performance and career development reviews	WDP Group[1]	–
Occupational health, safety & well-being	H&S-Emp	403-2 Types of injury and rates of injury, occupational diseases, lost days, and absenteeism and number of work-related fatalities	WDP Group[1]	-
	–	403-9 Work-related injuries	WDP Group[1]	–
	H&S-Asset	416-1 Assessment of the health and safety impacts of product and service categories	WDP Group[1]	–
	H&S-Comp	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	WDP Group[1]	–
Employee diversity & inclusion	Diversity-Emp	405-1 Diversity of governance bodies and employees	WDP Group[1]	-
	Diversity-Pay	405-2 Ratio of basic salary and remuneration of women to men	WDP Group[1]	-
	–	406-1 Incidents of discrimination and corrective actions taken	WDP Group[1]	All stakeholders
Human rights	–	408-1 Operations and suppliers at significant risk for incidents of child labor	WDP Group[1]	All stakeholders
	–	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	WDP Group[1]	All stakeholders
Local community involvement	Comty-Eng	413-1 Operations with local community engagement, impact assessments, and development programs	WDP Group[1]	Community
	–	413-2 Operations with significant actual and potential negative impacts on local communities	WDP Group[1]	Community

1 See also *8. Corporate Governance Statement – Group structure*.

2 Calculated based on GRI standard 306-2 (2016).

Material topics	EPRA indicator	GRI/CRESD standard disclosure	Boundary within the organisation	Boundary outside the organisation
Climate change adaptation	Cert-Tot	CRE8	WDP Group[1]	Clients
	Energy-Int	302-3 Energy intensity	WDP Group[1]	Clients
	Energy-Int	CRE1	WDP Group[1]	Clients
	–	302-4 Reduction of energy consumption	WDP Group[1]	Clients
	GHG-Int	305-4 GHG emissions intensity	WDP Group[1]	Clients
	GHG-Int	CRE3	WDP Group[1]	Clients
Land use	–	–	–	–

1 See also *8. Corporate Governance Statement – Group structure*.

11 Annual accounts

> "Our objectives are based on an ambitious and solid framework and transparent reporting and dialogue with our stakeholders.

CONTENTS

1	**Consolidated financial statement for the financial year 2022**	**203**
	Profit and loss account	203
	Consolidated statement of the overall result	205
	Components of the net result	205
	Balance sheet – Assets	206
	Cash flow statement	207
	Statement of changes in consolidated equity	209
2.	**Notes**	**210**
I.	General information on the Company	210
II.	Basis of presentation	210
III.	Accounting principles	211
IV.	Significant accounting estimates and key uncertainties affecting estimates	218
V.	Segmented information – Operating result	219
VI.	Segmented information – Assets	222
VII.	Information on subsidiaries	223
VIII.	Overview of future income	224
IX.	Result on the disposal of investment properties	225
X.	Financial result	225
XI.	Taxes	226
XII.	Investment properties	227
XIII.	Other tangible fixed assets	233
XIV.	Financial instruments	236
XV.	Assets held for sale	241
XVI.	Trade receivables and doubtful debtors	242
XVII.	Participation in associated companies and joint ventures	243
XVIII.	Tax receivables and other current assets	243
XIX.	Capital	244
XX.	Statement of financial debt	246
XXI.	Other current and non-current financial liabilities	247
XXII.	Average workforce and breakdown of staff costs	248
XXIII.	Transactions between related parties	248
XXIV.	Rights and obligations not recognised in the balance sheet	249
XXV.	Financial relations with third parties	250
XXVI.	Climate transition	251
XXVII.	Significant events after the balance sheet date	251
3.	**Condensed version of the statutory financial statements for financial year 2022**	**252**
	Profit and loss account	252
	Non-consolidated statement of the overall result	254
	Components of the net result	254
	Balance sheet	255
	Statutory appropriation of results	256
	Distribution obligation in accordance with the GVV/SIR Royal Decree of 13 July 2014	257
	Non-distributable shareholders' equity as per Article 7:212 of the Belgian Code of companies and associations	258
	Statement of changes in non-consolidated equity	259

1. CONSOLIDATED FINANCIAL STATEMENT FOR THE FINANCIAL YEAR 2022

Profit and loss account

in euros (x 1,000)	Note	FY 2022	FY 2021
I. Rental income		**293,250**	**255,098**
Rent	VIII	293,250	254,663
Indemnification related to early lease terminations		0	435
III. Costs related to leases		**-310**	**862**
Rent to be paid for leased premises		573	548
Impairments of trade receivables	XVI	-1,356	-31
Reversals of impairments of trade receivables	XVI	474	345
Net rental result	**V**	**292,940**	**255,960**
IV. Recovery of property costs		**0**	**0**
V. Recovery of rental charges and taxes normally paid by the tenant on let properties		**37,403**	**23,557**
Re-invoicing rental charges paid out by the owner		24,341	12,851
Re-invoicing advance property levies and taxes on let buildings		13,062	10,706
VI. Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease		**0**	**0**
VII. Rental charges and taxes normally paid by the tenant on let properties		**-41,575**	**-27,900**
Rental charges paid out by the owner		-24,601	-13,104
Advance levies and taxes on let buildings		-16,973	-14,796
VIII. Other income and charges related to leases		**30,856**	**26,828**
Property management fees		1,227	1,088
Other operating income/costs		6,727	7,985
Income from solar energy	XIII	22,902	17,754
Property result	**V**	**319,624**	**278,445**

in euros (x 1,000)	Note	FY 2022	FY 2021
IX. Technical costs		**-6,600**	**-5,807**
Recurrent technical costs		-6,623	-5,772
- Repairs		-4,837	-4,346
- Insurance premiums		-1,786	-1,426
Non-recurrent technical costs		23	-35
- Damage		23	-35
X. Commercial costs		**-1,567**	**-896**
Estate agency commissions		-286	-223
Advertising		-779	-433
Lawyers' fees and legal charges		-501	-240
XII. Property management costs		**-3,539**	**-2,379**
Fees paid to external managers		-456	-430
(Internal) property management costs		-3,082	-1,949
Property charges	**V**	**-11,705**	**-9,082**
Property operating result	**V**	**307,919**	**269,363**
XIV. General Company expenses		**-16,078**	**-16,751**
XV. Other operating income and expenses (depreciation and write-down on solar panels)		**-7,255**	**-1,423**
Operating result (before the result on the portfolio)	**V**	**284,586**	**251,189**
XVI. Result on disposals of investment properties	**IX**	**519**	**6,410**
Net property sales (sales price – transaction costs)		8,244	22,668
Book value of properties sold		-7,724	-16,258
XVIII. Variations in the fair value of investment properties	**XII**	**-157,754**	**825,957**
Positive variations in the fair value of investment properties		215,664	836,162
Negative variations in the fair value of investment properties		-373,417	-10,205
Operating result		**127,351**	**1,083,557**

Profit and loss account continued

in euros (x 1,000)	Note	FY 2022	FY 2021
XX. Financial income		**437**	**467**
Interests and dividends received		378	302
Other financial income		58	165
XXI. Net interest charges		**-42,042**	**-38,513**
Interest on loans		-30,076	-21,687
Interest capitalised during construction		5,754	5,169
Cost of permitted hedging instruments		-11,692	-16,813
Income of permitted hedging instruments		1,066	0
Other interest charges		-7,094	-5,182
XXII. Other financial charges		**-1,844**	**-1,827**
Bank charges and other commissions		-161	-85
Other financial charges		-1,683	-1,742
XXIII. Variations in the fair value of financial assets and liabilities	**XIV**	**220,091**	**52,388**
Financial result	**X**	**176,642**	**12,516**
XXIV. Share in the results of associated companies and joint ventures	**XVII**	**38,645**	**18,623**
Result before taxes		**342,638**	**1,114,695**
XXV. Corporate income tax		**20,815**	**-120,639**
XXVI. Exit tax		**0**	**0**
Taxes	**XI**	**20,815**	**-120,639**
Net result		**363,453**	**994,056**
Attributable to:			
- Minority interests		11,742	11,791
- Shareholders of the Group		351,711	982,266

Consolidated statement of the overall result

in euros (x 1,000)	FY 2022	FY 2021
I. Net result	**363,453**	**994,056**
II. Other elements of the overall result (recoverable through profit and loss)	**99,675**	**31,060**
G. Other elements of the comprehensive result, after tax	99,675	31,060
Revaluation on solar panels	-5,141	31,060
Currency translation differences linked to conversion of foreign activities	-17,288	0
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	122,103	0
Comprehensive result	**463,128**	**1,025,116**
Attributable to:		
- Minority interests	10,931	13,162
- Shareholders of the Group	452,197	1,011,954

Components of the net result

in euros (x 1,000)	FY 2022	FY 2021
EPRA Earnings	**236,273**	**201,190**
Result on the portfolio (including share joint ventures) - Group share[1]	-101,945	730,459
Change in the fair value of financial instruments – Group share	224,566	52,388
Depreciation and write-down on solar panels (including share joint ventures) - Group share	-7,182	-1,772
Net result (IFRS) - Group share	**351,711**	**982,266**

in euros (per share)[2]	FY 2022	FY 2021
EPRA Earnings	**1.25**	**1.10**
Result on the portfolio (including share joint ventures) - Group share[1]	-0.54	4.00
Change in the fair value of financial instruments – Group share	1.19	0.29
Depreciation and write-down on solar panels (including share joint ventures) - Group share	-0.04	-0.01
Net result (IFRS) - Group share	**1.86**	**5.38**

in euros (per share) (diluted)[2]	FY 2022	FY 2021
EPRA Earnings	**1.25**	**1.10**
Result on the portfolio (including share joint ventures) - Group share[1]	-0.54	4.00
Change in the fair value of financial instruments – Group share	1.19	0.29
Depreciation and write-down on solar panels (including share joint ventures) - Group share	-0.04	-0.01
Net result (IFRS) - Group share	**1.86**	**5.38**

1 Including deferred taxes on portfolio result.

2 Calculated on the weighted average number of shares.

Balance sheet – Assets

in euros (x 1,000)	Note	31.12.2022	31.12.2021
Fixed assets		**6,990,506**	**6,025,568**
B. Intangible fixed assets		**860**	**1,101**
C. Investment property	XII	**6,351,916**	**5,795,243**
Property available for lease		5,871,334	5,379,045
Property developments		279,994	251,673
Other: land reserves		200,588	164,525
D. Other tangible fixed assets	XIII	**166,351**	**164,586**
Tangible fixed assets for own use		5,715	4,811
Solar panels		160,636	159,775
E. Financial fixed assets	XIV	**169,308**	**7,126**
Assets at fair value through result		162,196	1,184
Permitted hedging instruments		162,196	1,184
Financial assets at amortised cost		7,112	5,942
Other		7,112	5,942
G. Trade receivables and other fixed assets	XIV	**5,098**	**5,931**
I. Participations in associated companies and joint ventures	XVII	**296,973**	**51,581**
Current assets		**63,342**	**80,657**
A. Assets held for sale		**8,624**	**286**
Investment properties	XV	8,624	286
D. Trade receivables	XIV, XVI	**14,814**	**14,840**
E. Tax receivables and other current assets	XVIII	**22,657**	**50,292**
Tax receivables		8,385	4,560
Other current assets		14,272	45,732
F. Cash and cash equivalents	XIV	**8,040**	**9,230**
G. Accruals and deferrals	XIV	**9,206**	**6,008**
Total assets		**7,053,848**	**6,106,225**

Balance sheet - Liabilities

in euros (x 1,000)	Note	31.12.2022	31.12.2021
Shareholders' equity		**4,347,951**	**3,573,992**
I. Shareholders' equity attributable to the parent company shareholders		**4,273,375**	**3,510,330**
A. Capital	XIX	215,006	196,378
Subscribed capital		233,702	211,695
Costs of capital increase		-18,697	-15,317
B. Issue premiums		1,660,132	1,206,266
C. Reserves		2,046,525	1,125,420
D. Net result for the financial year		351,711	982,266
II. Minority interests		**74,576**	**63,662**
Liabilities		**2,705,896**	**2,532,233**
I. Non-current liabilities		**2,387,202**	**2,143,942**
A. Provisions		160	160
Other		160	160
B. Non-current financial debt	XIV, XX	2,221,997	1,886,788
Credit institutions		1,414,793	1,676,949
Other		807,204	209,839
C Other non-current financial liabilities	XIV	52,359	118,103
Hedging instruments		0	67,821
Other non-current financial liabilities	XXI	52,359	50,283
D Trade payable and other non-current liabilities		5,143	4,785
E. Deferred taxes – Liabilities		107,544	134,105
II. Current liabilities		**318,694**	**388,292**
B. Current financial debt	XIV, XX	179,904	306,891
Credit institutions		179,772	214,429
Other		132	92,462
C. Other current financial liabilities	XIV	183	183
Permitted hedging instruments		0	0
Other current financial liabilities	XXI	183	183
D. Trade payables and other current debts	XIV	88,572	46,945
Exit tax		0	0
Others		88,572	46,945
Suppliers		64,760	35,566
Tax, salaries and social security		23,812	11,379
E. Other current liabilities		9,158	6,927
Other		9,158	6,927
F. Accrued charges and deferred income	XIV	40,877	27,346
Total liabilities		**7,053,848**	**6,106,225**

Cash flow statement

in euros (x 1,000)	Note	FY 2022	FY 2021
Cash and cash equivalents, opening balance		**9,230**	**11,240**
Net cash flows concerning operating activities		**350,501**	**223,349**
Net result		363,453	994,056
Taxes[1]	XI	-20,815	120,639
Net interest charges	X	42,042	38,513
Financial income	X	-437	-467
Gain(-)/loss (+) on disposals	IX	-519	-6,410
Cash flows from operating activities before adjustment of non-monetary items, working capital and interest paid		**383,725**	**1,146,331**
Variations in the fair value of financial derivatives	XIV	-220,091	-52,388
Variations in the fair value of investment properties	XII	157,754	-825,957
Depreciations and write-downs (addition/reversal) on fixed assets		8,893	3,155
Share in the result of associated companies and joint ventures	XVII	-38,645	-18,623
Other adjustments for non-monetary items		-1,862	2,683
Adjustments for non-monetary items		**-93,952**	**-891,130**
Increase (-)/decrease (+) in working capital		**60,728**	**-31,852**

in euros (x 1,000)	Note	FY 2022	FY 2021
Net cash flows concerning investment activities		**-732,620**	**-353,012**
Investments		**-489,851**	**-368,271**
Payments regarding acquisitions of real estate investments		-446,609	-360,636
Payments for acquisitions of shares in real estate companies		-29,196	0
Purchase of other tangible and intangible fixed assets		-14,046	-7,635
Disposals		**8,599**	**22,668**
Receipts from the disposal of investment properties		8,599	22,668
Investments in and financing provided to companies not fully controlled		**-251,368**	**-7,409**
Investments in and financing provided to entities not fully controlled	XXIII	-252,587	-11,409
Repayment of financing provided to entities not fully controlled	XXIII	1,219	4,000
Net cash flows concerning financing activities		**380,928**	**127,653**
Loan acquisition	XX	**1,090,568**	**580,498**
Loan repayment	XX	**-926,088**	**-517,152**
Dividends paid[2]		**-163,620**	**-86,818**
Capital increase		**297,119**	**196,893**
Interest paid[3]		**80,080**	**-45,768**
Dividends received		**2,869**	**0**
Net increase (+)/decrease (-) in cash and cash equivalents		**-1,190**	**-2,010**
Cash and cash equivalents, closing balance		**8,040**	**9,230**

1 Including the deferred taxes on the investment portfolio as well as the deferred income tax.

2 This is only the cash-out: after all, in 2021 an optional dividend was offered, with 58% of the shareholders opting for payout of the dividend in shares instead of cash.

3 This also includes the cash revenues from the sale of two pre-hedging instruments amounting to 125 million euros. See also *7. Financial results and property report*.

Statement of changes in consolidated equity 2022

in euros (x 1,000)	01.01.2022	Allocation of results from the 2021 financial year						Other elements of the overall result		Other					31.12.2022
		Profit for the previous financial year	Transfer of result on portfolio[1]	Transfer of the result of the participations which are not held for 100% by the mother company	Dividend payments from participating interests that are not held for 100% by the mother company	Transfer of variations in the fair value of financial instruments	Other	Net result for the current financial year	Variations in the fair value of solar panels	Capital increases	Dividends distributed and capital increase as a result of an optional dividend	Reclassification with regard to the selling of investment properties	Impact of pre-hedging instru-ments	Other	
A. Capital	**196,378**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,629**	**0**	**0**	**0**	**0**	**215,006**
Subscribed capital	211,695									22,008					233,703
Costs of capital increase	-15,317									-3,379					-18,697
B. Issue premiums	**1,206,266**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**453,866**	**0**	**0**	**0**	**0**	**1,660,132**
C. Reserves	**1,125,420**	**982,266**	**0**	**0**	**0**	**0**	**0**	**0**	**-4,330**	**0**	**-163,620**	**0**	**122,103**	**-15,313**	**2,046,525**
Reserves for the balance of variations in the fair value of the properties (+/-)	959,891		776,679				-184					-1,955			1,734,431
Reserve for the share in the profit or loss in the unrealized results of the participating interests that are not held for 100% by the mother company	66,319			85,437											151,756
Reserves for the balance of variations in the fair value of permitted hedging -instruments that are not subject to hedging accounting as defined in IFRS (+/-)	-129,904					63,268									-66,636
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	0												122,103		122,103
Reserves for the balance of exchange rate differences for monetary assets and liabilities (+/-)	-184														-184
Reserves for conversion differences arising from the conversion of a foreign activity	249													-17,288	-17,039
Reserves for deferred taxes related to property located abroad	-634														-634
Other reserves	77,738						-10,879		-4,330					2,055	64,584
Result carried forward from previous financial years	151,944	982,266	-776,679	-85,437		-63,268	11,063				-163,620	1,955		-81	58,145
D. Net result of the financial year	**982,266**	**-982,266**	**0**	**0**	**0**	**0**	**0**	**351,711**	**0**	**0**	**0**	**0**	**0**	**0**	**351,711**
Total shareholders' equity attributable to shareholders of the Group	**3,510,330**	**0**	**0**	**0**	**0**	**0**	**0**	**351,711**	**-4,330**	**472,495**	**-163,620**	**0**	**122,103**	**-15,313**	**4,273,375**
Minority interests	63,662							11,742	-810					-17	74,576
Total shareholders' equity	**3,573,992**	**0**	**0**	**0**	**0**	**0**	**0**	**363,453**	**-5,141**	**472,495**	**-163,620**	**0**	**122,103**	**-15,330**	**4,347,951**

1 This includes the variations in the fair value of the portfolio of WDP NV and of the portfolio of the participation interest held for 100% by the mother company.

Statement of changes in consolidated equity 2021

in euros (x 1,000)	01.01.2021	Allocation of results from the 2020 financial year						Other elements of the overall result		Other					31.12.2021
		Profit for the previous financial year	Transfer of result on portfolio[1]	Transfer of the result of the participations which are not held for 100% by the mother company	Dividend payments from participating interests that are not held for 100% by the mother company	Transfer of variations in the fair value of financial instru- ments	Other	Net result for the current financial year	Variations in the fair value of solar panels	Capital increases	Dividends distributed and capital increase as a result of an optional dividend	Reclassification with regard to the selling of investment properties	Minority interests	Other	
A. Capital	**188,130**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,014**	**2,234**	**0**	**0**	**0**	**196,378**
Subscribed capital	200,171									9,115	2,409				211,695
Costs of capital increase	-12,041									-3,101	-175				-15,317
B. Issue premiums	**923,843**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**225,960**	**56,463**	**0**	**0**	**0**	**1,206,266**
C. Reserves	**917,352**	**324,610**	**0**	**0**	**0**	**0**	**0**	**0**	**29,688**	**0**	**-145,520**	**0**	**0**	**-710**	**1,125,420**
Reserves for the balance of variations in the fair value of the properties (+/-)	779,081		184,850				395					-4,435			959,891
Reserve for the share in the profit or loss in the unrealized results of the participating interests that are not held for 100% by the mother company	46,163			20,796										-640	66,319
Reserves for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS (+/-)	-81,819					-48,085									-129,904
Reserves for the balance of exchange rate differences for monetary assets and liabilities (+/-)	-184														-184
Reserves for conversion differences arising from the conversion of a foreign activity	249														249
Reserves for deferred taxes related to property located abroad	-634														-634
Other reserves	31,115						17,347		29,688					-412	77,738
Result carried forward from previous financial years	143,380	324,610	-184,850	-20,796		48,085	-17,742				-145,520	4,435		342	**151,944**
D. Net result of the financial year	**324,610**	**-324,610**	**0**	**0**	**0**	**0**	**0**	**982,266**	**0**	**0**	**0**	**0**	**0**	**0**	**982,266**
Total shareholders' equity attributable to shareholders of the Group	**2,353,935**	**0**	**0**	**0**	**0**	**0**	**0**	**982,266**	**29,688**	**231,974**	**-86,823**	**0**	**0**	**-710**	**3,510,330**
Minority interests	49,858							11,791	1,372					641	63,662
Total shareholders' equity	**2,403,793**	**0**	**0**	**0**	**0**	**0**	**0**	**994,056**	**31,060**	**231,974**	**-86,823**	**0**	**0**	**-69**	**3,573,992**

1 This includes the variations in the fair value of the portfolio of WDP NV and of the portfolio of the participation interest held for 100% by the mother company.

2. NOTES

I. General information on the Company

WDP NV/SA is a public regulated real estate company under Belgian law and has the form of an NV/SA under Belgian law. Its registered office is at Blakebergen 15, 1861 Wolvertem (Belgium). The phone number is +32 (0)52 338 400.

The annual consolidated financial statements of the company as of 31 december 2022 include the company and its subsidiaries. The financial statements were prepared and released for publication by the Board of Directors on 22 March 2023.

WDP is listed on Euronext Brussels and Amsterdam.

II. Basis of presentation

The annual consolidated financial statements are drawn up in accordance with the IFRS (International Financial Reporting Standards) as adopted in the European Union and with the legal and administrative regulations applicable in Belgium. These standards include all new and revised standards and interpretations issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC) that apply to the Group's activities and apply to the financial years beginning as of 1 januari 2022.

The annual consolidated financial statements are presented in thousands of euros, rounded to the nearest thousand. The financial years 2022 and 2021 are listed. For historical financial information about financial year 2020, please refer to the annual reports for 2021 and 2020.

Accounting methods were consistently applied to the financial years shown.

The Dutch-language version of the annual report was drawn up in accordance with the ESEF (European Single Electronic Format) reporting requirements. According to ESEF requirements, the primary financial statements are tagged with XBRL tags and, as of the current financial year, the notes to the financial statements are also block tagged. You can find the annual report in the iXBRL standard at www.wdp.eu. See also *12. Appendices – Report of the statutory auditor on the annual financial statements*.

Standards and interpretations applicable for the financial year beginning on or after 1 januari 2022

- Amendment to IFRS 16 *Leases: COVID-19-Related Rent Concessions beyond 30 June 2021* (applicable for financial years beginning on or after 1 April 2021 but not yet endorsed in the European Union)
- Amendments to IAS 16 *Tangible fixed assets: Proceeds before Intended Use* (applicable for financial years as of 1 January 2022)
- Amendments to IAS 37 *Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts – Cost of Fulfilling a Contract* (applicable for financial years as of 1 January 2022)
- Amendments to IFRS 3 *Business Combinations: Reference to the Conceptual Framework* (applicable for financial years as of 1 January 2022)
- *Annual Improvements to IFRS Standards 2018-2020* (applicable for financial years as of 1 January 2022)

New or amended standards and interpretations that have not yet taken effect

A number of new standards, amendments to standards and interpretations were not yet in force in 2022, but could have been applied earlier. Unless stated otherwise, WDP has not yet adopted these. Below is a description of the potential influence of any new standards, amendments or interpretations relevant to WDP on the consolidated financial statements for 2023 and beyond.

- IFRS 17 *Insurance Contracts* (applicable for financial years as of 1 January 2023)
- Amendments to IFRS 17 *Insurance Contracts: Initial application of IFRS 17 and IFRS 9 – Comparative information* (applicable for financial years as of 1 January 2023, but not yet endorsed in the European Union)
- Amendments to IAS 1 *Presentation of Financial Statements: Classification* of Liabilities as Current or Non-current (applicable for financial years beginning on or after 1 January 2023, but not yet endorsed in the European Union)
- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: *Disclosure of Accounting Policies* (applicable for financial years as of 1 January 2023)

- Amendments to IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates* (applicable for financial years as of 1 January 2023)
- Amendments to IAS 12 *Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction* (applicable for financial years beginning on or after 1 January 2023, but not yet endorsed in the European Union)

III. Accounting principles

Consolidation principles

Subsidiaries
Subsidiaries are entities over which the company exercises control. A company exercises control over a subsidiary if, and only if, the parent company:
- has control over the shareholding;
- is exposed to, or has rights to variable revenues, by virtue of its involvement in the participation; and
- has the ability to use its control over the shareholding to influence the amount of investor returns.

The companies in which the Group has control over the financial and operational policy in order to benefit from its activities are included in full in the Group's annual consolidated financial statements.

This means that the Group's assets, liabilities and results are indicated in full. All intragroup transactions and profits are fully eliminated. Minority holdings are holdings in subsidiaries that are not held directly or indirectly by the Group.

Joint ventures and associated companies
Joint ventures are companies over which the Group has joint control, as specified by contractual agreement. Such joint control is applicable when the strategic financial and operational decisions with regard to the business require unanimous agreement from the parties that share the control (the shareholders in the joint venture).

Associated companies are the companies over which it is established that the Group has significant control.

As set out in IAS 28 *Investments and joint ventures*, the results and balance sheet impact of the joint ventures I Love Hungaria NV (in which WDP holds a 50% stake), WDPort of Ghent Big Box NV (in which WDP holds a 29% stake), WDP Luxembourg SA (in which WDP holds a 55% stake) and nanoGrid BV (in which WDP holds as a 25% stake + 1 share) and of the associated company Catena AB (in which WDP holds as a 10% stake) are processed using the equity accounting method. With regard to the statistics in relation to the reporting on the portfolio, WDP's proportionate share in the portfolio of I Love Hungaria NV, WDPort of Ghent Big Box NV and WDP Luxembourg SA is still shown.

The result from transactions with the above joint ventures is not eliminated in the amount of the share of the WDP Group, but rather fully recognised in the result (under the headings *Operating result (before the result on the portfolio)* and *Financial result*).

Transactions eliminated from the consolidation
All transactions between Group companies, balances and unrealised profits and losses on transactions between Group companies are eliminated in the preparation of the annual consolidated financial statements.

Business combinations and goodwill

If WDP acquires control over an integrated set of activities and assets, as defined in IFRS 3 *Business combinations*, the identifiable assets, liabilities and contingent liabilities of the acquired company are booked at fair value on the acquisition date. Goodwill is the positive difference between the acquisition costs and the share of the Group in the fair value of the acquired net asset. If this difference is negative (negative goodwill), it is immediately booked in the result after revaluation of the values.
After the initial recognition, goodwill is not written off, but rather subjected to an impairment test conducted every year on the cash flow generating units to which the goodwill is allocated. If the book value of a cash-flow-generating unit exceeds the value in use, the loss of value following from this will be booked in the result and initially included in the reduction of any goodwill, and subsequently to the other assets of the unit, in proportion to their book value. An impairment of goodwill cannot be reversed in a subsequent financial year.

Foreign currency

The individual financial statements of each Group member are presented in the currency of the primary economic environment in which the entity operates (its functional currency). For the preparation of the annual consolidated financial statements, the results and the financial position of each entity are expressed in euros, which is the functional currency of the parent company, and the currency used for the presentation of the annual consolidated financial statements.

Foreign currency transactions

Transactions in foreign currency are immediately booked at the exchange rate on the transaction date. Monetary assets and liabilities in foreign currency are converted at the closing rate.

Realised and unrealised exchange rate differences are recognised in the profit and loss account, except when they relate to intra-group borrowing that meets the definition of a net investment in a foreign activity. In that case, the exchange rate differences are included in a separate component of shareholders' equity and recognised in profit and loss after disposal of a net investment.

Foreign activities

Assets and liabilities are converted at the closing rate, except for properties, which are converted at the historical rate. The profit and loss account is converted at the average rate over the financial year.
The resulting conversion differences are included in a separate component of shareholders' equity. These conversion differences are included in the profit and loss account when the foreign entity is disposed of, sold or liquidated.

Investment properties

Land and buildings held to generate rental income over the long term are included as investment properties. On initial recognition, investment properties are valued at the purchase price, including the transaction costs and directly attributable costs.
Land held for the purposes of initiating property developments with a view to subsequent leasing and long-term increase in value, but for which no specific construction plans or project developments (as referred to in the definition of project development) have been initiated (land reserves), is also deemed to be investment property.

The rights of use recognised in the balance sheet for the concession, ground lease, or similar leases (due to entry into force of IFRS 16) are also considered investment properties.

The financing costs directly attributable to acquisition of an investment property are capitalised as well. If special funds are borrowed for a specific asset, the actual financing costs for this loan are capitalised during the period, minus any investment returns from temporary investment of this loan.

After initial recognition, the investment properties are valued at fair value, in accordance with IAS 40. From the seller's perspective, the valuation is after deduction of the registration fees. These transaction costs depend on the geographical area where these properties are located.

This entails that the transaction costs are incorporated into the profit and loss account as per IAS 40. According to the GVV/SIR Royal Decree, this must then be included in the designated reserves at the end of the financial year.

Property under construction or development for future use as investment property (project development) is also included in *Investment properties* at fair value.

After initial recognition, the projects are valuated at fair value. The fair value takes substantial development risks into account. In this respect, the following criteria must be met: there must be a clear understanding of the project costs, all permits required for the project development must have been obtained and a substantial part of the project development must be pre-leased (finalised and signed lease). This fair value measurement is based on the valuation by the independent property expert (in accordance with customary methods and assumptions) and takes into account costs to be incurred (including an estimation of unforeseen costs) before final completion of the project.

All charges directly related to the purchase or construction of immovable goods and all other investment expenditures are included in the cost of the development project. In accordance with IAS 23, financing costs attributable directly to the construction or acquisition of an investment property are also capitalised for the period during which the investment property is prepared for leasing.

Capitalisation of financing costs as part of the cost of an eligible asset must begin as soon as:
- expenses are incurred for the asset;
- financing costs are incurred;
- activities are in progress to prepare the asset for its intended use.

The activities required to prepare the asset for its intended use include more than just physical construction of the asset. They also encompass the technical and administrative work before the start of actual construction, such as activities related to obtaining permits.

However, such activities do not include holding an asset without carrying out any production or development that changes the condition of the property:
- financing costs that are incurred during preparation of land, for instance, are capitalised during the period in which these activities occur;
- on the other hand, financing costs incurred in the period that the land is held for construction purposes without any development activity are not eligible for capitalisation.

Capitalisation of financing costs is suspended during long periods of interruption in active development. Capitalisation is not suspended during periods of extensive technical and administrative work. Nor is capitalisation suspended if a temporary delay constitutes an essential part of the process to prepare a property for its intended use or sale.

The profit/loss realised on the sale is included in the profit and loss account under *Result on disposal of investment properties*. The result is determined as per IAS 40 and is the difference between the sale price and the fair value from the most recent valuation. This result achieved is recognised at the time of execution of the notarial deed for the sale.

Other tangible fixed assets

General

Other tangible fixed assets are valued at their cost less the cumulative depreciations and write-downs. The cost includes all directly attributable costs and the relevant part of the indirect costs incurred in preparing the assets for use.

Future disbursements for repairs are immediately recorded in the result unless they increase the future financial profits of the asset.

The straight-line depreciation method is applied over the estimated useful life of the assets. The useful life and depreciation method are reviewed at least once a year at the end of each financial year. The tangible fixed assets are depreciated according to the following depreciation rates:
- plant, machinery and equipment: 10-33%;
- rolling stock: 10-33%;
- office equipment and furniture: 10-33%;
- computers: 10-33%;
- other tangible fixed assets: 10-20%.

Solar panels
These are valuated under the revaluation model as per IAS 16 *Tangible fixed assets*. After initial recognition, assets whose fair value can be reliably established must be booked at the revalued value, which is the fair value at the time of the revaluation, less any subsequent accumulated depreciation and special impairments. The fair value is determined based on the discounting method for future revenues.

The useful life of the solar panels is estimated at thirty years, without taking into account any residual value.

The capital gain when starting a new site is recognised in a separate component of shareholders' equity. Capital losses are also recognised in this component, unless they have been realised or the fair value drops below the original cost less cumulative depreciation. In the latter case, they are included in the result.

Lease

WDP as lessee
At the start of the lease period, the leases (except for leases with a maximum term of twelve months and leases whose underlying assets are of low value) are recognised on the balance sheet as rights of use and lease liabilities at the present value of the future lease payments. Next, all rights of use that qualify as investment properties are valued at fair value, in accordance with the valuation rules detailed under *Investment properties*. The minimum lease payments are recognised in part as financing costs and in part as settlement of the outstanding liability, in a manner resulting in a constant periodic interest rate on the remaining balance of the liability. The cost of financing is offset directly against the result. The cost of financing is offset directly against the result. Conditional lease payments are incorporated as costs in the periods in which they were made.

WDP as lessor
If a lease meets the conditions of a financial lease (according to IFRS 16), WDP as the lessor will recognise the lease from its start date as a receivable in the balance sheet at an amount equal to the net investment in the lease. The difference between this latter amount and the book value of the leased property (exclusive of the value of the residual right held by WDP) at the start of the lease will be recognised in the profit and loss account for that period. Each periodic payment made by the lessee will be partly recognised by WDP as a repayment of the capital and partly as financial income based on a constant periodic return for WDP.

The residual right held by WDP will be recognised at its fair value on each balance sheet date. This value will increase every year and will correspond to the market value of the full right of ownership at the end of the lease. These increases will be recognised in *Variations in the fair value of investment properties* in the profit and loss account.

Special impairments

On the balance sheet date, the tangible and intangible fixed assets of the Group are examined for indications that the book value of an asset is greater than the recoverable value.

If such indications are present, the realisable value of the asset must be estimated. Goodwill is subject to an annual test for special impairment, regardless of whether there is an indication of such.

A special impairment is booked if the book value of an asset or the cash flow generating unit to which the asset belongs is higher than the realisable value.

The realisable value is the value in use or the fair value less sales charges, whichever is higher. The value in use is the capitalised value of the expected future cash flows for the continued use of the asset and its disposal at the end of its useful life, on the basis of a discount rate that takes into account the current market evaluations for the time value of the cash and the risks inherent to its assets. The fair value minus sales charges is the amount that may be realised from the sale of an asset in a commercial, objective transaction between well-informed independent parties between whom there is a consensus ad idem, after deduction of the disposal costs.

For an asset that does not generate significant cash income in itself, the realisable value is established for the cash flow generating unit to which the asset belongs.

If the book value of an asset or a cash flow generating unit is higher than the realisable value, the surplus is recorded immediately as a special impairment in the profit and loss account.

Special impairments recognised in previous financial years are reversed if a subsequent increase in the recoverable value can be objectively connected to a circumstance or event that took place after the special impairment was booked. Special impairments on goodwill are not reversed.

Financial instruments

Financial assets

All financial assets are recognised or no longer recognised in the balance sheet on the transaction date if the purchase or sale of a financial asset is based on a contract prescribing conditions for delivery of the asset within the term generally prescribed or agreed on the market in question and initially valued at fair value, plus transaction costs, except for financial assets at fair value with changes in value in the profit and loss account, which are initially valued at fair value.

The financial assets are classified in one of the categories provided for in IFRS 9 *Financial instruments* based on both the business model of the entity for management of the financial assets and the properties of the contractual cash flows of the financial assets and are recorded on their initial recognition. This classification determines the valuation of the financial assets on future balance sheet dates: amortised cost or fair value.

Financial assets at fair value through profit or loss

Financial assets are classified at fair value with changes in value through profit or loss if they are held for trading purposes. Financial assets at fair value with changes in value through profit or loss are valued at fair value, with all resulting income and expenditures recognised in the result. Derivatives are also included in the category at fair value with changes in value through profit or loss, unless they are considered to be hedges and are effective.

Financial assets at fair value through shareholders' equity

Financial assets are classified at fair value with changes in value through shareholders' equity if they are held for hedge accounting. Financial assets at fair value with changes in value due to shareholders' equity are valued at fair value, with any resulting gain or loss recognised in shareholders' equity. Derivatives also belong to the category at fair value with changes in value through shareholders' equity if they were designated and effective as hedges.

Financial assets at amortised cost

Financial assets at amortised cost are not derivatives and are retained within a business model geared towards retaining financial assets to receive contractual cash flows (Held to collect) and on certain dates, the contractual conditions of the financial asset give rise to cash flows that are exclusively for settlement of and interest payments on the outstanding principal (Solely Payments of Principal and Interest – SPPI). This category includes cash and cash equivalents, non-current receivables and trade receivables. Cash equivalents are short-term, very often liquid investments that can be immediately converted to cash of a known amount, have an original term of no more than three months and entail no significant risks of impairment. The cash equivalents held by WDP consist of bank deposits and are therefore fully valuated at amortised cost.

Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss or as financial liabilities at amortised cost.

Financial liabilities at fair value through profit or loss

Financial liabilities are classified at fair value through profit or loss if they are held for trading purposes. Specifically, for WDP, these are Interest Rate Swaps for which hedge accounting is not applied to the extent that they have a negative fair value. Financial liabilities at fair value through profit or loss are valued at fair value, with all resulting income and expenditures recognised in the result. A financial liability is included in this category if it is primarily acquired for sale in the short term. Derivatives are also included in the category at fair value through profit or loss, unless they are considered to be hedges and are effective.

Financial liabilities at fair value through shareholders' equity
Financial liabilities are classified at fair value through shareholders' equity if these are held for hedge accounting. Financial liabilities at fair value through shareholders' equity are valued at fair value, with all resulting income or expenditures recognised in shareholders' equity. Derivatives also belong to the category at fair value through shareholders' equity if these were designated as hedges and are effective.

Financial liabilities valuated at amortised cost
Financial liabilities valuated at amortised cost, including debts, are initially valuated at fair value after deduction of the transaction costs. After initial recognition, they are valuated at amortised cost. The Group's financial liabilities valued at amortised cost include the non-current financial liabilities (bank debts, lease debts, bond loans), other non-current liabilities, current financial liabilities, trade debts and payable dividends in the other current liabilities.

Revaluations as a result of variations in the foreign currency of the financial obligations valued at amortised cost in foreign currency are a non-cash item and are considered unavailable as such.

Equity instruments
Equity instruments issued by the Group are classified based on the economic reality of the contractual agreements and the definitions of an equity instrument. An equity instrument is any contract that includes the remaining interest in the assets of the Group, after deduction of all liabilities. The accounting policies with regard to equity - instruments are described below.

Equity instruments issued by the company are recognised for the sum of the amounts received (after deduction of directly attributable issue costs).

Derivatives
The Group uses derivatives to limit risks related to unfavourable interest rates resulting from the operational, financial and investment activities within the framework of its operational management. The Group does not use these instruments for speculative purposes, does not hold any derivatives and does not issue derivatives for trading purposes.

Changes in the fair value of derivatives that do not qualify as hedges are recognised immediately in profit or loss. Changes in the fair value of derivatives allocated specifically to hedge the variability of cash flows of a recognised asset or liability or a forecast transaction are recognised in *Other elements in the overall result*.

Assets held for sale

Fixed assets and groups of assets to be disposed of are classified as *Assets held for sale* if their book value will mainly be realised in a sale transaction and not by their continued use. This condition is only met if the sale is highly likely and the asset (or group assets to be disposed of) is immediately available for sale in its current state. The management must have agreed to a plan for the sale of the asset (or group assets to be disposed of), which is expected to be eligible for recognition as a completed sale within one year after the date of the classification.

A fixed asset (or group of assets being disposed of) classified as held for sale is recognised at book value or fair value less costs of sale, whichever is lower.

Investment properties intended for sale are valued the same way as other investment properties (at fair value). These investment properties are presented separately in the balance sheet.

Provisions

A provision is included when:
- the Group has an existing – legal or constructive – obligation as a result of an event in the past;
- it is likely that an outflow of funds may be required to settle the obligation; and
- the amount of the liability can be reliably estimated.

The recognised provision is the best estimate on the balance sheet date of the funds needed to settle the existing liability, possibly discounted if the time value of the cash is relevant.

Employee benefits

The Company has a number of defined contribution retirement schemes. A defined contribution pension scheme is a pension plan under which the Company pays fixed contributions to a separate company. The Company has no legal or constructive obligation to pay further contributions should the fund not have sufficient assets to pay out the pensions of all employees with regard to services that they have provided in current or past periods of employment. Contributions are recognised as expenses when they are due and will be included under staff costs at that time.

For permanent personnel, salaries, additional remunerations, retirement compensations, and compensations for dismissal or disruption are included in the profit and loss account in the period to which they pertain.

Revenue

Rental income includes rents and revenues directly related to these, such as compensation for early lease termination.

Revenue is valued at the fair value of the received or receivable compensation. Revenue is only recognised if it is likely that the economic benefits will befall the entity and can be determined with sufficient certainty.

Rental income, and other income and expenses, are recognised in the profit and loss account in the period to which they pertain.

The fees for premature lease termination are recognised immediately in the result for the financial year.

The proceeds from the sale of green energy to the tenant, the sale of green energy to the lessor and green energy certificates are recognised when the green energy is generated.

Costs

Lease-related costs pertaining to write-downs and decreases in trade receivables that are recognised in the results if the book value is higher than the estimated realisation value and the rent to be paid on leased assets.
Rental charges and tax on leased buildings and the recovery of these costs that fall to the tenant or lessee by law or custom. Depending on the contractual agreements, the owner may or may not pass these charges on to the tenant.

Other income and charges related to leases include the passing of management fees on to tenants as well as other revenues that do not fall under rental income (including revenue from solar energy).

The *General company expenses* are expenses related to the management and general operation of WDP. This includes expenses such as general administrative costs, staff costs for general management, and depreciation of assets used for general management.

Costs related to works performed in the buildings are booked in various ways depending on the type of works:

- maintenance and repair: maintenance and repair costs are booked as property costs for the accounting period, given that these do not increase the expected future economic benefits of the building and do not add any functionality or improve the level of comfort in the building;
- improvement and renovation: these are works carried out occasionally to add features to the property and considerably increase the expected future economic benefits of the building. The costs of these works (materials, contractor remuneration, technical studies, internal expenses, architect remuneration and interest during the construction period) are capitalised. Examples: installation of a new air conditioning system, new roof, thorough renovation of all or part of the building. Worksites for which costs are being capitalised are identified beforehand according to the above-mentioned criteria.

Tax on results

GVV/SIR status offers a fiscally transparent status, given that a GVV/SIR is only subject to tax on specific components of the result, such as disallowed expenses and exceptional and gratuitous advantages. No corporate tax is paid on profits from leases or realised capital gains.

Tax on the result for the financial year includes taxes due and deductible taxes for the current and previous reporting periods, the deferred tax and the exit tax due. The tax charge is recognised in the profit and loss account unless it pertains to components recognised directly in the shareholders' equity. This latter case also includes the tax on shareholders' equity.

To calculate the tax on the year's taxable profit, tax rates applicable on the balance sheet date are used.

Exit taxes – tax on capital gains resulting from a merger of a GVV/SIR with a non-regulated real estate company – are deducted from the established revaluation surplus at merger and if applicable are recognised as a liability.
In general, deferred income taxes (tax assets) are recognised for all taxable (deductible) temporary differences. Such claims and liabilities are not recorded if the temporary differences result from the initial recognition of goodwill or the initial recognition (other than in a business combination) of other assets or liabilities. Deferred tax assets are recognised to the extent that it is likely that a tax benefit will be available against which the deductible temporary difference can be offset. Deferred tax assets are reduced when it is no longer likely that the associated tax benefit will be realised.

IV. Significant accounting estimates and key uncertainties affecting estimates

Significant estimates in the drawing up of financial statements

- Determining whether control, joint control or significant influence is being exercised over investments (see explanatory note *III. Accounting principles).*
- Determining whether an entity holding investment property is a business, and thus also determining, in the acquisition of control over an entity of this kind, whether the acquisition is regarded as an IFRS 3 *Business combination*, is a significant assessment. As of July 2022, WVI GmbH is a wholly owned subsidiary of WDP Invest NV/SA, under the name of WDP Deutschland GmbH. WDP Deutschland GmbH is fully consolidated within the WDP Group as of 1 July 2022. Given the current definition of a "business" under IFRS 3 and accompanying guidelines, management concluded that WDP Deutschland is not a business given that the full fair value of the assets acquired is contained in one portfolio of similar assets.

Determining the fair value of investment property

The fair value of the investment properties is determined by independent property experts according to the GVV/SIR regulations (see explanatory note *XII. Investment properties*).

V. Segmented information – Operating result

in euros (x 1,000)		FY 2022 Belgium	The Netherlands	France	Germany	Romania	Unallocated amounts	Total IFRS	Luxembourg[2]	Other joint ventures[2]
I.	Rental income	91,133	131,749	7,131	1,716	61,522	0	293,250	3,395	462
III.	Costs related to leases	158	273	-207	-7	-528	0	-310	-5	0
Net rental result		**91,291**	**132,023**	**6,924**	**1,709**	**60,994**	**0**	**292,940**	**3,390**	**462**
IV.	Recovery of property costs	0	0	0	0	0	0	0	0	0
V.	Recovery of rental charges normally paid by the tenant on let properties	11,372	2,324	1,726	39	21,942	0	37,403	159	0
VI.	Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	0	0	0	0	0	0	0	0	0
VII.	Rental charges and taxes normally paid by the tenant on let properties	-11,831	-5,954	-1,773	-39	-21,978	0	-41,575	-129	0
VIII.	Other income and charges related to leases[1]	21,245	5,026	135	0	4,449	0	30,856	289	-197
Property result		**112,077**	**133,419**	**7,011**	**1,709**	**65,408**	**0**	**319,624**	**3,71**	**265**
IX.	Technical costs	-2,365	-3,123	-185	37	-963	0	-6,600	-43	44
X.	Commercial costs	-1,251	33	-56	-25	-268	0	-1,567	-1	-108
XII.	Property management costs	-2,734	-437	-11	0	-356	0	-3,539	-11	0
Property charges		**-6,350**	**-3,527**	**-253**	**12**	**-1,587**	**0**	**-11,705**	**-55**	**-65**
Property operating results		**105,727**	**129,891**	**6,759**	**1,721**	**63,821**	**0**	**307,919**	**3,655**	**200**
XIV.	General company expenses	0	0	0	0	0	-16,078	-16,078	-475	-122
XV.	Other operating income and expenses (depreciation and write-down on solar panels)	-4,264	-2,476	0	0	-514	0	-7,255	-5	0
Operating result (before result on the portfolio)		**101,463**	**127,415**	**6,759**	**1,721**	**63,306**	**-16,078**	**284,586**	**3,175**	**78**
XVI.	Result on disposals of investment properties	250	-31	0	0	300	0	519	0	0
XVIII.	Variations in the fair value of investment properties	36,898	-219,709	2,815	-16,857	39,100	0	-157,754	9,138	21,326
Operating result		**138,611**	**-92,325**	**9,573**	**-15,136**	**102,707**	**-16,078**	**127,351**	**12,313**	**21,405**

	FY 2021								
in euros (x 1,000)	Belgium	The Netherlands	France	Romania	Unallocated amounts	Total IFRS	Luxembourg[2]	Germany[2]	Other joint ventures[2]
I. Rental income	77,234	122,697	6,854	48,313	0	255,098	2,886	271	0
III. Costs related to leases	256	455	548	-397	0	862	46	0	0
Net rental result	**77,491**	**123,153**	**7,401**	**47,916**	**0**	**255,960**	**2,932**	**271**	**0**
IV. Recovery of property costs	0	0	0	0	0	0	0	0	0
V. Recovery of rental charges normally paid by the tenant on let properties	8,341	1,982	1,652	11,582	0	23,557	106	0	0
VI. Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	0	0	0	0	0	0	0	0	0
VII. Rental charges and taxes normally paid by the tenant on let properties	-8,801	-5,313	-1,640	-12,146	0	-27,900	-121	0	0
VIII. Other income and charges related to leases[1]	14,165	5,404	148	7,110	0	26,828	50	0	0
Property result	**91,196**	**125,226**	**7,562**	**54,462**	**0**	**278,445**	**2,967**	**271**	**0**
IX. Technical costs	-2,266	-2,902	-226	-414	0	-5,807	-43	-18	0
X. Commercial costs	-918	354	-114	-218	0	-896	-4	-50	-2
XII. Property management costs	-1,585	-370	-20	-404	0	-2,379	-12	0	0
Property charges	**-4,769**	**-2,917**	**-360**	**-1,036**	**0**	**-9,082**	**-59**	**-68**	**-2**
Property operating results	**86,427**	**122,309**	**7,202**	**53,426**	**0**	**269,363**	**2,907**	**203**	**-2**
XIV. General company expenses	0	0	0	0	-16,751	-16,751	-358	-25	-33
XV. Other operating income and expenses (depreciation and write-down on solar panels)	-2,550	-1,199	0	2,326	0	-1,423	0	0	0
Operating result (before result on the portfolio)	**83,877**	**121,110**	**7,202**	**55,752**	**-16,751**	**251,189**	**2,549**	**178**	**-35**
XVI. Result on disposals of investment properties	6,410	0	0	0	0	6,410	0	0	0
XVIII. Variations in the fair value of investment properties	341,108	390,139	45,433	49,278	0	825,957	9,267	8,551	4,402
Operating result	**431,395**	**511,250**	**52,635**	**105,030**	**-16,751**	**1,083,557**	**11,816**	**8,729**	**4,367**

1 In 2022, income from solar energy totalled 22.902 million euros against 17.754 million euros in 2021. This income was generated in Belgium (13.277 million euros), the Netherlands (4.908 million euros) and Romania (4.717 million euros). In addition to the income from solar energy, the property management fees and other operating income/costs are part of the *Other income and charges related to leases*.

2 The joint ventures are incorporated using the equity accounting method, as per IFRS 11 Joint arrangements. The table shows the operating result (before overhead expenses and based on the proportionate share of WDP) and then gives the reconciliation with the proportionate share in the results of these entities, as reported under the equity accounting method as per IFRS. WDP Deutschland GmbH was until 30th of June 2022 a joint venture.

The basis for reporting per segment within WDP is the geographical region. This segmentation basis reflects the geographical markets in Europe in which WDP is active. WDP's business is subdivided in five regions. More information on which subsidiaries are located within the geographical regions can be found in the group structure, see note *VII. Information on subsidiaries*.

This segmentation is important for WDP given that the nature of its business, its clients, etc. represent similar economic characteristics within these segments. Business decisions are taken at this level and different key performance indicators (such as rental income, occupancy rates, etc.) are monitored in this manner.

A second segmenting basis is not considered relevant by WDP as the business mainly focuses on the leasing of logistics sites.

VI. Segmented information – Assets

in euros (x 1,000)	Belgium	The Netherlands	France	Germany	Romania	Total IFRS	Luxembourg	Other joint ventures
	31.12.2022							
Investment properties	**2,138,317**	**2,847,453**	**178,736**	**78,579**	**1,108,831**	**6,351,916**	**89,455**	**41,831**
Existing buildings	2,076,518	2,606,047	175,352	78,579	934,838	5,871,334	73,513	40,195
Projects under development for own account	30,332	187,327	0	0	62,336	279,994	15,942	1,637
Land reserves	31,468	54,079	3,385	0	111,657	200,588	0	0
Assets held for sale	**8,624**	**0**	**0**	**0**	**0**	**8,624**	**0**	**314**
Other tangible fixed assets	**68,185**	**72,246**	**0**	**2**	**25,918**	**166,351**	**3,269**	**478**
Tangible fixed assets for own use	2,742	55	0	2	2,916	5,715	0	478
Other: solar panels	65,443	72,191	0	0	23,002	160,636	3,269	0

in euros (x 1,000)	Belgium	The Netherlands	France	Romania	Total IFRS	Luxembourg	Germany	Other joint ventures
	31.12.2021							
Investment properties	**1,887,799**	**2,817,726**	**175,208**	**914,509**	**5,795,243**	**67,680**	**23,947**	**6,896**
Existing buildings	1,848,822	2,575,827	174,550	779,846	5,379,045	56,806	4,641	0
Projects under development for own account	9,315	185,707	0	56,650	251,673	10,874	19,306	6,896
Land reserves	29,662	56,192	658	78,013	164,525	0	0	0
Assets held for sale	**286**	**0**	**0**	**0**	**286**	**0**	**0**	**465**
Other tangible fixed assets	**76,415**	**62,540**	**0**	**25,632**	**164,586**	**15**	**0**	**0**
Tangible fixed assets for own use	2,281	29	0	2,501	4,811	15	0	0
Other: solar panels	74,134	62,511	0	23,130	159,775	0	0	0

VII. Information on subsidiaries

Share of equity	31.12.2022			31.12.2021
Name and full address of the registered offices	**% Ownership**	**% Voting rights**	**Method of consolidation**	**% Ownership**
WDP NV - Blakebergen 15 - 1861 Wolvertem - Belgium	Parent company			Parent company
WDP France SARL - rue Cantrelle 28 - 36000 Châteauroux - France	100%	100%	Full Consolidation	100%
WDP Nederland N.V. - Hoge Mosten 2 - 4822 NH Breda - Netherlands	100%	100%	Full Consolidation	100%
WDP Development NL N.V. - Hoge Mosten 2 - 4822 NH Breda - Netherlands[1]	100%	100%	Full Consolidation	100%
Eurologistik 1 Freehold BVBA - Blakebergen 15 - 1861 Wolvertem - Belgium[2]	100%	100%	Full Consolidation	100%
WDP Invest NV/SA - Blakebergen 15 - 1861 Wolvertem - Belgium[3]	100%	100%	Full Consolidation	100%
Sigmo NV/SA - Blakebergen 15 - 1861 Wolvertem - Belgium[4]	100%	100%	Full Consolidation	
WDP Romania SRL - Office Center Equilibrium - Strada Gara Herstrau 2, Etaj 10 - 077190 Bucarest - Romania[3]	85%	85%	Full Consolidation	85%
I Love Hungaria NV/SA - Mechelsesteenweg 271, Bus 2.1 - 2018 Antwerp - Belgium[5]	50%	50%	Equity method	50%
WDPort of Ghent Big Box NV - Blakebergen 15 - 1861 Wolvertem - Belgium[6]	29%	29%	Equity method	29%
nanoGrid BV - Churchillsteenweg 17 - 9320 Aalst - Belgium[7]	25%+1	25%+1	Equity method	25%+1
WDP Luxembourg SA - Zone d'activité économique Wolser G 440 - 3434 Dudelange - Luxembourg[8]	55%	55%	Equity method	55%
WDP Deutschland GmbH - Lothringenweg 12 - 14974 Ludwigsfelde - Germany[9]	100%	100%	Equity method	50%
Catena AB - Landskronavägen 23 - 252 32 Helsingborg - Sweden[10]	10%	10%	Equity method	

1 WDP Development NL N.V. was founded in August 2011 as a permanent development company for own account of WDP Nederland N.V.

2 On 7 June 2013 WDP acquired 100% of the shares in Eurologistik 1 Freehold BVBA, holding the rights to an existing logistic site in Vilvoorde.

3 As part of the streamlining of the Group and its foreign non-REIT participations, the shares of WDP Romania SRL and WDP Luxembourg SA held by WDP NV/SA were contributed to WDP Invest NV/SA on 22 December 2020 by way of capital increase by contribution in kind. WDP Invest acts as an autonomous investment and financing vehicle for the international activities of the Group as from the aforementioned date.

4 At the beginning of March 2022, WDP acquired through a contribution in kind 100% of the shares of Sigmo NV, which ownes three sites in Dendermonde. This transaction is not considerated as a business combination.

5 This is a joint venture founded in May of 2015 between WDP NV/SA and project developer L.I.F.E. NV/SA with a view to redevelopment of the Hungaria building in Leuven.

6 The joint venture was set up in December 2020 between WDP NV/SA and the co-shareholders Sakolaki and Vendis Capital (shareholders of Exterioo, Juntoo and X²O Badkamers), in view of the expansion of the WDPort of Ghent that will be leased by these retailers.

7 WDP and energy proptech company nanoGrid (founded by Joost Desmedt) cemented their partnership with a 25%+1 stake int the last quarter of 2021. The consolidated result before tax of nanoGrid BV amounts to -0,02% of the consolidated result before tax of WDP NV. The consolidated assets of nanoGrid BV amounts to 0,03% of the consolidated assets of WDP NV.

8 This is a joint venture, of which the Luxembourg government owns 45% and of which WDP acquired 55% of the shares on 13 October 2017.

9 On the 18th of December 2019 WDP NV/SA bought, through its fully subsidiary WDP Invest NV/SA, a participation in of 50% in WVI Gmbh, a joint venture with VIB Vermögen. From July 2022, WVI GmbH is a 100% subsidiary of WDP Invest NV, forming WDP Deutschland GmbH. This transaction is not deemed to be a business combination.

10 At the beginning of April 2022, WDP and Catena AB realized a stategic partnership (see note *XXIII. Transactions between related parties*). Joost Uwents was appointed as a director on Catena's Board of Directors at Catena's annual General Meeting.

The group structure is shown visually under *8. Corporate Governance Statement.*

I love Hungaria NV/SA, WDPort of Ghent Big Box NV, nanoGrid BV and WDP Luxembourg SA are the joint ventures in the Group and are consolidated under the equity accounting method. The stake in associated company Catena AB is also accounted for in the consolidated accounts using the equity method.

A reconciliation difference does not exist between the value recognised on the balance sheet under the equity accounting method and the proportionate share of the shareholders' equity of these joint ventures, nor were dividends paid out from these joint ventures, nor do any limits apply to cash transfers to other Group companies.

In the segment information, WDP Luxembourg SA and WDP Deutschland GmbH (until 30 June 2022) are shown separately given their geographical distance. I Love Hungaria NV, WDPort of Ghent Big Box NV and nanoGrid BV are shown under *Other joint ventures*.

VIII. Overview of future income

in euros (x 1,000)	31.12.2022	31.12.2021
Future rental income (including income from solar energy)		
less than one year	331,469	294,389
one to five years	961,384	835,631
more than five years	814,790	744,767
Total	**2,107,642**	**1,874,787**

This table contains an overview of the future rental income (including the income from solar energy) under the current agreements. It is based on the non-indexed rents received up to and including the first due date, as set out in the leases.

The impact of the applied indexing of rents in the financial years 2022 and 2021 amounts to an average of respectively 4.2% and 1.3%.

The future income with respect to the previous year rose by 12.4%. This mainly stems from the strong portfolio growth (see also *7. Financial results and property report*) as well as the impact of the indexation of 2022 and 2021 as explained above.

Currently, WDP sees stability on a high level in both increased construction prices and longer delivery times for new projects. WDP charges this on via higher rents for the new projects.

Moreover, WDP relies on an inflation-proof cash flow profile thanks to indexation clauses in the leases combined with rising market rents.

Type lease agreement

Rents are normally paid monthly in advance (sometimes quarterly). They are indexed annually on the anniversary date of the lease.
According to the contractual provisions, taxes and charges (including withholding tax), insurance premiums and collective charges are passed on to the tenant. The tenant must pay a monthly (or quarterly) charge for this. The tenant receives an annual invoice for the actual expenses.

To ensure compliance with the duties that the contract imposes on the tenant, the latter must provide a deposit, usually in the form of a bank deposit equivalent to six months of rent.

At the start of the lease contract, a joint property survey is conducted between the parties by an independent expert. On expiry of the contract, the tenant must return the leased space in the same condition as described in the move-in inspection report, apart from normal wear and tear. A move-out inspection report is prepared. The tenant must pay for repairing any damage that is determined, and should the premises be unavailable during repair.

The tenant is not permitted to carry out any high-risk activities in the spaces it rents, without the prior written approval of WDP. In such cases, WDP may demand that the tenant take certain precautions. Before the end of the contract, tenants who have performed a risk activity during the lease period must have an exploratory soil inspection carried out, and if soil pollution is established, pay for any clean-up operations and consequential damage.

The tenant is responsible for obtaining operational and environmental authorisation. Refusal or withdrawal of such authorisation will not be cause for dissolution or annulment of the contract.

The tenant may not transfer the contract or sublease the leased premises without prior written authorisation from WDP.

If approval is granted to transfer a lease, the original tenant shall remain jointly and severally liable to WDP. The tenant is obligated to register the agreement at its own expense.

IX. Result on the disposal of investment properties

in euros (x 1,000)	FY 2022	FY 2021
Net property sales (sales price – transaction costs)	8,244	22,668
Book value of properties sold	-7,724	-16,258
Result on the disposal of investment properties	**519**	**6,410**

A capital gain of 0.5 million euros was achieved. In 2022, we sold the sites at Ghimbav (Brasov) – DE 301/305, KM 0+500 (Romania), Zwolle – Kleefstraat 8 (The Netherlands) and part of the site at Leuven – Vaart 25-35 (Belgium).

X. Financial result

in euros (x 1,000)	FY 2022	FY 2021
Financial income	**437**	**467**
Interest and dividends received	378	302
Other financial income	58	165
Net interest charges	**-42,042**	**-38,513**
Interest on loans	-30,076	-21,687
Interest capitalised during construction	5,754	5,169
Cost of permitted hedging instruments	-11,692	-16,813
Revenues from permitted hedging instruments	1,066	0
Interest charges related to leasing debts booked in accordance with IFRS 16	-2,780	-2,475
Other interest charges	-4,314	-2,707
Other financial charges	**-1,844**	**-1,827**
Bank charges and other commission	-161	-85
Other financial charges	-1,683	-1,742
Variations in the fair value of financial assets and liabilities	220,091	**52,388**
Financial result	**176,642**	**12,516**

The comments on the Financial result are available under *7. Financial results and property report* pp. 74.

The cost of capital is increasing due to the accelerated evolution of a number of external factors (including market volatility and weakening macroeconomic outlook) combined with geopolitical tensions. WDP remains focused on its long-term profit targets using measures that include a high hedge ratio for the debts with limited maturity over the next five years.

WDP's risk policy with respect to the financial policy is explained in *9. Risk factors* pp. 153.

XI. Taxes

in euros (x 1,000)	FY 2022	FY 2021
Corporate tax and exit tax	-13,067	-7,497
Deferred taxes	34,389	-113,226
Advance levy on mandatory dividends from subsidiaries	-506	84
Total	**20,815**	**-120,639**

When preparing the profit and loss account, a situation was taken into account as of 1 January 2021 in which WDP could not continue to qualify as FBI in the Netherlands, due to the current significant uncertainty in view of the tax ruling that was revoked as of 1 January 2021, as explained earlier.[1]

The impact on EPRA earnings is approximately -1 million euros per quarter and on the portfolio results is over 2022 of 41.8 million euros via deferred tax on the property. WDP processes these commissions in its accounts out of a principle of prudence. Given that a tax ruling is not an absolute requirement to be able to apply the FBI regime, and that WDP believes that it meets all the conditions and the circumstances and facts are unchanged, the company will continue to file its tax returns as an FBI.

In the announcement of the Dutch 2023 budget on 20 September 2022, WDP noted the declaration of intent to use a legislative amendment to exclude real estate from the Dutch FBI regime as of 1 January 2024. WDP is disappointed with this chosen path given the previously favourable report by the independent Dutch research institute SEO commissioned by the Dutch Ministry of Finance and given the social and economic contribution that can be made by listed REITs. In response to this report, the Finance Cabinet decided to postpone its entry into force to 1 January 2025.

However, this announcement has no direct impact on WDP because the company took the precaution of assuming a non-FBI scenario in the preparation of its accounts – and thus also for the 2022-25 growth plan. However, for the period prior to 1 January 2025 (specifically 2021-24), the competent authorities in the Netherlands have not yet taken a position. Nevertheless, WDP remains convinced that the company continues to meet all conditions within the current legislative framework and that the facts and circumstances remain unchanged in the period leading up to 1 January 2025 (if the Dutch government follows through with plans to abolish the real estate FBI).

1 See the press release dated 29 January 2021.

XII. Investment properties

in euros (x 1,000)	Belgium	Netherlands	France	Germany	Romania	Total IFRS	Luxembourg	Germany	Other joint ventures
				31.12.2022					
Level according to IFRS	**3**	**3**	**3**	**3**	**3**		**3**	**3**	**3**
Fair value as at previous financial year-end	**1,887,799**	**2,817,726**	**175,208**	**0**	**914,509**	**5,795,243**	**67,680**	**23,947**	**6,896**
Investments	35,792	236,645	713	5,106	115,758	394,014	12,637	6,658	20,394
New acquisitions	7,226	13,984	0	0	45,865	67,075	0	0	8,633
Acquisition of investment properties by means of share-based payment transactions	179,226	0	0	0	0	179,226	0	0	0
Investment properties from associated companies and jont ventures that became a wholly owned subsidiary during the financial year	0	0	0	90,330	0	90,330	0	-45,165	0
Transfers to fixed assets held for sale	-8,624	0	0	0	0	-8,624	0	0	0
Disposals	0	-1,193	0	0	-6,401	-7,594	0	0	-858
Changes in the fair value	36,898	-219,709	2,815	-16,857	39,100	-157,754	9,138	14,560	6,766
Fair value as at 31.12.2022	**2,138,317**	**2,847,453**	**178,736**	**78,579**	**1,108,831**	**6,351,916**	**89,455**	**0**	**41,831**
Acquisition price	1,300,456	2,198,901	108,222	47,710	978,736	4,634,025	58,312	0	23,930
Insured value[1]	1,194,738	1,790,675	102,276	37,342	757,865	3,882,895	111,988	0	77,003
Rental income during 2022	91,133	131,749	7,131	1,716	61,522	293,250	3,395	462	0

in euros (x 1,000)	Belgium	Netherlands	France	Romania	Total IFRS	Luxembourg	Germany	Other joint ventures
	31.12.2021							
Level according to IFRS	**3**	**3**	**3**	**3**		**3**	**3**	**3**
Fair value as at previous financial year-end	**1,446,576**	**2,248,610**	**129,304**	**742,112**	**4,566,601**	**53,703**	**4,443**	**3,276**
Investments	49,594	124,877	471	80,868	255,812	4,710	6,779	0
New acquisitions	16,223	54,101	0	42,494	112,818	0	4,175	0
Acquisition of investment properties by means of share-based payment transactions	35,075	0	0	0	35,075	0	0	0
Transfers to fixed assets held for sale	-777	0	0	0	-777	0	0	0
Disposals	0	0	0	-243	-243	0	0	-782
Changes in the fair value	341,108	390,139	45,433	49,278	825,957	9,267	8,550	4,402
Fair value as at 31.12.2021	**1,887,799**	**2,817,726**	**175,208**	**914,509**	**5,795,243**	**67,680**	**23,947**	**6,896**
Acquisition price	1,083,338	1,948,689	107,508	821,636	3,961,171	50,050	14,644	0
Insured value[1]	987,788	1,490,779	92,978	622,916	3,194,461	80,923	10,300	0
Rental income during 2021	77,234	122,697	6,854	48,313	255,098	2,886	271	0

1 The insured value is the new-build value for which 100% of the property portfolio is insured. This is excluding the land.

Capital expenditures pertain to investments made as part of new acquisitions, in-house project developments, and investments within the existing portfolio (for more information, see *7. Financial results and property repor*t pp. 89.

WDP is aware of the evolution of certain external factors, including market volatility, a weakening macroeconomic outlook, a rising cost of capital and changed credit cycle and heightened geopolitical tensions. Currently, WDP sees stability on a high level in both increased construction prices and longer delivery times for new projects. WDP charges this on via higher rents for the new projects.

The property portfolio is valued at fair value. The fair value is based on non-observable inputs, which means assets in the investment properties fall under level 3 of the fair value hierarchy as defined in accordance with IFRS. No changes in the fair value hierarchy level took place in 2022. For information: Level 1 of the fair-value hierarchy specifies that the fair value is based on listed (non-adjusted) prices in an active market for identical assets or liabilities, while level 2 is based on different information from level 1, which can be determined directly or indirectly for the assets or liabilities in question.

No assets are not valued according to their highest, optimum use, as no assets are being used for less than their optimum use.

The negative change in the valuation of investment property is explained by an adjustment in yields. The sharp rise in interest rates, scarcer and more expensive capital and an uncertain macroeconomic outlook have led to sharply reduced liquidity in the property market. Indeed, the changed price expectation today creates a high bid/ask spread between buyers and sellers and has led to a significantly lower number of transactions in the investment market. On the other hand, there is sufficient interest and capital available for investment in logistics property because of its solid long-term fundamentals. However, the market is searching for a new balance given the new economic parameters. This trend has led to an adjustment in yields applied by property appraisers as of the fourth quarter of 2022.

The result for the Netherlands is negatively impacted by an increase of the registration costs (transfer tax) from 8 to 10.4% as of 1 January 2023, which will be deducted in calculation of the fair value. WDP has already recognised this impact of -61 million euros in the fourth quarter of 2022.

The gross rental yield – after the addition of the estimated market rent value of the non-leased parts – is 5.7% as of 31 December 2022 compared to 5.2% at the end of 2021.

During 2022, WDP identified a net investment volume of approximately 530 million euros (including solar panels), consisting of new projects and land as well as the purchase of existing buildings and investments in energy transition, in addition to the existing strategic 10% stake in Catena AB. For a detailed description of the various individual acquisitions and the pre-leased and other projects completed and under construction, please see *4. Performance and trends* on pp. 25.

The following table shows a comparison between the annual rental income for purchased properties and the rental income actually received since the purchase of the properties in the course of 2022 (in particular the year of purchase of these properties). In 2022, it was also decided to sell some non-strategic sites at Leuven (BE), Zwolle (NL) and Ghimbav (RO). These sites generated rents in an amount of 306,447 euros in 2022.

Acquired properties

in euros (x 1,000)	Country	Annual rental income	Actual rental income 2022
Blandain, rue du petit Tilleul 10	BE	1,529	455
Blandain, rue des Sablières 7	BE	1,032	293
Blandain, rue du Bois de Hospices 4-6	BE	975	138
Blandain, rue du petit Tilleul 8	BE	1,023	145
Mechelen, Zandvoortstraat 1	BE	198	140
Bornem, Rijksweg 13	BE	477	237
Dendermonde, Geerstraat 125	BE	2,000	1,613
Dendermonde, Geerstraat 150	BE	180	148
Dendermonde, Cooremannekens 6	BE	162	132
Den Bosch, Ketelaarskampweg 32-34	NL	246	123
Zoetermeer, Chroomstraat 154	NL	391	348
Arad, Poetului 1c	RO	1,171	514
Targa Lapus (Borcut), DJ 182	RO	347	149
Cicarlau, Vasile Lucaciu 2	RO	712	305
Total		**10,444**	**4,740**

1. Valuation method

The estimation of a site consists of determining its value on a specific date, in other words, the price at which the site would likely be tradable between well-informed buyers and sellers, in the absence of information asymmetries, who wish to perform a similar transaction, without taking account of any particular agreement between them. This value is the investment value when it corresponds to the total price payable by the buyer, plus any transaction costs or VAT, if the purchase is subject to VAT. The fair value, in the sense of the IAS/IFRS reference scheme, can be obtained by deducting an adjusted minimum charge for transaction costs and/or the VAT from the investment value. To calculate the changes in the fair value, the hypothetical local transaction costs are deducted from the investment value. On average, these breakdown as follows by country: Belgium: 2.5%, The Netherlands: 10.4%, France: 6.9%, Germany: 7.75%, Luxembourg: 7% and Romania: 1.5%.

Non-observable inputs in the determination of fair value[1]

Level according to IFRS	Classification according to geographic area	Fair value on 31.12.2022 in euros (x 1,000)	Valuation method	Input	Range (min./max.) (weighted average) on 31.12.2022	Range (min./max.) (weighted average) on 31.12.2021
3	Belgium	2,180,148	Discounted cash flow & Income capitalisation	ERV (euro/m²)[2]	27 - 108 euro/m² (49 euro/m²)	25 - 98 euro/m² (46 euro/m²)
				Discount rate	4.3% - 7.6% (5.8%)	3.3% - 6.7% (4.5%)
				Capitalisation factor (required return)	3.8% - 7.2% (5.0%)	3.4% - 7.5% (4.8%)
				Remaining lease duration (until first break)	1 months - 48 years (4.9 years)	1 month - 49 years (5.2 years)
				Remaining lease duration (until expiry date)	1 months - 48 years (8.0 years)	1 month - 49 years (8.0 years)
3	The Netherlands	2,847,453	Income capitalisation	ERV (euro/m²)[2]	27 - 100 euro/m² (60 euro/m²)	27 - 87 euro/m² (54 euro/m²)
				Capitalisation factor (required return)	3.7% - 8.3% (5.0%)	3.1% - 8.3% (4.2%)
				Remaining lease duration (until first break)	1 month - 24 years (5.7 years)	1 month - 18 years (5.6 years)
				Remaining lease duration (until expiry date)	3 months - 24 years (6.1 years)	1 month - 18 years (5.9 years)
3	France	178,736	Income capitalisation	ERV (euro/m²)[2]	42 - 46 euro/m² (45 euro/m²)	33 - 42 euro/m² (40 euro/m²)
				Capitalisation factor (required return)	4.3% - 5.0% (4.6%)	3.9% - 4.8% (4.3%)
				Remaining lease duration (until first break)	3 months - 7 years (2.9 years)	1 year - 8 years (3.6 years)
				Remaining lease duration (until expiry date)	3 months - 9 years (4.6 years)	1 year - 8 years (5.3 years)
3	Luxembourg	89,455	Income capitalisation	ERV (euro/m²)[2]	65 - 74 euro/m² (70 euro/m²)	60 euro/m² (60 euro/m²)
				Capitalisation factor (required return)	4.3% - 4.5% (4.4%)	4.4% (4.4%)
				Remaining lease duration (until first break)	2 years - 11 year (7.4 year)	4 years - 11 year (8.1 year)
				Remaining lease duration (until expiry date)	2 years - 15 years (8.5 years)	5 years - 13 years (9.6 years)
3	Germany	78,579	Income capitalisation	ERV (euro/m²)[2]	48 - 65 euro/m² (61 euro/m²)	46 euro/m² (46 euro/m²)
				Capitalisation factor (required return)	3,9% - 4,6% (4,0%)	5.6% (5.6%)
				Remaining lease duration (until first break)	3 years - 3 years (6.2 years)	1 year - 3 years (1.8 years)
				Remaining lease duration (until expiry date)	3 years - 9 years (6.2 years)	1 year - 4 years (2.6 years)
3	Romania	1,108,831	Income capitalisation	ERV (euro/m²)[2]	24 - 90 euro/m² (55 euro/m²)	24 - 84 euro/m² (47 euro/m²)
				Capitalisation factor (required return)	6.8% - 10.5% (7.2%)	6.8% - 8.3% (7.0%)
				Remaining lease duration (until first break)	1 month - 19 years (6,0 years)	1 month - 13 years (6.4 years)
				Remaining lease duration (until expiry date)	1 month - 28 years (7.9 years)	1 month - 29 years (7.6 years)

1 For other non-observable inputs not shown in the above table, please refer to section *10. Reporting according to recognised standards* on pp. 159 and *7. Financial results and property report* on pp. 89.
The summary above shows the non-observable inputs used to determine the fair value of the existing property portfolio and for the projects under development.

2 For the ERV, only the rents for the available spaces are taken into account. The wide range (min./max.) is due to the different kinds of storage premises (from outdoor storage to refrigerated warehouses).

Sensitivity of valuations

The sensitivity of the fair value with regard to changes in significant non-observable inputs used in determining the fair value of objects classified as level 3 according to the IFRS fair-value hierarchy, is as follows (ceteris paribus):

Non-observable inputs

	Impact on fair value at:	
	Decrease	Increase
ERV (in euros/m²)	negative	positive
Discount rate	positive	negative
Required yield	positive	negative
Remaining lease duration (until first break)	negative	positive
Remaining lease duration (until expiry date)	negative	positive
Occupation rate (EPRA)	negative	positive
Projected growth in rent (inflation)	negative	positive

In addition, it is usually the case that an increase (decrease) in the remaining period of a rental contract leads to an increase (decrease) in the discount rate (and required yield). An increase (decrease) in the occupancy rate may result in a decrease (increase) in the discount rate (and required yield).

In addition, the sensitivity of the fair value of the portfolio can be estimated as follows (based on a ceteris paribus approach): the effect of an increase (decrease) of 1% of rental income leads to an increase (decrease) in the fair value of the portfolio of approximately 62 million euros (ceteris paribus). The effect of an increase (decrease) in the required return of 25 basis points gives rise to a decrease (increase) in the fair value of the portfolio of approximately 306 million euros (ceteris paribus).

2. Valuation process

The valuation process at WDP follows a centralised approach where the policy and procedures with regard to property estimates are determined by the CEO and CFO, after approval by the audit committee. In addition, it is determined which independent property expert will be appointed for the various parts of the property portfolio. Contracts will typically be signed for a renewable term of three years subject to a double rotation obligation according to the Law of 12 May 2014 in the scope of a GVV/SIR. Some examples of the selection criteria would be local market knowledge, reputation, independence and insurance of the highest professional standards. Property expert fees are set for the period of their appointment and are not related to the value of the objects appraised.

Independent property experts are appointed for each country, to ensure proper consideration for the special characteristics of each geographical region and thus also the diversified, pan-European nature of the property portfolio. The property portfolio is valued externally by independent property experts on a quarterly basis. The valuation method is determined by the external expert and is based on a multi-criteria approach. The independent property expert determines the fair market value based on a discounted cash-flow model, an income capitalisation method and/or comparable market transactions. In addition, estimates determined in this way are compared to the initial yield and available points of comparison via recent market transactions for comparable objects (including those purchased by WDP itself during that year). The valuation cycle within one financial year consists of a site visit after which a detailed estimate report is drawn up for each object as well as three desktop reviews in which new information provided by WDP with regard to the lease situation are reflected, and the most important assumptions with regard to significant non-observable inputs are recognised.

Property expert	Country	Fair value in euros (x 1,000)	Share of the portfolio
Stadim	Belgium[1]	1,218,998	19%
Jones Lang LaSalle Belgium	Belgium[1]	970,088	15%
Cushman & Wakefield	The Netherlands	1,704,199	26%
CBRE Netherlands	The Netherlands	1,143,254	18%
BNP Paribas Real Estate	France	178,736	3%
CBRE Romania	Romania	1,108,831	17%
CBRE Germany	Germany	78,579	1%
Jones Lang LaSalle Luxembourg	Luxembourg	89,455	1%
Total		**6,492,140**	**100%**

1 Including the proportionate share of the portfolio in I Love Hungaria NV and WDPort of Ghent Big Box NV.

The independent property expert has full access to all quantitative and qualitative information with regard to the property portfolio. The Controllers are responsible for continuous contact with and provision of information to the relevant property experts (such as all leases, information on occupancy rate, maturity dates, investments and maintenance and repair costs). Twice a year, the CEO and Country Manager also discuss the asset management plan for each object in detail with the property expert. When estimate reports are handed in quarterly, all material differences (positive and negative) are compared in absolute and relative terms with the previous four quarters and analysed by the Controllers and the CFO. Based on this, the CEO and CFO then conduct a detailed discussion with the respective property experts to ensure that all data with regard to the sites are reflected accurately and exhaustively in the estimate, with specific attention to property development projects. The property experts draw up an independent estimate of the future cash-flow profile and reflect the risks via a combination of cash-flow projections (rental growth, vacancy, incentives, investments, etc.) as well as the applied required yields or discount rates. Next, the final property estimates are submitted to the Audit Committee.

XIII. Other tangible fixed assets

Changes during the financial year

	31.12.2022			31.12.2021		
in euros (x 1,000)	Solar panels	Other[1]	Total IFRS	Solar panels	Other[1]	Total IFRS
Level (IFRS)	3	n/a		3	n/a	
At the end of the previous financial year	**159,775**	**4,811**	**164,586**	**122,353**	**4,366**	**126,719**
Investments	6,399	1,647	8,047	5,993	1,238	7,231
New acquisitions	0	0	0	0	0	0
Acquisitions via share transactions	0	0	0	0	0	0
Disposals	0	-7	-7	0	0	0
Revaluation on solar panels	1,717	0	1,717	32,852	0	32,852
Depreciation and write-downs	-7,255	-737	-7,992	-1,423	-793	-2,216
At the end of the financial year	**160,636**	**5,715**	**166,351**	**159,775**	**4,811**	**164,586**
Acquisition price	134,540	10,492	145,032	130,765	9,565	140,330

1 Other means: Plants, Machinery and equipment, Furniture and rolling stock and Other tangible fixed assets.

Insured value - Solar panels

Classification according to the geographic area	Belgium	The Netherlands	Romania
Insured value (in euros x 1,000)	**30,182**	**50,971**	**13,613**

Revenue - Solar panels

Classification according to geographic area	Belgium	The Netherlands	Romania
Level (IFRS)	3	3	3
Fair value as at 31.12.2022 in euros (x 1,000)	**65,443**	**72,191**	**23,002**
Income 2022[1] (in euro x 1.000)	**13,277**	**4,908**	**4,717**
including Green Energy Certificates	7,839	-288	2,930
including green energy (minus associated costs)	5,438	5,196	1,787

1 The revenues consist of the sale of green energy certificates and of green energy to the tenant and/or energy supplier, minus costs associated.

Valuation method – Solar panels

	Belgium	The Netherlands	Romania
Valuation method	Discounted cash flow	Discounted cash flow	Discounted cash flow
Implicit number of sunshine hours	The model assumes an implicit 950 sunshine hours per year. This is based on weather statistics and the available data at the end of the year. On 31 December 2022, the solar park consisted of 50 sites.	The model assumes an implicit 900 sunshine hours per year. This is based on weather statistics and the available data at the end of the year. On 31 December 2022, the solar park consisted of 56 sites.	The model assumes an implicit 1,250 sunshine hours per year. This is based on weather statistics and the available data at the end of the year. As at 31 December 2020, the solar panel installations were spread across four sites.
Green Energy Certificates (GECs)	Green Energy Certificates (GECs) in Flanders are issued to each project by the Flemish Electricity and Gas Market Regulator (the 'VREG') at a fixed price per certificate for a fixed period of twenty years. The price of certificates for operational sites vary between 0-450 euros per MWh. Green energy certificates in Wallonia are issued to each project by the Wallonia Energy Commission (the 'CWaPE') at a guaranteed price per certificate for a fixed period of ten years. The price of certificates for operational sites is 67.5 euros per certificate.	Each project receives a subsidy from the Netherlands Enterprise Agency (the 'RVO') for a period of fifteen years. The maximum subsidy amount allocated per MWh produced depends on the time of request and is set so the maximum yield including subsidy is 79 to 148 euros per MWh.	Green Energy Certificates (GEC) are issued to each project by the ANRE (Romanian Energy Regulatory Authority) for a fixed period of fifteen years. The PV projects for WDP in Romania receive 6 GECs per MWh of green energy produced . Certificates can subsequently be sold on the regulated market at a price of 29 euros per certificate. With regard to solar parks, WDP has a 10-year purchasing agreement with Enel (a global leader in the energy market) that expires in 2023, after which the new certificates must be sold on the market.
Energy price	For the energy-price, long-term expectations based on research models are used and an inflation rate of 1.5% per annum.	For the energy-price, long-term expectations based on research models are used and an inflation rate of 1.5% per annum.	For the energy-price, long-term expectations based on research models are used and an inflation rate of 1.5% per annum.
Discount rate	The required yield is calculated as the weighted average cost of the capital according to long-term interest, market risk premium and country-specific risk.	The required yield is calculated as the weighted average cost of the capital according to long-term interest, market risk premium and country-specific risk.	The required yield is calculated as the weighted average cost of the capital according to long-term interest, market risk premium and country-specific risk.
Decrease in yield	The yield of the PV installation has decreased by 0.6% per year and will be decommissioned after thirty years. No account was taken here of any possible residual value of the installation, nor of the costs of dismantling the installation.	The yield of the PV installation has decreased by 0.6% per year and will be decommissioned after thirty years. No account was taken here of any possible residual value of the installation, nor of the costs of dismantling the installation.	The yield of the PV installation has decreased by 0.6% per year and will be decommissioned after thirty years. No account was taken here of any possible residual value of the installation, nor of the costs of dismantling the installation.
Maintenance and CapEx	Account is taken of the various operational costs related to exploitation as well as a ten-year maintenance cost in order to keep the expected evolution of the operational condition intact.	Account is taken of the various operational costs related to exploitation as well as a ten-year maintenance cost in order to keep the expected evolution of the operational condition intact.	Account is taken of the various operational costs related to exploitation as well as a ten-year maintenance cost in order to keep the expected evolution of the operational condition intact.

Sensitivity of valuations

The sensitivity of the fair value with regard to changes in significant non-observable inputs used in determining the fair value of objects classified as level 3 according to the IFRS fair-value hierarchy, is as follows (ceteris paribus):

	Impact on fair value at:	
Non-observable inputs	decrease	increase
Implicit number of sunshine hours	negative	positive
Green Energy Certificates (GECs)	negative	positive
Energy price	negative	positive
Discount rate	positive	negative
Efficiency of solar panels	negative	positive
Maintenance and capex	positive	negative

In addition, the sensitivity of the fair value of the solar panels can be estimated as follows (based on a ceteris paribus approach): the effect of an increase (decrease) of the required yield of 25 base points leads to a decrease (increase) in the fair value of the solar panels of approximately 3 million euros.

Valuation process

There is no standardised valuation model for investments in solar panels. The fair value of these assets is calculated by WDP according to a discounted cash flow model based on future cash flows.

The valuation cycle within a financial year consists of a fully detailed estimate update per year end of all assumptions and the expected cash flows as well as three desktop reviews in which a roll forward of the model is performed and the most important assumptions with regard to significant non-observable inputs are recognised.

The data and input with regard to the expected future cash flows are continuously verified with the available statistics over the totality of the PV systems, whereas a consistent, comparable analysis is made of the financial return requirements of investors. The Audit Committee validates the definitive fair value calculations on a quarterly basis.

The Flemish Government is considering the abolition of green energy certificates linked to the production of PV plants in Flanders that went into service before 2013, with effect from 1 January 2024. For these projects, the guaranteed support period for the certificates was fixed at 20 years and this period expires gradually over the years 2028-32. This is an annual revenue stream of approximately 7 million euros that as of 1 January 2024 has a remaining weighted average of six years. This corresponds to about 2% of total sales and 3% of EPRA Earnings in 2022. WDP is monitoring this closely with its legal advisors.

XIV. Financial instruments

	31.12.2022					
in euros (x 1,000)	IFRS balance sheet section	Level (IFRS)	Financial assets/ liabilities valuated at fair value	Financial assets/ liabilities at amortised cost	Book value	Fair value
Financial assets						
Assets at fair value through result – Permitted hedging instruments						
Interest Rate Swap	I. E.	2	162,196		162,196	162,196
Financial assets at amortised costs	I. E.	2		7,112	7,112	7,112
Long-term receivables						
Trade receivables and other non-current assets	I. G.	2		5,098	5,098	5,098
Short-term receivables						
Trade receivables	II. D.	2		14,814	14,814	14,814
Pre-hedge Interest Rate Swap	II. E.	2		0	0	0
Cash and cash equivalents	II. F.	2		8,040	8,040	8,040
Accruals and deferrals on the assets: interest charges on loans and permitted hedging instruments						
Interest on loans		2		402	402	402
Interest on permitted hedging instruments		2	0		0	0
Total			**162,196**	**35,465**	**197,662**	**197,662**
Financial liabilities						
Non-current financial debt						
Bond loan: private placement	I. B.	2		806,855	806,855	694,539
Bank debt	I. B.	2		1,414,793	1,414,793	1,346,126
Other non-current financial debt	I. B.	2		349	349	349
Other non-current financial liabilities						
Permitted hedging instruments: Interest Rate Swaps	I. C.	2	0		0	0
Other non-current financial liabilities	I. C.	3		52,333	52,333	52,333
Current financial debt						
Bond loan: private placement	II. B.			0	0	
Commercial paper	II. B.	2		168,850	168,850	168,850
Bank debt	II. B.	2		10,922	10,922	10,922
Other current financial debt	II. B.	2		132	132	132
Other current financial liabilities						
Permitted hedging instruments: Interest Rate Swaps	II. C.	2	0		0	0
Other current financial liabilities	II. C.	3		183	183	183
Trade payables and other current debts	II. D.	2		88,572	88,572	88,572
Accruals and deferrals on the liabilities: interest charges on loans and permitted hedging instruments						
Interest on loans		2		8,633	8,633	8,633
Interest on permitted hedging instruments		2	0		0	0
Total			**0**	**2,551,621**	**2,551,621**	**2,370,638**

in euros (x 1,000)	31.12.2021 IFRS balance sheet section	Level (IFRS)	Financial assets/ liabilities valuated at fair value	Financial assets/ liabilities at amortised cost	Book value	Fair value
Financial assets						
Assets at fair value through result – Permitted hedging instruments						
Interest Rate Swap	I. E.	2	1,182		1,182	1,182
Financial assets at amortised costs	I. E.	2		5,942	5,942	5,942
Long-term receivables						
Trade receivables and other non-current assets	I. G.	2		5,931	5,931	5,931
Short-term receivables						
Trade receivables	II. D.	2		14,840	14,840	14,840
Cash and cash equivalents	II. F.	2		9,230	9,230	9,230
Accruals and deferrals on the assets: interest charges on loans and permitted hedging instruments						
Interest on loans		2		52	52	52
Interest on permitted hedging instruments		2	0		0	0
Total			**1,182**	**35,995**	**37,177**	**37,177**
Financial liabilities						
Non-current financial debt						
Bond loan: private placement	I. B.	2		209,358	209,358	209,615
Bank debt	I. B.	2		1,676,949	1,676,949	1,676,949
Other non-current financial debt	I. B.	2		480	480	480
Other non-current financial liabilities						
Permitted hedging instruments: Interest Rate Swaps	I.C.	2	67,821		67,821	67,821
Permitted hedging instruments: Interest Rate Swaps (forward start)	I.C.	2				
Other non-current financial liabilities	I.C.	3		50,256	50,256	50,256
Current financial debt						
Bond loan: private placement	I. B.	2		92,200	92,200	92,461
Commercial paper	II. B.	2		200,000	200,000	200,000
Bank debt	II. B.	2		14,429	14,429	14,429
Other current financial debt	II. B.	2		262	262	262
Other current financial liabilities						
Permitted hedging instruments: Interest Rate Swaps	II.C.	2	0		0	0
Permitted hedging instruments: Interest Rate Swaps (forward start)	II.C.	2				
Other current financial liabilities	II.C.	3		183	183	183
Trade payables and other current debts	II.D.	2		46,945	46,945	46,945
Accruals and deferrals on the liabilities: interest charges on loans and permitted hedging instruments						
Interest on loans		2		5,120	5,120	5,120
Interest on permitted hedging instruments		2	439		439	439
Total			**68,260**	**2,296,182**	**2,364,442**	**2,364,960**

Valuation of financial instruments
The entirety of the financial instruments of the Group corresponds to levels 1, 2 and 3 in the hierarchy of the fair values. Valuation against fair value occurs regularly.

In the event of bankruptcy of one of both contracting parties, the net position of the derivatives will be considered for the counterparty.

Level 1 in the hierarchy of fair values includes money investments, funds, and cash equivalents regarding which the fair value is based on the share price.

Level 2 in the hierarchy of fair values concerns the other financial assets and liabilities of which the fair value is based on observable inputs and other data that can be determined, directly or indirectly, for the assets or liabilities concerned. The valuation techniques concerning the fair value of the financial instruments at level 2 are as follows: the fair value of the above financial assets and liabilities are valued at the book value, except for bond loans and fixed-rate loans, where fair value is determined under a discounted cash flow model based on quarter-end market interest rates since they are not traded frequently (level 2). Because the other financial liabilities are incurred at a floating interest rate, the fair value is very close to the book value.

Level 3 in the fair value hierarchy retains the property portfolio and financial liabilities recognised in accordance with IFRS 16 whose fair value is determined using non-observable inputs.

Determining the financial liability in accordance with IFRS 16
For some of its investments, WDP does not have full ownership, but rather only usufruct through a concession, ground lease, or similar arrangement. Specifically, a financial liability is recognised for this in accordance with IFRS 16. This financial liability is included under *Other non-current financial liabilities* and *Other current financial liabilities.* The financial liability is the present value of all future lease payments. The discount rate applied in determining this liability was based on a combination of the interest curve plus a spread according to the WDP credit risk, both in line with the remaining duration of the underlying right of use.

The sensitivity of the calculation of this financial liability can be estimated as follows (based on a ceteris paribus approach): the effect of an increase respectively a decrease in the discount rate of 50 basis points would give rise to a decrease (increase) in the financial liability of 3.7 million euros, respectively 4.3 million euros, with an impact of 0.06% on the gearing ratio (in accordance with the GVV/SIR Royal Decree).

Liquidity requirement on maturity dates associated with non-current loans (contractual cash flows and non-updated interest)

in euros (x 1,000)	31.12.2022
Between one and two years	450,311
Between two and five years	944,345
More than five years	1,425,827
Total[1]	**2,820,482**

1 This amount also takes into account the syndicated loan facility with a consortium of internation banks led by China Construciton Bank for a total amount of 440 millio euros. The loan was drawn as from 13 January 2023.

Financial instruments at fair value (as per IFRS 9)
The Group uses derivative financial instruments to hedge the interest rate risk on its financial debts in order to reduce the volatility of EPRA Earnings (which forms the basis for the dividend) while minimising the cost of debt. Given the high hedge ratio of 97.4% at year end 2022, both the interest rate risk and the volatility of the EPRA Earnings are limited. These hedges are managed centrally through a macro-hedging policy. The Group does not use derivative financial instruments for speculative purposes and does not hold derivatives for trading purposes.
Changes in the fair value of derivatives that do not qualify as hedges are recognised immediately in profit or loss. Changes in the fair value of derivatives allocated specifically to hedge the variability of cash flows of a recognised asset or liability or a forecast transaction are recognised in the section *Other elements in the overall result*.

In January 2022, the Group entered into two pre-hedges (interest rate swaps) for a total nominal amount of 500 million euros each, which enable the Group to convert the variable interest rate for its expected future debt issues into a fixed interest rate. The pre-hedges were settled on the issuance of the debt (the placement of 500 million euros of green bonds through US private placement[2] and the syndicated loan of 440 million euros[3]). Their fair value was settled in cash at that time.

The Group has determined that these financial instruments meet the conditions for hedge accounting. These instruments were initially recognised at fair value on the date in which the derivatives hedging interest rate risk were entered into, and subsequently measured at their fair values on subsequent closing dates. The pre-hedges were viewed as hedging instruments in a cash flow hedging relationship of a highly probable expected future transaction (debt issuance), changes in the fair value of the pre-hedges were included in the section Other components in the overall result for the period until the pre-hedges were settled. This positive value will be distributed over the profit and loss over the life of the loans issued. These hedges are considered fully effective given that the terms of these pre-hedges are consistent with the characteristics of the debt issued and the pre-hedges were settled on or around the date of issuance of the debt. Consequently, no ineffectiveness was included in the profit and loss account as of 31 December 2022.

The contracts are valued at fair value as per IFRS 9 on the balance sheet date. This information is received from the various financial institutions and verified by WDP by discounting the future contractual cash flows based on the corresponding interest rate curves.

Fair value is based on observable inputs, and as such, the IRS contracts fall under level 2 in the fair value hierarchy as defined in IFRS. The fair value is calculated based on a discounted cash flow model using the relevant market interest rates indicated in the forward interest curve on the balance sheet date. No changes in the fair value hierarchy level took place in the past year. During this period, no hedging instruments were arranged prior to the maturity date. A number of existing hedging instruments were extended by flattening them over time in a cash-neutral manner.

2 See the press release dated 14 April 2022.
3 See the press release dated 28 November 2022.

	31.12.2022			
Classification according to IFRS	Level (IFRS)	Notional amount in euros (x 1,000)	Interest rate (in %)	Duration (in year)
Interest Rate Swap	2	1,317,425	0.77	5.4
Interest Rate Swap (forward start)	2	440,000	0.18	7.0
Total		**1,757,425**	**0.62**	**5.8**

	31.12.2021			
Classification according to IFRS	Level (IFRS)	Notional amount in euros (x 1,000)	Interest rate (in %)	Duration (in year)
Interest Rate Swap	2	1,317,425	0.77	6.4
Total		**1,317,425**	**0.77**	**6.4**

The changes in fair value and the valuation of the hedging instruments at fair value on the balance sheet date are as follows:

in euros (x 1,000)	31.12.2022	31.12.2021
Fair value on balance sheet date	162,196	-66,636
Financial fixed assets	162,196	1,184
Financial instruments at fair value via the profit and loss account	162,196	1,184
Other non-current financial liabilities	0	67,821
Permitted hedging instruments	0	67,821
Other current financial liabilities	0	0
Permitted hedging instruments	0	0
Changes in the fair value of financial assets and liabilities	**228,833**	**63,268**
Revenue	228,833	63,268
Costs	0	0

Besides the above, 122 million euros was also included via *Other elements in the overall result* for pre-hedging instruments.

The table below gives an overview of the impact of the fair value of the IRS if the interest rate rises or falls by a max. of 0.50%

Change in the interest rate	Impact on the change in fair value of the IRSes as at 31.12.2022 (in euros x 1,000,000)
-0.50%	-39.1
-0.25%	-19.4
0.00%	0.0
0.25%	19.0
0.50%	37.7

For the impact of interest rate changes on EPRA Earnings, please refer to *7. Financial results and property report* pp. 103.

Liquidity requirement on the maturity dates linked to the derivatives

in euros (x 1,000)	31.12.2022
Between one and two years	46,560
Between two and five years	69,873
More than five years	29,713
Total	**146,146**

For a detailed overview of financial and other risks, their limiting factors and control, see Chapter 9. Risk factors pp. 153. For a discussion of the management of financial risks (including credit risk, liquidity risk, interest risk, counterparty risk), see Chapter *7. Financial results and property report* pp. 82. Please also refer to the sensitivity analysis in Chapter *7. Financial results and property report* pp. 104 and explanatory note *XX. Statement of financial debt.*

XV. Assets held for sale

in euros (x 1,000)	Belgium	Netherlands	France	31.12.2022 Germany	Romania	Total IFRS	Luxemburg
Level according to IFRS	**3**	**3**	**3**	**3**	**3**		**3**
Fair value as at previous financial year-end	**286**	**0**	**0**	**0**	**0**	**286**	**0**
Investments	0	0	0	0	0	0	0
Transfers from investment properties	8,781	0	0	0	0	8,781	0
Disposals	-443	0	0	0	0	-443	0
Fair value at the end of the financial year	**8,624**	**0**	**0**	**0**	**0**	**8,624**	**0**

in euros (x 1,000)	Belgium	Netherlands	France	31.12.2021 Romania	Total IFRS	Luxemburg	Germany
Level according to IFRS	**3**	**3**	**3**	**3**		**3**	**3**
Fair value as at previous financial year-end	**15,543**	**0**	**0**	**0**	**15,543**	**0**	**0**
Investments	138	0	0	0	138	0	0
Transfers from investment properties	777	0	0	0	777	0	0
Disposals	-16,172	0	0	0	-16,172	0	0
Fair value at the end of the financial year	**286**	**0**	**0**	**0**	**286**	**0**	**0**

At present, an amount of 8.6 million euros of *Assets held for sale* is listed on the balance sheet.

XVI. Trade receivables and doubtful debtors

Trade receivables

in euros (x 1,000)	31.12.2022	31.12.2021
Customers	15,353	15,501
Write downs booked for doubtful debtors	-3,275	-3,048
Invoices to be prepared/credit notes to be received	2,736	2,388
Trade receivables	**14,814**	**14,840**

Trade receivables are payable prior to the regular lease period. The table below shows the past due trade receivables.

in euros (x 1,000)	31.12.2022		31.12.2021	
Non-expired and expired < 30 days	10,754		11,834	
of which provisioned for as doubtful debtors		0		0
Expired 30-60 days	494		559	
of which provisioned for as doubtful debtors		0		0
Expired 60-90 days	86		102	
of which provisioned for as doubtful debtors		0		0
Expired > 90 days	4,019		3,005	
of which provisioned for as doubtful debtors		-3,275		-3,048
Total customers	**15,353**		**15,501**	
of which provisioned for as doubtful debtors		**-3,275**		**-3,048**

Doubtful debtors – mutation table

in euros (x 1,000)	31.12.2022	31.12.2021
At the end of the previous financial year	**-3,048**	**-3,677**
Additions	-1,356	-31
Reversals	474	345
Other	656	315
At the end of the financial year	**-3,275**	**-3,048**

The provision for doubtful debts is 3.3 million euros and has increased slightly compared to last year.

A clear procedure is followed to determine provisions to be created for doubtful debts, with quarterly estimates of the expected losses on outstanding trade receivables and with application of corresponding write-downs. Under this method, the book value of the trade receivables approaches their fair value. With regard to the policy on accounts receivable, WDP ensures a regular screening of the creditworthiness of its tenant portfolio. In addition, outstanding customer balances are reported internally to all sales and technical staff every month. They can ensure adequate follow-up on rent in arrears by means of their direct contact with the customer.

More generally, credit risks are limited by the fact that WDP guarantees an adequate distribution amongst its tenants. Besides the legal standard of 20%, an in-house goal has been set that no more than 10% of the rental income may come from one customer (currently 4%). For the main tenants, see *7. Financial results and property report* pp. 93. Moreover, credit risks are limited by a maximum risk of 5% per site (currently 2%).

XVII. Participation in associated companies and joint ventures

in euros (x 1,000)	31.12.2022	31.12.2021
At the end of the previous financial year	**51,581**	**24,346**
Creation of associated companies and joint ventures	0	0
Acquisition of associated companises and joint ventures	246,800	549
Capital increases in associated companies and joint ventures	3,604	8,060
Associated companies and jont ventures that became a wholly owned subsidiary during the financial year	-24,276	0
Share in the result of associated companies and joint ventures	38,645	18,623
Dividends received from associated companies and joint ventures	-3,375	0
Currency translation adjustment from associated companies and joint ventures	-17,177	0
Others	1,171	3
At the end of the financial year	**296,973**	**51,581**

The section *Acquisition of associated companies and joint ventures* includes the interest in Swedish listed logistics real estate company Catena AB (see note *XXIII. Transactions between related parties)*.

XVIII. Tax receivables and other current assets

in euros (x 1,000)	31.12.2022	31.12.2021
Tax receivables	8,385	4,560
Other current assets	14,272	45,732
Total	**22,657**	**50,292**

The tax receivables are primarily related to the investments in Romania and the Netherlands for the new construction projects. This is because of the absence of a co-contractor system, so 19% and 21% VAT is recoverable on each investment respectively. The increase in other current assets is attributable to receivables from joint ventures and advances related to property investments.

XIX. Capital

		Changes in subscribed capital as at 31.12.2022 in euros (x 1,000)	Number of shares[1]
	Creation Rederij De Pauw	50	0
	Capital increase through reserves incorporation	12	0
	Capital increase by public issue (including issue premium)	69,558	0
	Capital increase through merger and split transactions	53	0
	Capital increase through incorporation of reserves to round off to the nearest euro	327	0
	Capital increase by discharging losses	-20,575	0
1999	**Subscribed capital and number of shares at IPO (June 1999)**	**49,425**	**46,480,000**
2001	Capital increase following merger through Caresta takeover	2,429	1,817,151
2001	Capital increase through incorporation of reserves to round off to the nearest euro	46	0
2003	Capital increase by public issue (including issue premium)	27,598	6,899,592
2006	Capital increase partial demerger of Partners in Lighting International	29,415	4,952,304
2006	Capital increase associated with the creation of available reserves	-40,000	0
2009	Capital increase DHL transaction	6,478	5,654,131
2009	Capital increase	25,130	21,934,388
2011	Capital increase through contribution of claim as a result of an optional dividend	5,216	4,553,059
2011	Capital increase Betafence transaction	3,642	3,179,022
2012	Capital increase through contribution of claim as a result of an optional dividend	4,988	4,354,091
2012	Capital increase partial demerger Immo Weversstraat	675	589,582
2012	Capital increase Lake Side bis transaction	5,910	5,158,524
2013	Capital increase through contribution of claim as a result of an optional dividend	4,600	4,015,172
2013	Capital increase as a result of the direct merger with three companies in Geel	3,400	2,967,713
2014	Capital increase through contribution of claim as a result of an optional dividend	3,693	3,222,219
2014	Capital increase Tiel transaction	7,213	6,293,560
2015	Capital increase as a result of the MLB transaction	5,468	4,772,796
2015	Capital increase through contribution of claim as a result of an optional dividend	3,102	2,707,516
2016	Capital increase through contribution of claim as a result of an optional dividend	3,603	3,144,561
2016	Capital increase in cash with irreducible allocation right	19,004	16,586,920
2017	Capital increase through contribution of claim as a result of an optional dividend	3,933	3,432,527
2017	Capital increase via a partial demerger and contribution in kind	1,547	1,350,111
2018	Capital increase through contribution of claim as a result of an optional dividend	3,989	3,481,275
2018	Capital increase, transaction, Asse-Zellik (1)	360	314,020
2018	Capital increase, transaction, Asse-Zellik (2)	956	834,582
2018	Capital increase, transaction, Tiel, Veghel and Bleiswijk	3,133	2,734,914
2019	Capital increase through contribution of claim as a result of an optional dividend	2,646	2,309,475
2019	Capital increase via an accelerated bookbuild (ABB)	10,025	8,750,000
2020	Capital increase through contribution of claim as a result of an optional dividend	2,549	2,224,662
2021	Capital increase, transaction, Sip-Well	400	348,975
2021	Capital increase via an accelerated bookbuild (ABB)	7,834	6,837,607
2021	Capital increase through contribution of claim as a result of an optional dividend	2,409	2,102,558

		Changes in subscribed capital as at 31.12.2022 in euros (x 1,000)	Number of shares[1]
2021	Capital increase, transaction, DPG Media Services	881	769,186
2022	Capital increase, transaction, Sigmo NV	1,328	1,159,074
2022	Capital increase, transaction, Qualiphar	718	626,526
2022	Capital increase, transaction, Sedimmo / Sedis	5,146	2,398,747
2022	Capital increase via an accelerated bookbuild (ABB)	14,816	15,023,823
Total		**233,703**	**203,980,363**

1 With a view to increased marketability, accessibility and attractiveness of WDP shares, the WDP share was split by a factor of 7 with effect from 2 January 2020. The figures displayed already take into account the WDP share split.

	31.12.2022	31.12.2021
Number of outstanding shares at the beginning of the financial year	184,772,193	174,713,867
Capital increase through contribution of claim as a result of an optional dividend	0	2,102,558
Capital increase by contribution in kind	4,184,347	1,118,161
Capital increase via an accelerated bookbuild (ABB)	15,023,823	6,837,607
Number of outstanding shares at the end of the financial year[1]	**203,980,363**	**184,772,193**
Net result (IFRS) – Group share in euros (x 1,000)	351,711	982,266
Net result (IFRS) – Group share per share (in euros)[2]	1.86	5.38

1 In March 2022, a capital increase via contribution in kind for 36.8 million euros took place. As a result, the number of shares entitled to a dividend for the 2021 (payable in 2022) amounts to 185,931,267.

2 Calculated on the weighted average number of shares.

WDP has only one class of shares, namely ordinary shares (without face value). Holders are entitled to receive the declared dividend and have one vote per share at the Annual General Meeting of Shareholders.

All shares are fully paid up and are either registered or dematerialised.

The Board of Directors is authorised, within the limits of the mandatory provisions of the applicable company law, to increase the capital in accordance with the authorisation granted to it regarding authorised capital. On 31 December 2022, the Board of Directors used the authorisation granted to it on 27 April 2022 for the Sigmo NV, Qualiphar, Sedimmo / Sedis and the ABB (accelerated bookbuild) transactions. The decision was made in the Extraordinary General Meeting of 2 February 2023 to renew the authorisation of the authorised capital. For more information on authorised capital, see chapter *12. Appendices* pp. 289.

For the shareholder structure as of the balance sheet date, see chapter *6. Shares and bonds*.

XX. Statement of financial debt

	Included as of		< 1 year		1-5 years		> 5 years	
in euros (x 1,000)	31.12.2022	31.12.2021	31.12.2022	31.12.2021	31.12.2022	31.12.2021	31.12.2022	31.12.2021
Commercial paper	168,850	200,000	168,850	200,000				
Straight loans	10,204	4,733	10,204	4,733				
Roll over loans	719	9,696	719	9,696				
Bond loan	0	92,200	0	92,200				
Other	132	262	132	262				
Current financial liabilities	**179,904**	**306,891**	**179,904**	**306,891**				
Roll over loans	1,414,793	1,676,949			263,646	957,790	1,151,147	719,159
Bond loan	806,855	209,358			59,897	59,865	746,958	149,494
Other	349	480			349	480	0	0
Non-current financial liabilities	**2,221,997**	**1,886,788**			**323,892**	**1,018,135**	**1,898,105**	**868,653**
Total	**2,401,901**	**2,193,679**	**179,904**	**306,891**	**323,892**	**1,018,135**	**1,898,105**	**868,653**

For further background information on the financial debts, please refer to Chapter *7. Financial results and property report* pp. 82.

For further information on the applicable financial covenants, see explanatory note *XXIV. Rights and obligations not recognised in the balance sheet*. For a complete overview of sensitivity, please refer to the relevant table in Chapter *7. Financial results and property report* pp. 104.

For the calculation of the gearing ratio according to the GVV/SIR legislation, please refer to *12. Appendices* pp. 277.

XXI. Other current and non-current financial liabilities

in euros (x 1,000)	31.12.2022	31.12.2021
Non-current financial liabilities	**52,333**	**50,256**
Financial liability in accordance with IFRS 16	52,333	50,256
Current financial liabilities	**183**	**183**
Financial liability in accordance with IFRS 16	183	183
Total	**52,516**	**50,439**

For some of its investments, WDP does not have full ownership, but rather only usufruct through a concession, ground lease, or similar arrangement. The financial liability is the present value of all future lease payments. The table below shows the maturity dates for this liability.

	Total per		< 1 year		1-5 year		> 5 years	
in euros (x 1,000)	31.12.2022	31.12.2021	31.12.2022	31.12.2021	31.12.2022	31.12.2021	31.12.2022	31.12.2021
Financial liability in accordance with IFRS 16	52,516	50,439	183	183	2,581	1,402	49,752	48,854

XXII. Average workforce and breakdown of staff costs

in euros (x 1,000)	31.12.2022	31.12.2021
At fully consolidated enterprises		
Average workforce (in FTEs[1])	**90.1**	**77.3**
a) Administrative staff	50.4	43.1
b) Technical staff	39.7	34.2
Geographic locations of workforce (in FTEs[1])	**90.1**	**77.3**
Western Europe	68.6	60.3
Central and Eastern Europe	21.5	17.0
Personnel costs in euros (x 1,000)	**11,422**	**8,234**
a) Salaries and direct social benefits	9,181	6,547
b) Employer contributions to social security	1,281	1,022
c) Employer premiums for non-statutory insurances	512	303
d) Other personnel costs	448	362

1 FTE stands for Full-Time Equivalents.

For its permanent personnel, WDP has taken out a group insurance contract with a defined contribution plan with an external insurance company. The Company makes contributions to this fund, which is independent of the Company. The company funds the insurance plan contributions. The group insurance contract applies the Vandenbroucke Law on pensions. The insurance company confirmed on 31 December 2022 that the shortfall for guaranteeing the statutory minimum yield is not substantial.

XXIII. Transactions between related parties

The remuneration in 2022 of the non-executive directors (in the amount of 265,000 euros), the remuneration of Tony De Pauw (in the amount of 763,816 euros), the remuneration of Joost Uwents (in the amount of 1,440,539 euros), as well as the remunerations of the members of the Management Committee (in the amount of 2,643,959 euros, excluding the remunerations of the two CEOs) are explained in the remuneration report in Chapter *8. Corporate Governance Statement* pp. 124.

In October 2022, a capital increase was realised through an exempted accelerated private placement with international institutional investors with order book composition. A sum of 16,588,000 euros (i.e. 715,000 shares) were assigned to the management body RTKA.

WDP acquired 100% of the shares of WVI, following the buyout of partner VIB Vermögen AG, and this entity was fully consolidated as of 1 July 2022. The purchase took place under normal market conditions and in accordance with the terms and conditions laid down in the original joint venture agreement dated 18 December 2019.

In the first half of 2022, WDP took a 10% stake in Swedish-listed logistics property company Catena AB with a view to a strategic partnership. Moreover, WDP subscribed to a capital increase using an accelerated exempted private placement in November 2022. To maintain the 10% stake, 454,494 shares for 164 million SEK were granted to WDP.
In 2022, transactions also occurred between WDP and its joint ventures I Love Hungaria NV, WDP Luxembourg SA, nanoGrid BV, WDPort of Ghent Big Box NV, and its associated company Catena AB. The table below provides an overview of the WDP outstanding receivables for the joint ventures. This primarily involves the long-term receivables, short-term receivables, charged management fee, and financial income booked in WDP and received from I Love Hungaria NV, WDP Luxembourg SA, nanoGrid BV, and WDPort of Ghent Big Box NV.
The transactions were effected on market terms.

in euros (x 1,000)	31.12.2022	31.12.2021
Receivables	**41,807**	**7,411**
At more than one year	7,112	5,942
At up to one year (interest and outstanding customer balance)	34,695	1,468
Operating result (before the result on the portfolio)	**717**	**445**
Management fee and others	717	445
Financial result	**324**	**246**
Income from financial fixed assets	324	246

XXIV. Rights and obligations not recognised in the balance sheet

WDP NV/SA and its subsidiaries had bank guarantees in place for a total of 5,195,009 euros as of 31 December 2022, the beneficiaries of which fall under the following categories for the following amounts:

in euros	31.12.2022
Environmental	1,355,831
Rent and concession	2,941,199
Services	7,979
Execution of works	890,000

WDP has undertaken several commitments as a part of its ongoing investment programme related to projects and acquisitions, as stated in *4. Performance and trends* pp. 25.

Parent company WDP NV/SA has extended the following sureties for its various subsidiaries:

- A security for the commitments of WDP Nederland N.V. amounting to 25 million euros for ABN AMRO (for the short-term amounts financed through a straight loan of max. 25 million euros, 5.8 million euros of which has been drawn).
- A security for the commitments of WDP Luxembourg SA amounting to 30 million euros in favour of Banque et Caisse d'Epargne de l'Etat.

The WDP financing agreements include the following covenants:

- An Interest Coverage Ratio[1] of at least 1.5x. For 2022, this is 5.9x.
- A statutory and consolidated gearing ratio below 65% in line with the GVV/SIR Law. As of 31 December 2022, these are 37.3% and 37.6% respectively.
- Limitation on projects that have still not been pre-let (speculative developments) to 15% of the book value of the portfolio (excluding land reserves). As of 31 December 2022, this ratio is 0.1%.
- A maximum of 30% of the financial debts with the subsidiaries compared to the financial debts of the group. As of 31 December 2022, this ratio is 2.5%.

WDP has entered into the following commitments with financiers[2]:

- Commitment not to burden the assets with collateral, such as mortgages (negative pledge). WDP confirms that as of 31 December 2022, no mortgages or other collateral are outstanding in the property portfolio or other assets.
- A commitment that it will continue to qualify as a GVV/SIR. For the conditions on this, please see the Belgian Act of 12 May 2014 and the Royal Decree of 13 July 2014. For more information, see *12. Appendices* pp. 284.
- For some financiers, WDP has agreed to repay the credit if a change of control occurs and the financier consequently asks for repayment.

As of 31 December 2022, WDP complies with all covenants with and commitments to all financiers.

1 Defined as operating result (before result on the portfolio), divided by interest rates, minus interest and dividend collection, minus compensation for financial leasing and others.

2 The term 'financiers' means the credit institutions as well as financiers through debt capital markets, such as, bondholders or investors in the commercial paper programme.

XXV. Financial relations with third parties

in euros	31.12.2022	31.12.2021
Statutory auditor		
The statutory auditor(s) and the people with whom they are associated		
Statutory auditor's pay	228,750	188,375
Pay for special work or special assignments that the statutory auditor(s) perform within the Company		
Other non-auditing assignments	55,403	13,250
Other auditing assignments	89,491	41,835
Pay for special work or special assignments that persons associated with the statutory auditor(s) perform within the Company		
Tax consulting assignments	140,779	57,653

Pursuant to Article 3:64, §1-5 CCA: without prejudice to the prohibitions arising from Article 3:63 CCA, the statutory auditor may not perform any services other than the assignments entrusted by law or European Union legislation to the statutory auditor, insofar as the total amount of the fees for these services amounts to more than seventy percent of the total amount of the fees referred to in article 3:65, § 2 of the CCA. The 70% rule must be calculated as an average over the duration of the current mandate. The fees for services invoiced by Deloitte Bedrijfsrevisoren BV are considered with regard to this calculation, with the exception of fees for legal assignments entrusted to the statutory auditor of the company. WDP NV has not exceeded the 70% rule as of 31 December 2022.

in euros	31.12.2022	31.12.2021
Financial service fees	**90,618**	**96,846**

in euros	31.12.2022	31.12.2021
Property expert fees	**559,905**	**481,515**
Stadim - Belgium	110,333	102,439
Jones Lang LaSalle - Belgium	77,320	50,960
Cushman & Wakefield - Netherlands	138,279	121,406
CBRE – Netherlands	89,913	83,060
BNP Paribas Real Estate - France	13,300	14,400
CBRE - Germany	10,500	8,250
Jones Lang LaSalle - Luxembourg	8,060	7,150
CBRE - Romania	112,200	93,850

in euros (x 1,000)	31.12.2022	31.12.2021
Insurance premiums	**3,258**	**2,490**
Belgium	966	692
The Netherlands	1,428	1,158
France	89	81
Germany	14	0
Luxembourg	67	55
Romania	474	372
Solar panels, Belgium	79	37
Solar panels, The Netherlands	105	48
Solar panels, Luxembourg	3	23
Solar panels, Romania	32	23

XXVI. Climate transition

Across the world, we see a tightening of climate policies and regulations to shift the economy away from fossil fuels towards a lower-carbon economy. The consequential requirements through tightening of climate policies can result in restrictions on the letting or the sale of buildings that do not comply with minimum standards. The same goes for technologically obsolete buildings which may require higher maintenance costs or capex requirements to meet minimum efficiency standards and modern work trends. This could potentially impact how the market views such risks and how this is reflected in property sales and rentals. In the valuations, the independent property experts reflect their understanding of how the market currently allows for sustainability and climate regulations in real estate transactions.

The management of these climate-related risks is an integral part of the WDP Group's risk management approach, see Chapter *9. Risk factors* pp. 153. So, WDP launched its ambitious climate plan in January 2022, the WDP Climate Action Plan. The WDP Climate Action Plan is a clear and transparent framework addressing both climate risks and business opportunities (see *4. Performance and trend*s pp. 20 For example, among other things, WDP set itself the target of implementing the recommendations of the TCFD (Task pp. 20). Force on Climate-related Financial Disclosures) by 2024, see *10. Reporting according to recognised standards* pp. 159.

XXVII. Significant events after the balance sheet date

There are no significant events after the balance sheet date.

3. CONDENSED VERSION OF THE STATUTORY FINANCIAL STATEMENTS FOR FINANCIAL YEAR 2022

The statutory auditor has issued an unqualified opinion on the statutory annual financial statements of WDP NV/SA. These are drawn up in accordance with IFRS as adopted within the European Union and as per the Belgian Royal Decree of 7 December 2010.

The statutory financial statements had not yet been submitted at the time of publication of this annual report.

Profit and loss account

in euros (x 1,000)	FY 2022	FY 2021
I. Rental income	**89,974**	**77,932**
Rents	89,974	77,496
Indemnification related to early lease terminations	0	435
III. Costs related to leases	**158**	**256**
Rent to be paid for leased premises	176	168
Impairments of trade receivables	-108	-31
Reversals of impairments of trade receivables	89	120
Net rental result	**90,131**	**78,188**
IV. Recovery of property costs	**0**	**0**
V. Recovery of rental charges and taxes normally paid by the tenant on let properties	**11,393**	**8,553**
Re-invoicing rental charges paid out by the owner	4,169	2,270
Re-invoicing advance levies and taxes on let buildings	7,224	6,283
VI. Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	**0**	**0**
VII. Rental charges and taxes normally paid by the tenant on let properties	**-11,818**	**-9,004**
Rental charges paid out by the owner	-4,240	-2,339
Advance levies and taxes on let buildings	-7,579	-6,666
VIII. Other income and charges related to leases	**20,932**	**14,170**
Property management fees	1,043	922
Other operating income/costs	6,612	4,611
Income from solar energy	13,277	8,637
Property result	**110,638**	**91,906**

in euros (x 1,000)	FY 2022	FY 2021
IX. Technical costs	**-2,376**	**-2,309**
Recurrent technical costs	-2,409	-2,298
- Repairs	-2,115	-2,080
- Insurance premiums	-294	-218
Non-recurrent technical costs	32	-11
- Damage	32	-11
X. Commercial costs	**-1,270**	**-945**
Agency commissions	-137	-135
Advertising	-940	-750
Lawyers' fees and legal charges	-193	-60
XII. Property management costs	**-2,732**	**-1,600**
(Internal) property management costs	-2,732	-1,600
Property charges	**-6,378**	**-4,854**
Property operating results	**104,260**	**87,052**
XIV. General company expenses	**15,738**	**10,684**
XV. Other operating income and expenses (depreciation and write-down on solar panels)	**-4,264**	**-2,550**
Operating result (before the result on the portfolio)	**115,734**	**95,185**
XVI. Result on disposals of investment properties	**250**	**6,410**
Net property sales (sales price – transaction costs)	250	22,668
Book value of properties sold	0	-16,258
XVIII. Variations in the fair value of investment properties	**36,412**	**346,926**
Positive variations in the fair value of investment properties	83,389	347,916
Negative variations in the fair value of investment properties	-46,977	-990
Operating result	**152,396**	**448,522**

Profit and loss account continued

in euros (x 1,000)	FY 2022	FY 2021
XX. Financial income	**61,488**	**44,058**
Interests and dividends received	61,450	43,889
Other financial income	37	169
XXI. Net interest charges	**-45,790**	**-41,110**
Interests on loans	-29,632	-21,509
Interest capitalised during construction	681	1,523
Cost of permitted hedging instruments	-11,692	-16,813
Income from permitted hedging instrumenbts	1,066	0
Other interest charges	-6,213	-4,310
XXII. Other financial charges	**-1,738**	**-1,189**
Bank charges and other commission	-137	-70
Other financial charges	-1,601	-1,118
XXIII. Variations in the fair value of financial assets and liabilities	**220,091**	**52,388**
Permitted hedging instruments that are not subject to hedging accounting as defined in IFRS	220,091	52,388
Financial result	**234,051**	**54,148**
Share in the profit or loss and in the unrealised results of subsidiaries, associated shareholding, joint ventures that are administratively processed according to the 'equity'-method	-33,267	479,578
Result before taxes	**353,180**	**982,248**
XXIV. Corporate income tax	**-1,469**	**18**
XXV. Exit tax	**0**	**0**
Taxes	**-1,469**	**18**
Net result	**351,711**	**982,266**

Non-consolidated statement of the overall result

in euros (x 1,000)	FY 2022	FY 2021
I. Net result	**351,711**	**982,266**
II. Other elements of the overall result	**100,485**	**29,688**
G. Other elements of the overall result, after tax	100,485	29,688
Revaluation on solar panels Belgium	-5,490	12,802
Revaluation on solar panels of the participating interests accounted according to the equity method	1,160	16,886
Currency translation differences linked to conversion of foreign activities	-17,288	0
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	122,103	0
Overall result	**452,197**	**1,011,954**

Components of the net result

in euros (x 1,000)	31.12.2022	31.12.2021
EPRA Earnings	**132,490**	**99,513**
Result on the portfolio	36,662	353,336
Share in the profit or loss and in het unrealised results of subsidiaries, associated shareholding, joint ventures that are administratively processed according to the 'equity'-method	-33,267	479,578
Change in the fair value of financial instruments	220,091	52,388
Depreciation and write-down on solar panels	-4,264	-2,550
Net result (IFRS)	**351,711**	**982,266**

in euros (per share)[1]	31.12.2022	31.12.2021
EPRA Earnings	**0.70**	**0.54**
Result on the portfolio	0.19	1.93
Share in the profit or loss and in het unrealised results of subsidiaries, associated shareholding, joint ventures that are administratively processed according to the 'equity'-method	-0.18	2.63
Change in the fair value of financial instruments	1.16	0.29
Depreciation and write-down on solar panels	-0.02	-0.01
Net result (IFRS)	**1.86**	**5.38**

in euros (per share) (diluted)[1]	31.12.2022	31.12.2021
EPRA Earnings	**0.70**	**0.54**
Result on the portfolio	0.19	1.93
Share in the profit or loss and in het unrealised results of subsidiaries, associated shareholding, joint ventures that are administratively processed according to the 'equity'-method	-0.18	2.63
Change in the fair value of financial instruments	1.16	0.29
Depreciation and write-down on solar panels	-0.02	-0.01
Net result (IFRS)	**1.86**	**5.38**

1 Calculated on the weighted average number of shares.

Balance sheet – Assets

in euros (x 1,000)	31.12.2022	31.12.2021
Fixed assets	**6,690,976**	**5,762,120**
B. Intangible fixed assets	**848**	**1,086**
C. Investment property	**2,112,775**	**1,903,060**
Property available for lease	2,050,694	1,863,989
Property developments	30,332	9,315
Other: land reserves	31,749	29,756
D. Other tangible fixed assets	**68,295**	**76,525**
Tangible fixed assets for own use	2,852	2,391
Solar panels	65,443	74,134
E. Financial fixed assets	**2,160,555**	**1,477,303**
Assets at fair value through result	162,196	1,184
Permitted hedging instruments	162,196	1,184
Financial assets at amortised cost	1,998,359	1,476,119
Other	1,998,359	1,476,119
H. Trade receivables and other fixed assets	**1,011**	**996**
I. Deferred taxes	**0**	**0**
J. Investments that are administratively processed via the 'equity' method	**2,347,493**	**2,303,149**
Current assets	**64,846**	**72,327**
A. Assets held for sale	**8,624**	**286**
Investment properties	8,624	286
D. Trade receivables	**22,684**	**3,641**
E. Tax receivables and other current assets	**26,850**	**64,092**
Tax receivables	35	50
Other current assets	26,815	64,042
F. Cash and cash equivalents	**3,360**	**2,934**
G. Accruals and deferrals	**3,328**	**1,373**
Property yields not yet due	0	0
Prepaid property costs	1,700	974
Prepaid interests and other financial costs	402	52
Other	1,226	347
Total assets	**6,755,822**	**5,834,447**

Balance sheet – Liabilities

in euros (x 1,000)	31.12.2022	31.12.2021
Shareholders' equity	**4,273,375**	**3,510,330**
I. Shareholders' equity attributable to the parent company shareholders	**4,273,375**	**3,510,330**
A. Capital	215,006	196,378
B. Issue premiums	1,660,132	1,206,266
C. Reserves	2,046,525	1,125,420
D Net result for the financial year	351,711	982,266
Liabilities	**2,482,448**	**2,324,117**
I. Non-current liabilities	**2,258,568**	**1,989,275**
A. Provisions	160	160
B. Non-current financial debt	2,221,997	1,886,788
Credit institutions	1,415,142	1,677,430
Other	806,855	209,358
C. Other non-current financial liabilities	36,207	102,237
D. Trade payable and other non-current liabilities	204	90
II. Current liabilities	**223,880**	**334,842**
B. Current financial debt	176,354	297,369
C. Other current financial liabilities	138	138
D. Trade payables and other current debts	21,526	20,254
E. Other current liabilities	245	358
F. Accrued charges and deferred income	25,617	16,723
Property income received in advance	12,272	8,197
Non-expired interest and other costs	7,792	5,609
Other	5,552	2,917
Total liabilities	**6,755,822**	**5,834,447**

Statutory appropriation of results

in euros (x 1,000)	31.12.2022	31.12.2021
A. Net result	**351,711**	**982,266**
B. Addition to/withdrawal from reserves	**128,420**	**914,504**
1. Addition to/withdrawal from the reserve for the (positive or negative) balance of the variations in the fair value of investment properties[1]	-196,854	776,679
Financial year	-196,854	776,679
2. Addition to the reserve for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS	0	0
Financial year	0	0
3. Withdrawal from the reserve for the balance of variations in the fair value of permitted hedging instruments that are subject to hedging accounting as defined in IFRS	0	0
Financial year	0	0
4. Addition to the reserve for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS	228,833	63,268
Financial year	228,833	63,268
5. Withdrawal from the reserve for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS	0	0
Financial year	0	0
6. Addition to/withdrawal from the reserves for the balance of exchange rate differences for monetary assets and liabilities	0	0
7. Addition to/withdrawal from deferred tax reserves in relation to foreign property	0	0
8. Addition to/withdrawal from reserves for the receipt of dividends intended for financial debt repayment	0	0
9. Addition to/withdrawal from other reserves[2]	96,441	74,557
Financial year	96,441	74,557
10. Addition to/withdrawal from results carried forward from previous financial years	0	0
C. Compensation for capital in accordance with Article 13(§1)(1) GVV/SIR Royal Decree	**114,114**	**91,834**
D. Compensation for capital other than C	**89,866**	**71,786**
E. Result to be carried forward	**19,311**	**-95,858**

1 This item consists out of the result on the portfolio of the 100%-affiliates. Deferred taxes on investment properties are not taken into account.

2 This item mainly includes the result on the portfolio of the participating interests of which WDP holds less than 100%.

WDP applies the look-through approach in its statutory financial statements. This means that as far as 100% subsidiaries are concerned, EPRA Earnings (being the underlying cash earnings of the core activity) are considered to be available and distributable at the level of the parent company, regardless of whether these earnings have flowed up to the parent company as dividends. In this context, the share in the results of these 100% subsidiaries is not fully allocated to the unavailable reserves. Instead, the different elements that make up these results are considered separately. The share in the result of these 100% participations is allocated to the unavailable and available reserve items as if it were the results of the parent company-GVV/SIR itself (there is, as it were, a consolidation approach in the separate annual accounts at the level of the result processing). The results of non-100% subsidiaries are fully allocated to the unavailable reserves.

Distribution obligation in accordance with the GVV/SIR Royal Decree of 13 July 2014

in euros (x 1,000)	FY 2022	FY 2021
Net result	**351,711**	**982,266**
Depreciation and amortisation (+)	4,810	4,149
Write-downs (+)	640	31
Reversals of write-downs (-)	-89	-584
Reversals of transferred and discounted rents (-)	0	0
Other non-monetary components (+/-)	-181,143	-517,733
Result from property sales (+/-)	-250	-6,410
Variations in the fair value of property (+/-)	-36,412	-346,926
Dividends received from non-100% shareholdings that are administratively processed via the 'equity' method	3,375	0
Adjusted result (A)	**142,642**	**114,792**
Capital gains/losses on property realised during the financial year (+/-)	1,955	4,435
Capital gains realised during the financial year that are exempt from the mandatory distrubution provided they are reinvested within a period of four years (-)	-1,955	-4,435
Capital gains on property previously exempt from mandatory distribution that is not reinvested within a period of four years (+)	0	0
Net capital gains on completion of properties not exempt from mandatory distribution (B)	**0**	**0**
Total (A+B) x 80%	**114,114**	**91,834**
Debt reduction (-)	**0**	**0**
Distribution obligation	**114,114**	**91,834**

The mandatory distribution in the GVV/SIR legislation only relates to the adjusted net result as shown in the separate annual accounts for the GVV/SIR (drawn up in accordance with the IFRS). The FSMA circular of 2 July 2020 recommends that the look-through approach, when applied, should also be taken into account in determining the mandatory distribution amount. WDP has applied this in the above table for its 100% subsidiaries, which means, in concrete terms, that the EPRA Earnings of these subsidiaries have been included in the calculation of the mandatory distribution amount (also taking into account the company law rules applicable to the subsidiary concerned; in other words: the parent GVV/SIR is not obliged to distribute any results that cannot be distributed by the subsidiary due mainly to differences between the IFRS and local accounting rules).

Non-distributable shareholders' equity as per Article 7:212 of the Belgian Code of companies and associations

in euros (x 1,000)	FY 2022	FY 2021
Paid-up capital or, if it is higher, called-up capital	233,702	211,695
Issue premiums not available according to the Articles of Association[1]	686,874	686,874
Reserve for the positive balance of the variations in the fair value of properties[2]	1,556,926	1,736,386
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	122,103	0
Reserves for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS (+/-)	162,196	-66,636
Réserve pour différences de changes liées à la conversion d'activités à l'étranger (+/-)	-17,288	0
Reserve voor het aandeel in de winst of het verlies en in de niet-gerealiseerde resultaten van de niet 100%-deelnemingen die adminstratief verwerkt worden volgens de 'equity'-methode	239,002	151,754
Other reserves declared unavailable by the General Meeting[3]	55,843	66,859
Non-distributable shareholders' equity as per Article 7:212 of the Code of companies and associations	**3,039,358**	**2,786,933**
Net assets	4,273,375	3,510,330
Proposed dividend payment	-203,980	-163,620
Net assets after distribution	**4,069,394**	**3,346,711**
Remaining margin after distribution	**1,030,036**	**559,777**

1 The issue premiums issued in 2022 and 2021 were not included here as these are booked on an available account.

2 It relates to the reserve for the positive balance of the variation in the fair value of properties from the mother company and the 100% subsidiaries.

3 Based mainly on the revaluation reserves for the solar panels and the related deferred tax (including variations in the fair value of subsidiaries with regard to solar panels and the related deferred tax) and the impact of IFRS 16 on shareholders' equity (including variations in the fair value of subsidiaries with regard to IFRS 16), given that these are a non-distributable reserves. This pertains to a non-cash item.

WDP applies the look-through approach in its statutory financial statements. This means that as far as 100% subsidiaries are concerned, EPRA Earnings (being the underlying cash earnings of the core activity) are considered to be available and distributable at the level of the parent company, regardless of whether these earnings have flowed up to the parent company as dividends.

After all, the subsidiaries of the WDP parent company generally draw up their separate financial statements in line with local accounting standards, which often deviate from the IFRS rules applicable to the consolidated (and separate) financial statements of the parent company as a GVV/SIR. As a result, the net result of the subsidiary in its separate annual accounts (on which its distribution of dividends is based) often differs from the contribution of that subsidiary to the consolidated net result. In addition, restrictions apply under local legislation, meaning the full cash earnings of the subsidiaries cannot flow up as dividends, with the latter also effectively being distributed with a one-year delay. Based on the look-through approach, these earnings are considered to be distributable at the level of the parent company, even though they have not yet effectively been realised at the parent company from a statutory perspective.

Given the international character of the WDP group, the company considers it important to be able to apply the look-through approach in the context of its dividend policy. In that context, WDP pays out more as dividends on a consolidated level than what it generates on a statutory level as cash profits (but realises on a consolidated group level, whereby it has a low pay-out ratio on a consolidated level), by using the look-through approach to view the cash profits (including undistributed profits) of the 100% subsidiaries as distributable at the group level. WDP believes that this does not constitute a problem neither for the parent company nor for the subsidiaries, since they are fundamentally sound and this cash has been effectively realised in the subsidiaries and is also fully available in the parent company (among other things, by accrual through interest, dividends, repayment of loans, etc.).

Statement of changes in non-consolidated equity FY 2022

in euro (x 1.000)	01.01.2022	Allocation of results from the 2021 financial year						Other elements of the overall result		Other					31.12.2022
		Profit for the previous financial year	Transfer of the result on portfolio[1]	Transfer of the result of non-100% shareholdings	Dividend payments of non-100% shareholdings	Transfer of variations in the fair value of financial instruments	Other	Net result for the current financial year	Variations in the fair value of solar panels	Capital increases	Dividends distributed and capital increase as a result of an optional dividend	Reclassification in relation to the sale of investment properties	Impact of pre-hedging instruments	Other	
A. Capital	**196,378**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,628**	**0**	**0**	**0**	**0**	**215,006**
Subscribed capital	211,695									22,007					233,702
Costs of capital increase	-15,317									-3,379					-18,697
B. Issue premiums	**1,206,266**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**453,866**	**0**	**0**	**0**	**0**	**1,660,132**
C. Reserves	**1,125,420**	**982,266**	**0**	**0**	**0**	**0**	**0**	**0**	**-4,330**	**0**	**-163,620**	**0**	**122,103**	**-15,315**	**2,046,525**
Reserves for the balance of variations in the fair value of the properties (+/-)	959,891		776,679				-184					-1,955			1,734,431
Reserve for the share in the profit or loss and in the unrealised results of non-100% shareholdings that are administratively processed according to the 'equity' method	66,319			85,437											151,756
Reserves for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS (+/-)	-129,904					63,268									-66,636
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	0												122,103		122,103
Other reserves	77,738						-10,879		-4,330					-15,802	46,727
Result carried forward from previous financial years	151,376	982,266	-776,679	-85,437		-63,268	11,063				-163,620	1,955		487	58,145
D. Net result of the financial year	**982,266**	**-982,266**	**0**	**0**	**0**	**0**	**0**	**351,711**	**0**	**0**	**0**	**0**	**0**	**0**	**351,711**
Total shareholders' equity	**3,510,330**	**0**	**0**	**0**	**0**	**0**	**0**	**351,711**	**-4,330**	**472,494**	**-163,620**	**0**	**122,103**	**-15,315**	**4,273,375**

1 This concerns the changes in fair value of the real estate of WDP NV/SA and the real estate of the participations held for 100%.

Statement of shareholders' equity prior to payment of dividends but after allocation of results

in euro (x 1.000)	31.12.2022	Allocation of results from the 2022 financial year							31.12.2022
		Profit for the previous financial year	Transfer of the result on portfolio[1]	Transfer of the result of non-100% shareholdings	Dividend payments of non-100% shareholdings	Transfer of variations in the fair value of financial instruments	Proposed compensation for capital	Other	Shareholders' equity prior to payment of dividends but after allocation of results
A. Capital	**215,006**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**215,006**
Subscribed capital	233,702								233,702
Costs of capital increase	-18,697								-18,697
B. Issue premiums	**1,660,132**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,660,132**
C. Reserves	**2,046,525**	**351,711**	**0**	**0**	**0**	**0**	**-203,980**	**0**	**2,194,255**
Reserves for the balance of variations in the fair value of the properties (+/-)	1,734,431		-196,854					19,348	1,556,926
Reserve for the share in the profit or loss and in the unrealised results of non-100% shareholdings that are administratively processed according to the 'equity' method	151,756			105,182	-3,375			-14,561	239,002
Reserves for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS (+/-)	-66,636					228,833			162,196
Reserve for the balance of changes in fair value of authorised hedging instruments subject to hedge accounting as defined by IFRS (+/-)	122,103								122,103
Other reserves	46,727							-8,171	38,555
Proposed compensation for capital	0						-203,980		-203,980
Result carried forward from previous financial years	58,145	351,711	196,854	-105,182	3,375	-228,833		3,384	279,454
D. Net result of the financial year	**351,711**	**-351,711**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total shareholders' equity	**4,273,375**	**0**	**0**	**0**	**0**	**0**	**-203,980**	**0**	**4,069,394**

Statement of changes in non-consolidated equity FY 2021

	01.01.2021	Allocation of results from the 2020 financial year					Other elements of the overall result		Other				31.12.2021
in euro (x 1.000)		Profit for the previous financial year	Transfer of the result on portfolio[1]	Transfer of the result of non-100% shareholdings	Dividend payments of non-100% shareholdings	Transfer of variations in the fair value of financial instruments	Net result for the current financial year	Variations in the fair value of solar panels	Capital increases	Dividends distributed and capital increase as a result of an optional dividend	Reclassification in relation to the sale of investment properties	Other	
A. Capital	**188,130**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,014**	**2,234**	**0**	**0**	**196,378**
Subscribed capital	200,171								9,115	2,409			211,695
Costs of capital increase	-12,041								-3,101	-175			-15,317
B. Issue premiums	**923,843**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**225,960**	**56,463**	**0**	**0**	**1,206,266**
C. Reserves	**917,352**	**324,610**	**0**	**0**	**0**	**0**	**0**	**29,688**	**0**	**-145,520**	**0**	**-709**	**1,125,420**
Reserves for the balance of variations in the fair value of the properties (+/-)	779,081		184,850								-4,435		959,891
Reserve for the share in the profit or loss and in the unrealised results of non-100% shareholdings that are administratively processed according to the 'equity' method	46,163			20,796								-640	66,319
Reserves for the balance of variations in the fair value of permitted hedging instruments that are not subject to hedging accounting as defined in IFRS (+/-)	-81,819					-48,085							-129,904
Other reserves	31,115							29,688				-412	77,738
Result carried forward from previous financial years	142,812	324,610	-184,850	-20,796		48,085				-145,520	4,435	342	151,376
D. Net result of the financial year	**324,610**	**-324,610**	**0**	**0**	**0**	**0**	**982,266**	**0**	**0**	**0**	**0**	**0**	**982,266**
Total shareholders' equity	**2,353,935**	**0**	**0**	**0**	**0**	**0**	**982,266**	**29,688**	**231,974**	**-86,823**	**0**	**-709**	**3,510,330**

1 This concerns the changes in fair value of the real estate of WDP NV/SA and the real estate of the participations held for 100%.

12 Appendices

EXTERNAL VERIFICATION

Conclusions of the property experts

Dear Sirs,

We are pleased to present you with our estimate of the value of the property portfolio of WDP NV as of 31 December 2022.

WDP appointed us as independent property experts to determine the fair value of its property portfolio. Estimates were made taking into account both the observations and definitions mentioned in the reports, and the guidelines of the International Valuation Standards issued by the IVSC.

The fair value is defined in standard IAS 40 as the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. IVSC deems these conditions to be met if the above-mentioned definition of fair value is respected. The fair value must reflect the current lease contracts, the reasonable assumptions relating to potential rental income and the expected costs.

As property experts, we possess relevant and recognized credentials as well as up-to-date experience with properties of a type and location similar to those of the properties in WDP's property portfolio.

In giving an estimate of the properties, we took into account both the current rental agreements and all rights and obligations arising from these agreements. Each property was valuated separately. The estimates do not account for any potential capital gain that might be realized by offering the portfolio on the market in its entirety. Our estimates also do not account for marketing costs specific to a transaction, such as estate agents' fees or publicity costs. In addition to an annual inspection of these properties, our estimates are also based on the information provided by WDP regarding the rental situation, surface areas, sketches or plans, rental charges and taxes associated with each property concerned, compliance and environmental pollution. The information provided was deemed accurate and complete. Our estimates assume that undisclosed items are not such that they would affect the value of the property.

Each independent property expert is responsible for valuing the part of the portfolio that was contractually assigned to him or her.

Based on the above statements, we can confirm that the fair value of the property portfolio of WDP (excluding solar panels but including assets held for sale) on 31st of December 2022 amounted to 6,492,139,542 euros (six billion, four hundred ninety two million, hundred thirty nine thousand five hundred forty two euros) [1].

Yours faithfully,

Nicolas Janssens
Partner | Stadim

Greet Hex
Director, Valuations & Advisory | Jones Lang LaSalle Belgium

Willem Rodermond
Executive Director | CBRE Netherlands

Kristiaan Engelman
Partner Valuations & Advisory – The Netherlands | Cushman & Wakefield

Jean-Claude Dubois
President of the Valuation department | BNP Paribas Real Estate Valuation France

Roderick Scrivener
Head of Valuations & Consulting Belux | Jones Lang LaSalle Secs

Florin Ianculescu-Popa
Director | CBRE Romania

Kristine Kühn
Director | CBRE GmbH

1 This value equals the sum of the fair value that is confirmed by the individual property experts, as detailed in explanatory note XII. Investment properties in Chapter *11. Annual account* – Notes.

Report of the statutory auditor on the annual financial statements

Statutory auditor's report to the shareholders' meeting of Warehouses De Pauw NV/SA for the year ended 31 December 2022 - Consolidated financial statements.

In the context of the statutory audit of the consolidated financial statements of Warehouses De Pauw NV/SA ("the company") and its subsidiaries (jointly "the group"), we hereby submit our statutory audit report. This report includes our report on the consolidated financial statements and the other legal and regulatory requirements. These parts should be considered as integral to the report.

We were appointed in our capacity as statutory auditor by the shareholders' meeting of 29 April 2020, in accordance with the proposal of the board of directors ("bestuursorgaan"/"organe d'administration") issued upon recommendation of the audit committee. Our mandate will expire on the date of the shareholders' meeting deliberating on the financial statements for the year ending 31 December 2022. We have performed the statutory audit of the consolidated financial statements of Warehouses De Pauw NV/SA for 16 consecutive periods.

Report on the consolidated financial statements

Unqualified opinion
We have audited the consolidated financial statements of the group, which comprise the consolidated balance sheet as of 31 December 2022, the consolidated profit and loss account, the consolidated statement of overall result, the consolidated statement of changes in equity and the consolidated statement of cash flow for the year then ended, as well as the summary of significant accounting policies and other explanatory notes. The consolidated balance sheet shows total assets of 7 053 848 (000) EUR and the consolidated income statement shows a profit for the year then ended of 363 453 (000) EUR.

In our opinion, the consolidated financial statements give a true and fair view of the group's net equity and financial position as of 31 December 2022 and of its consolidated results and its consolidated cash flow for the year then ended, in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and with the legal and regulatory requirements applicable in Belgium.

Basis for the unqualified opinion
We conducted our audit in accordance with International Standards on Auditing (ISA), as applicable in Belgium. In addition, we have applied the International Standards on Auditing approved by the IAASB applicable to the current financial year, but not yet approved at national level. Our responsibilities under those standards are further described in the "Responsibilities of the statutory auditor for the audit of the consolidated financial statements" section of our report. We have complied with all ethical requirements relevant to the statutory audit of consolidated financial statements in Belgium, including those regarding independence.

We have obtained from the board of directors and the company's officials the explanations and information necessary for performing our audit.

We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters
Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters	How our audit addressed the key audit matters
Valuation of investment properties	
◂▸ Investment properties measured at fair value (6 351 916 (000) EUR) represent more than 91 percent of the consolidated balance sheet total as of 31 December 2022. Changes in the fair value of the investment properties have a significant impact on the consolidated net result for the period and equity. ◂▸ The portfolio includes completed investments and properties under construction. Acquisitions and divestments of investment properties are individually significant transactions. ◂▸ The Group uses professionally qualified external valuers to fair value the Group's portfolio at three-monthly intervals. The valuers are engaged by the Directors and they perform their work in accordance with the International Valuation Standards issued by the 'IVSC'. The valuers used by the Group have considerable experience in the markets in which the Group operates. ◂▸ The portfolio is valued based on a discounted cash flow model, or income capitalisation model and / or based on comparative market transactions. Development properties are valued by the same methodology with a deduction for all costs necessary to complete the development together with a remaining allowance for risk. The key inputs into the valuation exercise are yields and current market rent, which are influenced by prevailing market forces, comparable transactions and the specific characteristics of each property in the portfolio. ◂▸ Therefore, the audit risk relates to the assumptions and critical judgments linked to those key inputs.	◂▸ We considered the internal control implemented by management and we tested the design and implementation of controls over investment properties. ◂▸ We assessed the competence, independence and integrity of the external valuers. ◂▸ We analysed and challenged the valuation process, performance of the portfolio and significant assumptions and critical judgement areas, including yields and estimated rental values. ◂▸ We benchmarked and challenged the key assumptions that were used in the valuation to external industry data and comparable property transactions, in particular the yield. ◂▸ We performed audit procedures to assess the integrity and completeness of information provided to the independent valuers relating to rental income, key rent contract characteristics and occupancy. ◂▸ We agreed the amounts per the valuation reports to the accounting records and from there we agreed the related balances through to the financial statements. ◂▸ As part of our audit procedures performed on the acquisitions and divestments of investment properties, we examined the most significant contracts and documentation on the accounting treatment applied to these transactions. ◂▸ For development properties, we also confirmed that the supporting information for construction contracts and budgets was consistent with the cost to complete deducted from the valuation of development properties. Capitalized expenditure was tested on a sample basis to invoices, and budgeted costs to complete were compared to supporting evidence (for example by inspecting original construction contracts). ◂▸ Furthermore, we assessed the appropriateness of the disclosures provided on the fair values of investment properties.
Reference to disclosures	
We refer to the Annual Accounts, including notes to the Annual Accounts: Note *III. Accounting principles* and Note *XII. Investment properties*.	

Responsibilities of the board of directors for the preparation of the consolidated financial statements

The board of directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and with the legal and regulatory requirements applicable in Belgium and for such internal control as the board of directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the board of directors is responsible for assessing the group's ability to continue as a going concern, disclosing, as applicable, matters to be considered for going concern and using the going concern basis of accounting unless the board of directors either intends to liquidate the group or to cease operations, or has no other realistic alternative but to do so.

Responsibilities of the statutory auditor for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a statutory auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

During the performance of our audit, we comply with the legal, regulatory and normative framework as applicable to the audit of consolidated financial statements in Belgium. The scope of the audit does not comprise any assurance regarding the future viability of the company nor regarding the efficiency or effectiveness demonstrated by the board of directors in the way that the company's business has been conducted or will be conducted.

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from an error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the board of directors;
- conclude on the appropriateness of the use of the going concern basis of accounting by the board of directors and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our statutory auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our statutory auditor's report. However, future events or conditions may cause the group to cease to continue as a going concern;
- evaluate the overall presentation, structure and content of the consolidated financial statements, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;
- obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the audit committee regarding, amongst other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the audit committee with a statement that we have complied with relevant ethical requirements regarding independence, and we communicate with them about all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated to the audit committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our report unless law or regulation precludes any public disclosure about the matter.

Other legal and regulatory requirements

Responsibilities of the board of directors
The board of directors is responsible for the preparation and the content of the directors' report on the consolidated financial statements.

Responsibilities of the statutory auditor
As part of our mandate and in accordance with the Belgian standard complementary to the International Standards on Auditing (ISA) as applicable in Belgium, our responsibility is to verify, in all material respects, the director's report on the consolidated financial statements and other matters disclosed in the annual report on the consolidated financial statements, as well as to report on these matters.

Aspects regarding the directors' report on the consolidated financial statements
In our opinion, after performing the specific procedures on the directors' report on the consolidated financial statements, this report is consistent with the consolidated financial statements for that same year and has been established in accordance with the requirements of article 3:32 of the Code of companies and associations.

In the context of our statutory audit of the consolidated financial statements we are responsible to consider, in particular based on information that we became aware of during the audit, if the directors' report on the consolidated financial statements and other information disclosed in the annual report on the consolidated financial statements, i.e.:

- the required sections of Warehouses De Pauw NV's annual report in accordance with articles 3:6 and 3:32 of the Belgian Companies and Associations Code, as set out in the following sections of the annual report: 3. Strategy and value creation, 4. Performance and trends, 6. Financial results and property report, 8. Corporate Governance Statement, 9. Risk factors and 11. Annual accounts are free of material misstatements, either by information that is incorrectly stated or otherwise misleading. In the context of the procedures performed, we are not aware of such a material misstatement.

Statements regarding independence

- Our audit firm and our network have not performed any prohibited services and our audit firm has remained independent from the group during the performance of our mandate.
- The fees for the additional non-audit services compatible with the statutory audit, as defined in article 3:65 of the Code of companies and associations, have been properly disclosed and disaggregated in the notes to the consolidated financial statements.

Single European Electronic Format (ESEF)
In accordance with the draft standard on the audit of the compliance of the financial statements with the Single European Electronic Format ("ESEF"), we have also performed the audit of the compliance of the ESEF format and of the tagging with the technical regulatory standards as defined by the European Delegated Regulation No. 2019/815 of 17 December 2018 ("Delegated Regulation").

The board of directors is responsible for the preparation, in accordance with the ESEF requirements, of the consolidated financial statements in the form of an electronic file in ESEF format ("digital consolidated financial statements") included in the annual financial report.

Our responsibility is to obtain sufficient and appropriate evidence to conclude that the format and the tagging of the digital consolidated financial statements comply, in all material respects, with the ESEF requirements as stipulated by the Delegated Regulation.

Based on our work, in our opinion, the format and the tagging of information in the official language of the digital consolidated financial statements included in the annual financial report of Warehouses De Pauw NV as of 31 December 2022 are, in all material respects, prepared in accordance with the ESEF requirements as stipulated by the Delegated Regulation.

Other statements
- This report is consistent with our additional report to the audit committee referred to in article 11 of Regulation (EU) No 537/2014.

Signed at Zaventem.
The statutory auditor

Deloitte Bedrijfsrevisoren/Réviseurs d'Entreprises BV/SRL
Represented by Rik Neckebroeck

Report of the statutory auditor on the Profit Forecast

To the board of directors of
Warehouses De Pauw NV/SA
Blakebergen 15
B-1861 Wolvertem

Dear ladies and gentlemen

We report on the forecasted EPRA earnings (as defined in August 2011 (and amended in November 2016) in the report "Best Practices Recommendations Guidelines" of the European Public Real Estate Association) of Warehouses De Pauw NV/SA ("WDP", "the Company") and its subsidiaries (together "the Group") for the 12 months period ending 31 December 2023 (the "Profit Forecast"). The Profit Forecast, and the material assumptions upon which it is based are set out in Chapter 7 Financial results and property report, paragraph Outlook of the 2022 annual report of the WDP Group (the "Annual Report") issued by the Company. We do not report on the other elements of the net result nor on the EPRA earnings per share, the projected dividend or the projected balance sheet.

This report is voluntarily required upon request by the board of directors of the Company for the purpose to confirm the Profit Forecast has been compiled and prepared in accordance with elements (a) and (b) as defined under item 11.2 of Annex 1 of the Commission Delegated Regulation (EU) 2019/980 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council as regards the format, content, scrutiny and approval of the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Commission Regulation (EC) No 809/2004 (the "Commission Delegated Regulation") and for no other purpose.

Responsibilities

It is the responsibility of the directors of the Company (the "Directors") to prepare the Profit Forecast in accordance with Annex 1 section 11 of the Commission Delegated Regulation.

It is our responsibility to form an opinion as to the proper compilation of the Profit Forecast and to report that opinion to you.

Save for any responsibility arising under art. 26 of the Law of 11 July 2018 to any person as and to the extent there provided, to the fullest extent permitted by law we do not assume any responsibility and will not accept any liability to any other person for any loss suffered by any such other person as a result of, arising out of, or in accordance with this report or our statement, required by and given solely for the purposes of complying with Annex 1 item 1.3 of the Commission Delated Regulation, consenting to its inclusion in the Universal Registration document.

Basis of Preparation of the Profit Forecast

The Profit Forecast has been prepared on the basis stated in Chapter 7 *Financial results and property report, paragraph Outlook of the annual report and is based on a forecast for the 12 months to* 31 December 2023. The Profit Forecast is required to be presented on a basis consistent with the accounting policies of the Group.

Basis of opinion

We conducted our work in accordance with the International Standard on Assurance Engagement 3400 "The Examination of Prospective Financial Information" ("ISAE 3400") issued by the International Auditing and Assurance Standards Board ("IAASB"). Our work included evaluating the basis on which the historical financial information included in the Profit Forecast has been prepared and considering whether the Profit Forecast has been accurately computed based upon the disclosed assumptions and the accounting policies of the Group. Whilst the assumptions upon which the Profit Forecast are based are solely the responsibility of the Directors, we considered whether anything came to our attention to indicate that any of the assumptions adopted by the Directors which, in our opinion, are necessary for a proper understanding of the Profit Forecast have not been disclosed or if any material assumption made by the Directors appears to us to be unrealistic.

We planned and performed our work so as to obtain the information and explanations we considered necessary in order to provide us with reasonable assurance that the Profit Forecast has been properly compiled on the basis stated.

Since the Profit Forecast and the assumptions on which it is based relate to the future and may therefore be affected by unforeseen events, we can express no opinion as to whether the actual results reported will correspond to those shown in the Profit Forecast and differences may be material.

Our work has not been carried out in accordance with auditing or other standards and practices generally accepted in jurisdictions outside Belgium, including the United States of America, and accordingly should not be relied upon as if it had been carried out in accordance with those standards and practices.

Opinion

In our opinion, the Profit Forecast has been properly compiled on the basis stated which is comparable with the historical financial information and is consistent with the accounting policies of the Group.

Declaration

For the purposes of art. 26 of the Law of 11 July 2018 we are responsible for this report as part of the Universal Registration document and declare that we have taken all reasonable care to ensure that the information contained in this report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import. This declaration is included in the Universal Registration document in compliance with Annex 1 item 1.2 of the Commission Delegated Regulation.

Signed at Zaventem.
The statutory auditor

Deloitte Bedrijfsrevisoren / Réviseurs d'Entreprises BV/SRL
Represented by Rik Neckebroeck

Statutory auditor's report on environmental, social and governance performance indicatorss

Independent assurance report on selected environmental, social and governance performance indicators published in the Annual report of Warehouses De Pauw NV/SA for the year ended 31 December 2022.

To the board of directors

We have been engaged to conduct a limited assurance engagement on selected environmental, social and governance performance indicators ("Selected Information") published in the Annual report of Warehouses De Pauw NV/SA ("the Company") for the year ending 31 December 2022. In preparing the Selected Information, Warehouses De Pauw NV/SA applied the Best Practices Recommendations for the European Public Real Esta te Association regarding sustainability reporting (EPRA sBPR) and a set of own indicators ("Applicable Criteria") as included in Chapter 10. Reporting according to recognised standards in the annual report. The Selected Information needs to be read and understood together with the Applicable Criteria. The Selected Information in scope of our engagement is identified with ✔ in Chapter 10. Reporting according to recognised standards of the Annual Report.

Based on our work as described in this report, nothing has come to our attention that causes us to believe that the Selected Information identified with ✔ in Chapter 10. Reporting according to recognised standards of the Annual Report of Warehouses De Pauw NV/SA, has not been prepared, in all material respects, in accordance with the Appliable Criteria.

Responsibility of the board of directors

The board of directors of Warehouses De Pauw NV/SA is responsible for the preparation of Selected Information and the references made to it presented in the Annual Report as well as for the declaration that its reporting meets the requirements of Applicable Criteria.

The board of directors is also responsible for:
- Selecting and establishing the Applicable Criteria.
- Preparing, measuring, presenting and reporting the Selected Information in accordance with the Applicable Criteria.
- Designing, implementing, and maintaining internal processes and controls over information relevant to the preparation of the Selected Information to ensure that they are free from material misstatement, including whether due to fraud or error.
- Providing sufficient access and making available all necessary records, correspondence, information and explanations to allow the successful completion of the Services.
- Confirming to us through written representations that you have provided us with all information relevant to our Services of which you are aware, and that the measurement or evaluation of the underlying subject matter against the Applicable Criteria, including that all relevant matters, are reflected in the Selected Information.

Our responsibilities

Our responsibility is to express a conclusion on the Selected Information based on our procedures. We conducted our engagement in accordance with International Standard on Assurance Engagements ISAE 3000 (Revised) Assurance Engagements Other than Audits or Reviews of Historical Financial Information, issued by the International Auditing and Assurance Standards Board (IAASB), in order to state whether anything had come to our attention that causes us to believe that the Selected Information have not been prepared, in all material respects, in accordance with the Applicable Criteria.

Applying these standards, our procedures are aimed at obtaining limited assurance on the fact that the Selected Information do not contain material misstatements. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

1 ISAE 3000 (Revised) - Assurance engagements other than audits or reviews of historical information.

Our work was performed on the data gathered and retained in the reporting scope by Warehouses De Pauw NV/SA as mentioned above. Our conclusion covers therefore only the Selected Information identified with ✓ in Chapter 10. Reporting according to recognised standards of the Annual Report and not all information included in the Annual Report. Specifically for the Waste KPI's "Waste-Abs" and "Waste-LfL", the limited assurance on the corporate offices only covers the Belgian office. The limited assurance on the Selected Information was only performed on the Selected Information covering the year ending 31 December 2022.

We are required to plan and perform our work to address the areas where we have identified that a material misstatement of the description of activities undertaken in respect of the Selected Information is likely to arise. The procedures we performed were based on our professional judgment. In carrying out our limited assurance engagement on the description of activities undertaken in respect of the Selected Information, we performed the following key procedures:

- Obtaining an understanding of the Company's business, including internal controls relevant to collection of the Selected Information. This included inquiry with Warehouses De Pauw NV/SA's management responsible for operational performance in the areas responsible for the data underlying the Selected Information;
- Considering the risk of material misstatement of the Selected Information;
- Performing analytical procedures;
- Recalculation of relevant formula's used in manual calculations and assessment whether the data has been appropriately consolidated;
- Assessing management's assumptions and estimates;
- examining, on a sample basis, internal and external supporting evidence and performing consistency checks on the consolidation of the Selected Information.

We apply International Standard on Quality Control 1 and, accordingly, maintain a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

In conducting our engagement, we have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants (IESBA), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. This includes the verification that there are no conflicts of interest with this assurance engagement.

Inherent limitations of the Selected Information

We obtained limited assurance over the preparation of the Selected Information in accordance with the Applicable Criteria. Inherent limitations exist in all assurance engagements.

Any internal control structure, no matter how effective, cannot eliminate the possibility that fraud, errors or irregularities may occur and remain undetected and because we use selective testing in our engagement, we cannot guarantee that errors or irregularities, if present, will be detected.

The self-defined Applicable Criteria, the nature of the Selected Information, and absence of consistent external standards allow for different, but acceptable, measurement methodologies to be adopted which may result in variances between entities. The adopted measurement methodologies may also impact comparability of the Selected Information reported by different organizations and from year to year within an organization as methodologies develop.

Use of our report

This report is made solely to the board of directors of Warehouses De Pauw NV/SA in accordance with ISAE 3000 (Revised) and our agreed terms of engagement. Our work has been undertaken so that we might state to the board of directors those matters we have agreed to state to them in this report and for no other purpose.

Without assuming or accepting any responsibility or liability in respect of this report to any party other than the Company and its board of directors, we acknowledge that the board of directors may choose to make this report publicly available for others wishing to have access to it, which does not and will not affect or extend for any purpose or on any basis our responsibilities. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Warehouses De Pauw NV/SA and its board of directors as a body, for our work, for this report, or for the conclusions we have formed.

Signed at Zaventem.

Deloitte Bedrijfsrevisoren / Réviseurs d'Entreprises BV/SRL
Represented by Rik Neckebroeck

ALTERNATIVE PERFORMANCE MEASURES

Result on the portfolio (including the share of joint ventures) – group share

This relates to the realised and unrealised capital gains/losses with respect to the latest valuation by the property expert, taking into account the effective or deferred capital gains tax due, including WDP's proportionate share in the portfolio of associated companies and joint ventures and excluding the minority interests.

in euros (x 1,000)	FY 2022	FY 2021
Movement in the fair value of investment property	-157,754	825,957
Result on disposal of investment property	519	6,410
Deferred taxation on result on the portfolio	34,389	-113,226
Participation in the result of associated companies and joint ventures	25,469	16,610
Result on the portfolio	**-97,376**	**735,751**
Minority interests	-4,569	-5,292
Result on the portfolio - Group share	**-101,945**	**730,459**

Changes in gross rental income with an unchanged portfolio

This is the organic growth of the gross rental income year-on-year on the basis of an unchanged portfolio, excluding development projects, acquisitions and disposals during both periods of this comparison.

in euros (x 1,000)	FY 2022	FY 2021	Δ y/y (%)
Properties owned throughout the two years	**246,114**	**236,724**	**4.0%**
Development projects	37,013	16,701	n.r.
Acquisitions	13,673	3,687	n.r.
Disposals	306	709	n.r.
Total	**297,106**	**257,821**	**n.r.**
To be excluded:			
Rental income of joint ventures	-3,857	-3,157	n.r.
Indemnification related to early lease terminations	0	435	n.r.
Rental income (IFRS)	**293,250**	**255,098**	**n.r.**

Operating margin

The operating margin, obtained by dividing the operating result (before the result on the portfolio) by the property result. Operating margin is a measure of profitability that can indicate how well the company is managing its operating property operations.

in euros (x 1,000)	FY 2022	FY 2021
Property result (IFRS)	319,624	278,445
Operating result (before the portfolio result) (excluding depreciation and write-downs on solar panels)	291,841	252,613
Operating margin	**91.3%**	**90.7%**

Average cost of debt

This refers to the weighted average yearly interest rate for the reporting period, taking into account the average outstanding debt and the hedging instruments during that same period.

in euros (x 1,000)		FY 2022	FY 2021
Financial result (IFRS)		176,642	12,516
To be excluded:			
Changes in fair value of financial assets and liabilities		-220,091	-52,388
Interest capitalised during construction		-5,754	-5,169
Interest cost related to leasing debts booked in accordance with IFRS 16		2,780	2,475
Other financial costs and revenues		-1,437	148
To be included:			
Interest expenses of joint ventures		-339	-340
Effective financial expenses (proportional)	**A**	**-48,200**	**-42,758**
Average outstanding financial debt (IFRS)		2,475,410	2,079,952
Average outstanding financial debt of joint ventures		40,979	25,733
Average outstanding financial debt (proportional)	**B**	**2,516,390**	**2,105,685**
Annualised average cost of debt	**A/B**	**1.9%**	**2.0%**

Financial result (excluding changes in the fair value of the financial instruments)

This is the financial result according to IFRS exclusive of the change in fair value of financial assets and liabilities, and reflects the actual financial expenses of the company.

in euros (x 1,000)	FY 2022	FY 2021
Financial result	176,642	12,516
To be excluded:		
Changes in fair value of financial instruments	-220,091	-52,388
Financial result (excluding the changes in fair value of financial instruments)	**-43,449**	**-39,873**

Hedge ratio

Percentage of fixed-rate and floating-rate debts hedged against interest rate fluctuations by means of derivatives. This economic parameter is not an obligatory parameter under the Belgian regulated real-estate investment companies Law (Wet betreffende de gereglementeerde vastgoedvennootschappen or 'GVV-Wet').

in euros (x 1,000)		31.12.2022	31.12.2021
Notional amount of Interest Rate Swaps		1,317,425	1,317,425
Fixed rate financial debt		1,071,328	526,424
Fixed-interest financial debt at balance sheet date and hedging instruments	**A**	**2,388,753**	**1,843,849**
Current and non-current financial debt (IFRS)		2,401,901	2,193,679
Proportional share in joint ventures in current and non-current financial debt		50,435	31,371
Financial debt at balance sheet date	**B**	**2,452,336**	**2,225,050**
Hedge ratio	**A/B**	**97.4%**	**82.9%**

Gearing ratio

Statutory ratio calculated based on the GVV/SIR legislation by dividing the financial and other liabilities by the total assets. For the method used in the calculation of the gearing ratio, refer to the RD on Regulated real Estate Companies.

in euro (x 1.000)		31.12.2022 IFRS	31.12.2022 Proportionate	31.12.2021 IFRS	31.12.2021 Proportionate
Non-current and current liabilities		2,705,896	2,787,834	2,532,233	2,581,715
To be excluded:					
- I. Non-current liabilities A. Provisions		160	160	160	160
- I. Non-current liabilities C. Other non-current financial liabilities - Permitted hedging instruments		0	0	67,821	67,821
- I. Non-current liabilities F. Deferred taxes - Liabilities		107,544	121,396	134,105	143,989
- II. Current liabilities A. Provisions		0	0	0	0
- II. Current liabilities E. Other current liabilities Other: Hedging instruments		0	0	0	0
- II. Current liabilities - F. Accruals and deferred income		40,877	41,493	27,346	27,823
Total debt	**A**	**2,557,315**	**2,624,785**	**2,302,801**	**2,341,923**
Total assets		7,053,848	7,135,786	6,106,225	6,155,707
To be excluded:					
- E. Financial fixed assets - Financial instruments at fair value through profit and loss - Permitted hedging instruments		162,196	162,196	1,184	1,184
Total assets taken into account for the calculation of the gearing ratio	**B**	**6,891,651**	**6,973,590**	**6,105,041**	**6,154,523**
Gearing ratio	**A/B**	**37.1%**	**37.6%**	**37.7%**	**38.1%**

Loan-to-value

The loan-to-value is obtained from the IFRS statements by dividing the net financial liabilities by the sum of the fair value of the property portfolio, the fair value of the solar panels and financing to and holdings in associated companies and joint ventures.

in euros (x 1,000)		31.12.2022 IFRS	31.12.2021 IFRS
Non-current and current financial debt		2,401,901	2,193,679
Cash and cash equivalents		-8,040	-9,230
Net financial debt	**A**	**2,393,860**	**2,184,449**
Fair value of the real estate portfolio (excluding right of use concessions)		6,299,386	5,739,753
Fair value of the solar panels		160,636	159,775
Financing of and participations in associated companies and joint ventures		304,085	57,523
Total portfolio	**B**	**6,764,107**	**5,957,051**
Loan-to-value	**A/B**	**35.4%**	**36.7%**

Net debt / EBITDA (adjusted)

The net debt / EBITDA (adjusted) is calculated starting from the proportional accounts (WDP's joint ventures are included for their proportionate share): in the denominator taking into account the trailing-twelve-months normalized EBITDA and adjusted to reflect the annualized impact of external growth; in the numerator taking into consideration the net financial indebtedness adjusted for the projects under development multiplied by the loan-to-value of the group (as these projects are not yet income contributing but already (partially) financed on the balance sheet). For associated companies only the dividends are taken into account.

in euros (x 1,000)		31.12.2022	31.12.2021
Non-current and current financial debt (IFRS)		2,401,901	2,193,679
- Cash and cash equivalents (IFRS)		-8,040	-9,230
Net debt (IFRS)	**A**	**2,393,860**	**2,184,449**
Operating result (before the result on the portfolio) (IFRS) (TTM)[1]	**B**	**284,586**	**251,189**
+ Depreciation and write-down on solar panels		7,255	1,423
+ Share in the EPRA Earnings of joint ventures		1,918	2,013
+ Dividends received from associated companies		3,375	0
EBITDA (IFRS)	**C**	**297,134**	**254,625**
Net debt / EBITDA	**A/C**	**8.1x**	**8.6x**

in euros (x 1,000)		31.12.2022	31.12.2021
Non-current and current financial debt (proportionate)		2,452,336	2,225,050
- Cash and cash equivalents (proportionate)		-8,424	-10,417
Net debt (proportional)	**A**	**2,443,912**	**2,214,633**
- Projects under development x Loan-to-value		-106,501	-106,549
- Financing to joint ventures x Loan-to-value		-1,503	-1,238
Net debt (proportional) (adjusted)	**B**	**2,335,908**	**2,106,846**
Operating result (before the result on the portfolio) (IFRS) (TTM)[1]	**C**	**284,586**	**251,189**
+ Depreciation and write-down on solar panels		7,255	1,423
+ Operating result (before the result on the portfolio) of joint ventures (TTM)[1]		3,259	2,692
+ Dividends received from associated companies (TTM)[1]		3,375	0
Operating result (before the result on the portfolio) (proportionate) (TTM)[1]	**D**	**298,474**	**255,305**
Adjustment for normalized EBITDA[2]		29,235	11,506
EBITDA (proportionate) (adjusted)	**E**	**327,709**	**266,811**
Net debt / EBITDA (adjusted)	**B/E**	**7.1x**	**7.9x**

1 For the calculation of this APM, it is assumed that the operating result (before the result on the portfolio) is a proxy for EBITDA. TTM stands for trailing 12 months and means that the calculation is based on financial figures for the past 12 months.

2 On a normalized basis and including the annualized impact of external growth in function of the realized disposals, acquisitions and projects.

HISTORICAL FINANCIAL INFORMATION BY WAY OF REFERENCE

Information included by way of reference	Document[1]	
Operating activities	Annual Report 2021	2. This is WDP (pp. 4-11)
		3. Strategy and value creation (pp. 12-28)
		4. Performance (pp. 29-60)
		6. Financial results and property report – Property report – Review of the consolidated property portfolio (pp. 84-94)
	Annual Report for 2020	2. This is WDP (pp. 5-14)
		3. Strategy and value creation (pp. 16-21)
		5. Transactions and realisations (pp. 40-60)
		7. Financial results and property report – Property report – Review of the consolidated property portfolio (pp. 87-98)
Main markets	Annual Report 2021	2. This is WDP – Our profile (pp. 8)
		6. Financial results and property report – Property report – Review of the consolidated property portfolio (pp. 84-94)
		6. Financial results and property report – Property report – Review of the logistics property market (pp. 95-96)
		10. Annual accounts – 2. Notes – V. Segment information – Operating result (pp. 215-217)
		10. Annual accounts – 2. Notes - VI. Segmented information – Assets (pp. 218)
		10. Annual accounts – 2. Notes - XII. Investment properties (pp. 223-227)
	Annual Report for 2020	7. Financial results and property report – Property report – Review of the consolidated property portfolio (pp. 87-98)
		7. Financial results and property report – Property report – Review of the logistics property market (pp. 99-100)
		11. Financial statements – 2. Notes – V. Segment information – Operating result (pp. 209-211)
		11. Financial statements – 2. Notes – VI. Segmented information – Assets (pp. 212)
		11. Financial statements – 2. Notes – XII. Investment properties (pp. 216-220)
Investments	Annual Report 2021	4. Performance – Sustainable growth (pp. 40-45)
	Annual Report for 2020	5. Transactions and realisations (pp. 40-60)
Financial condition	Annual Report 2021	4. Performance – Sustainable growth (pp. 40-45)
		6. Financial results and property report (pp. 66-101)
		12. Appendices – External verification – Conclusions of the property experts (pp. 269)
		9. Reporting according to recognised standards – EPRA key performance indicators (pp. 160-168)
		10. Annual accounts (pp. 195-254)
		12. Appendices – External verification – Statutory auditor’s report on the financial statements (pp. 270-274)
		12. Appendices – Alternative Performance Measures (pp. 279-284)

1 Reference is always made to the online versions of the documents, as available at www.wdp.eu/publications.

Information included by way of reference	Document[1]	
	Annual Report for 2020	5. Transactions and realisations (pp. 40-60)
		7. Financial results and property report (pp. 68-105)
		13. Annexes – External verification – Conclusions of the property experts (pp. 261)
		10. Reporting according to recognised standards – EPRA key performance indicators (pp. 161-170)
		11. Financial statements (pp. 190-247)
		13. Annexes – External verification – Statutory auditor's report on the financial statements (pp. 262-266)
		13. Annexes – Alternative Performance Measures (pp. 271-276)
Historical financial information	Annual Report 2021	10. Annual accounts – 1. Consolidated financial statements for the 2021 financial year – Profit and loss account (pp. 198-199)
		10. Annual accounts – 1. Consolidated financial statements for the 2021 financial year – Balance sheet (pp. 201)
		10. Annual accounts – 1. Consolidated financial statements for the 2021 financial year – Cash flow statement (pp. 202)
		10. Annual accounts – 2. Notes (pp. 205-244)
	Annual Report for 2020	11. Financial statements – 1. Consolidated financial statements for the 2020 financial year – Profit and loss account (pp. 192-193)
		11. Financial statements – 1. Consolidated financial statements for the 2020 financial year – Balance sheet (pp. 195)
		11. Financial statements – 1. Consolidated financial statements for the 2020 financial year – Cash flow statement (pp. 196)
		11. Financial statements – 2. Notes (pp. 199-237)
Statement of the statutory auditor	Annual Report 2021	12. Appendices – External verification – Statutory auditor's report on the financial statements (pp. 270-274)
	Annual Report for 2020	13. Annexes – External verification – Statutory auditor's report on the financial statements (pp. 262-266)
Dividend	Annual Report 2021	6. Financial results and property report – Outlook – Projected consolidated results (pp. 98-99)
		7. Financial results and property report – Outlook – Growth Plan 2022-25 (pp. 100-101)
		5. Shares and bonds – The share (pp. 62-63)
	Annual Report for 2020	7. Financial results and property report – Outlook – Projected consolidated results (pp. 102-103)
		7. Financial results and property report – Outlook – Growth Plan 2019-23 (pp. 104)
		6. Shares and bonds – The share (pp. 63)
Transactions with affiliated parties	Annual Report 2021	10. Annual accounts – 2. Notes – XXIV. Transactions between parties (pp. 242)
	Annual Report for 2020	11. Financial statements – 2. Notes – XXV. Transactions between affiliates (pp. 235-236)
Information on the workforce	Annual Report 2021	10. Annual accounts – 2. Notes – XXIII. Average workforce and breakdown of staff costs (pp. 242)
	Annual Report for 2020	11. Financial statements – 2. Notes – XXIV. Average workforce and breakdown of employee costs (pp. 235)

1 Reference is always made to the online versions of the documents, as available at www.wdp.eu/publications.

DECLARATIONS

The annual report is available at the Company's registered office and can be consulted on the website www.wdp.eu in three language versions (Dutch, French and English). The Dutch-language version of the annual report was drawn up in accordance with the ESEF (European Single Electronic Format) reporting requirements and therefore is the official version of the annual report. This version in ESEF in het Nederlands can also be found at the website www.wdp.eu. The electronic versions of the annual reports may not be copied or made available anywhere. It is also prohibited to print the text for further distribution.

Contact persons and additional information:
Joost Uwents, CEO
joost.uwents@wdp.eu
Mickaël Van den Hauwe, CFO
mickael.vandenhauwe@wdp.eu
Joke Cordeels, Investor relations
investorrelations@wdp.eu

Universal Registration Document

WDP declares that:

- the 2022 Annual Report was filed with the FSMA as a Universal Registration Document on the date 27 March 2023, as the competent authority under Regulation (EU) 2017/1129 without prior approval under Article 9 of Regulation (EU) 2017/1129;
- the Universal Registration Document may be used with a view to offering securities to the public or the admission of securities to trading on a regulated market, provided that it is approved by the FSMA, where applicable, along with any amendments and a securities note and summary approved in accordance with Regulation (EU) 2017/1129.

The information made available via the website does not form part of this Universal Registration Document unless such information is included as a reference.

Persons responsible for the content of the annual report

The members of the Board of Directors of WDP NV/SA, the composition of which is described in Chapter 8. *Corporate Governance Statement*, are responsible for the information provided in this annual report.

Declarations

Tony De Pauw and Joost Uwents, both managing directors and co-CEOs, hereby declare, on behalf of the Board of Directors, the composition of which is described in Chapter 8. *Corporate Governance Statement*, after taking all measures to guarantee the same, that to their knowledge, the data in this annual report are a fair presentation of reality, and that no information has been omitted which would, if reported, alter the effect of this annual report, and that as far as they are aware:

- the financial statements, which have been drawn up in accordance with the applicable standards for financial statements, give a true and fair view of the group's equity, financial position and of the results of the issuer and of the companies included in the consolidation;
- the annual report gives a true overview of the development and the results of the company and of the position of the issuer and the companies included in the consolidation, as well as a description of the main risks and uncertainties they are faced with;
- no significant changes have occurred in the financial position or financial performance of the Group since 31 December 2022; and
- subject to what has been publicised with regard to the Dutch REIT status (pp. 77 and 227) and the abolition of the green energy certificates linked to the production of the PV installations in Flanders (pp. 236), no government interventions, lawsuits or cases of arbitration exist – or have recently occurred – that could influence WDP's financial position or profitability. They also declare that, to their knowledge, no circumstances or facts exist that could lead to such government interventions, lawsuits or cases of arbitration.

Available documents

WDP hereby declares that, at least during the period of validity of the Universal Registration Document, the following documents are available for viewing on its website at www.wdp.eu:

- the latest deed of incorporation and Articles of Association of WDP;
- the annual reports;
- the reports, and respectively, the conclusions of the statutory auditor and the property experts;
- press releases and mandatory financial information.The company's financial reporting is published in the financial press where required by law;
- the Corporate Governance Charter;
- the obligations of the Company and the rights of the shareholders with regard to the General Meeting are published on the Investors section of WDP's website from the meeting notice until participation and voting in full. This information remains available on the Company website for a period of at least five years starting from the date of the General Meeting to which it pertains.

In accordance with the relevant provisions of the law, the separate and consolidated financial statements of the Company are deposited with the National Bank of Belgium.

Decisions related to the appointment and dismissal of members of the Board of Directors are published in the Annexes to the Belgian Official Journal.

Information from third parties

WDP declares that the information provided by the property experts and the statutory auditor has been faithfully reproduced. To WDP's knowledge, and based on what it has been able to deduce from the information published by the property experts and the statutory auditor, no facts were omitted that would render the information provided by the property experts or the statutory auditor incorrect or misleading. WDP also confirms that the statutory auditor and property experts have given their approval for the content of their report and conclusions respectively to be included in the annual report.

For confidentiality reasons, the full report of the property experts has not been included and cannot be consulted.

Required components of the annual report

In accordance with Articles 3:6 and 3:32 of the Belgian Code of companies and associations, the required components of the WDP annual report appear in the following chapters:

- 7. Financial results and property report;
- 8. Corporate Governance Statement;
- 9. Risk factors; and
- 11. Annual accounts.

This annual report provides an overview of the activities and financial statements for the financial year ending on 31 December 2022.

PERMANENT DOCUMENT

Basic information

Company name (Article 1 of the coordinated Articles of Association)

Warehouses De Pauw, or WDP for short.

Place of registration, company number, identification code for legal entities

The Company is registered in the Crossroads Bank for Enterprises, in the district of Brussels, Dutch language division, under the legal entity registration number 0417.199.869. Its identification code for legal entities (LEI – legal entity identifier) is 549300HWDYC5JXC85138.

Legal form, incorporation[1]

The Company was founded as a public limited company ('NV'/'SA') under the name Rederij De Pauw by a deed executed before civil-law notary Paul De Ruyver in Liedekerke on 27 May 1977, published in the Annexes to the Belgian Official Journal on 21 June 1977 under number 2249-1. By means of a general merger and demerger operation, this NV became the holding company bringing together the property portfolios of nine companies. At the same time, the name of the Company was changed to Warehousing & Distribution De Pauw and was converted into a partnership limited by shares under Belgian law (Comm. VA). The associated amendments to the Articles of Association were provisionally enacted by a deed executed by civil-law-notary Siegfried Defrancq in Asse-Zellik, acting as substitute for civil-law-notary Jean-Jacques Boel in Asse due to his statutory incapacity, on 20 May 1999, subsequently published in the annexes to the Belgian Official Journal on 16 June under number 990616-21, and endorsed in two deeds dated 28 June 1999 by the same civil-law notary, subsequently published in the annexes to the Belgian Official Journal on 20 July under numbers 990720-757 and 758.

The company name was changed during the Extraordinary General Meeting of 25 April 2001 into Warehouses De Pauw, as set out in the deed executed by the aforementioned notary Siegfried Defrancq, replacing the aforementioned notary Jean-Jacques Boel, due to his statutory incapacity, published in the annexes to the Belgian Official Journal on 18 May 2001 under number 20010518-652.

At the Extraordinary General Meeting of 11 September 2019, the legal form of WDP was changed to a public limited company ('naamloze vennootschap') effective as of 1 October 2019, as established in the deed executed before civil-law-notary Tim Carnewal, published in the annexes to the Belgian Official Journal of the following 25 September 2019, under number 19127672.

At the Extraordinary General Meeting on 11 September 2019, it was decided to split the share by a factor of 7. This declaration deed was executed before Civil-Law Notary Eric Spruyt in Brussels and was published in the Annexes to the Belgian Official Journal on 5 February 2020 under number 20020249.

The Articles of Association of WDP were amended one last time on 2 February 2023 by deed before notary Alexis Lemmerling in Brussels, following the decision to amend the articles of association. This deed was published in the Annexes to the Belgian Official Journal of 16 February 2023 under number 23314652.

REIT status

BELGIUM: Regulated Real Estate Company (GVV/SIR) status (Article 1 of the coordinated Articles of Association)

Since 28 June 1999, WDP has been registered with the Belgian Financial Services and Markets Authority, the FSMA), as a fixed-capital Belgian REIT (a Vastgoedbevak/SICAF). On 16 October 2014 in order to better meet the economic realities, and due to the changes in the legal framework related to our capacity as an operational and commercial real estate company, WDP changed its status to that of a public regulated real estate company under Belgian law (public 'GVV/SIR'). The relevant amendments to the Articles of Association were enacted in a deed executed by the civil-law notary Yves De Ruyver replacing the aforementioned civil-law notary Jean-Jacques Boel, due to his statutory incapacity, as published in the annexes to the Belgian Official Journal on 31 October 2014 under number 14199666. Therefore, WDP is subject to the legal system as determined in the GVV/SIR legislation.

1 See also Chapter *2. This is WDP* pp. 7.

Generally speaking, a public regulated real estate company under Belgian law, and therefore also WDP since 16 October 2014, must satisfy a number of crucial conditions in order to be able to make use of the favourable regime while guaranteeing greater transparency and a limitation of risk for the investor.

A public regulated real estate company under Belgian law:

- is a real estate company that (i) mainly makes immovable goods available to users, (ii) may possess other types of property within the statutory limits (holding rights in fixed capital Belgian REITs (a 'Vastgoedbevak/SICAF'), holding rights in certain foreign ICBs, shares issued by other REITs, property certificates and holding rights in a FIIS/GVBF), and (iii) within the framework of making immovable goods available, may perform any and all activities associated with the construction, conversion, renovation, development (for the company's own portfolio), acquisition, disposal, management and operation of immovable goods and (iv) within the legal limits, may also invest in the infrastructure sector (including through PPPs) and the energy sector (including renewable energy);
- has a statutory maximum gearing ratio of 65% of its assets;
- must distribute at least 80% of its profits to its shareholders;
- has the obligation of periodic and occasional valuation of the fair value of the property by an independent property expert;
- diversifies its properties in such a way as to spread the risks appropriately, by type of property, geographic area and category of user or tenant, and no single transaction shall result in more than 20% of its consolidated assets constituting a single property;
- is subject to corporation tax at the standard rate, although only on a limited taxable base (i.e. non-deductible professional expenses, abnormal or gratuitous benefits and special assessment of secret commissions). When a GVV/SIR participates in a merger, a demerger or a similar transaction, this transaction shall not benefit from the tax neutrality regime but will give rise to the application of the exit tax at the rate of 15% as of 1 January 2020. As a rule, the dividends paid by a GVV/SIR to a shareholder give rise to the collection of an immovable property tax at the rate of 30%;
- follows a strategy intended to retain possession of its properties over the long term;
- prioritises active management in the performance of its activities, which specifically entails that the company itself is responsible for the development and day-to-day management of the immovable goods, and that all other activities that it performs provide added value for these same immovable goods or their users, such as offering services that supplement provision of the immovable goods;
- for performance of the aforementioned activities, has its own management structure, administrative, accounting, financial and technical organisation and suitable internal control;
- is subject to the provisions of the GVV/SIR Act and of the Royal Decree on GVVs/SIRs;
- must be incorporated in the form of a public limited company ('NV/SA');
- is listed, and at least 30% of the shares must be distributed in the market;
- cannot act (directly or indirectly) as a property developer (other than occasionally);
- may possess companies in which it owns, directly or indirectly, over 25% of the shares ("perimeter" companies), which may or may not take the status of an institutional GVV/SIR;
- must adhere to strict rules regarding conflicts of interest and internal auditing structures.

Public or institutional GVV/SIRs fall under the supervision of the FSMA. For more information on the GVV/SIR status, please refer to our website.

Aside from Articles 7:96 (conflicts of interest of directors) and 7:97 (conflicts of interest of affiliated companies) of the Belgian Code of companies and associations, which apply to all listed companies, special rules apply to GVVs/SIRs regarding functional conflicts of interest (by virtue of Article 37 of the GVV/SIR Act).

For further information on each of these procedures, please refer to Chapter *8. Corporate Governance Statement* pp. 134.

THE NETHERLANDS: Fiscale Beleggingsinstelling (Fiscal Investment Institution) (FBI)

As of 1 November 2010, the FBI (Fiscal Investment Institution) regime applies to WDP Nederland S.A., as a result of which the corporation tax rate of 0% applies. The company must satisfy the following conditions in order to benefit from this regime:

- WDP Nederland must be a B.V., N.V. or a mutual fund.
- The statutory objective as per the Articles of Association and the actual activities of WDP Nederland S.A. are limited to the investment of capital.
- Only 60% of the financing of the funds for investment (fiscal book value) can be loan capital, in the case immovable goods. For other investments (not related to immovable goods), only 20% of the fiscal book value of financing can be loan capital.
- The operating profits of WDP Nederland S.A. must be provided to the shareholder of WDP Nederland S.A. starting from application of the FBI regime within eight months after the end of the financial year.
- The profits distribution must be distributed evenly across all shares.
- 75% or more of the shares in WDP Nederland S.A. must be held by a body that is not subject to a tax based on profit.
- 5% or more of the shares cannot be held directly or indirectly by natural persons.
- 25% or more of the shares cannot be held by funds based abroad for persons residing or legal entities domiciled in the Netherlands.

For more information on the evolution of the FBI status, we refer to Chapter *7. Financial results and property report* pp. 77 and 227.

FRANCE: Société d'Investissement Immobilier Cotée (SIIC)

Since 2005, WDP has been under the SIIC regime (Société d'Investissement Immobilier Cotée) via its permanent establishment in France and its subsidiary WDP France SARL, which means that a corporation tax rate of 0% applies. The company must satisfy the following conditions in order to benefit from this regime:

- The parent company must have the structure of an NV/SA or any other form of company limited by shares that can be admitted for listing on the stock market. This parent company must be listed on a stock market under EU law.
- The main activity of the SIIC must be limited to leasing immovable goods. Property developments are not permitted to exceed the limit of 20% of the gross book value of the portfolio.
- No more than 60% of the shares in WDP can be held by a single investor or a group of investors acting in mutual consultation.
- The profit originating from the letting of buildings, the capital gains realised on the sale of buildings, the capital gains realised on the sale of securities in the partnerships or subsidiaries that are liable for corporation tax and that have opted for SIIC status, contributions disbursed through their subsidiaries that have opted for SIIC status and shares in the profit in partnerships are exempt from corporation tax.
- A distribution obligation applies to the results for 95% of the exempt profit originating from rental income, 60% of exempt profit originating from the sale of buildings and securities of partnerships and subsidiaries that are subject to SIIC status and 100% of the dividends that are paid to them by their subsidiaries that are liable for corporation tax and that have opted for SIIC status.
- Payment of an exit tax at a rate of 19% on the unrealised gains on buildings that are the property of the SIIC or its subsidiaries that are liable for corporation tax and have opted for SIIC status, and on the securities of partnerships that are not subject to corporation tax.

Website and email address of the Company (Article 4 of the coordinated Articles of Association)

The website of the Company is www.wdp.eu and the Company can be contacted at the following email address: shareholdersmeetings@wdp.eu.

Registered office of the Company (Article 3 of the coordinated Articles of Association)

The Company is based in the Flemish Region. The registered offices can be relocated in Belgium by a decision of the Board of Directors, provided the relocation does not require a change in the language of the Articles of Association to comply with applicable language legislation.

Duration (Article 2 of the coordinated Articles of Association)

The duration of the Company is unlimited.

Company objective (Article 5 of the coordinated Articles of Association)

Article 5 of the Articles of Association states that the sole objective of the Company is to:

a) make real estate available to users, directly or through a company in which it holds an interest in accordance with the provisions of the GVV/SIR legislation and its implementing decrees and regulations; and
b) possess real estate as referred to in Article 2(5°)(i to xi) of the GVV/SIR Act, within the limits of the GVV/SIR legislation.

Real estate shall be understood to mean:

i) real estate as defined in articles 517 and thereafter of the Civil Code and rights in rem to the said real estate, excluding the real estate of a forestry, agricultural or mining nature;
ii) shares with voting rights issued by real estate companies, of which the company directly or indirectly retains more than 25% of the capital;
iii) option rights on real estate;
iv) shares in public or institutional GVV/SIRs, provided in the latter case that the company holds over 25% of the share capital, directly or indirectly;
v) rights arising from contracts giving the company leasehold of one or more assets, or other analogous rights of use;
vi) holding rights in public and institutional real estate investment funds;
vii) holding rights in foreign institutions for collective investment in real estate registered in the list referred to in Article 260 of the Act of 19 April 2014
viii) holding rights in institutions for collective investment in real estate based in a different Member State of the European Economic Area and not included in the list referred to in Article 260 of the Act of 19 April 2014, insofar as they are subject to equivalent supervision as public real estate investment trusts;
ix) shares or holding rights issued by companies (i) with a legal personality; (ii) governed by the law of another Member State of the European Economic Area; (iii) whose shares may or may not be admitted to trading on a regulated market and which may or may not be subject to a regime of prudential supervision; (iv) the principal activity of which consists of the acquisition or construction of immovable property with a view to placing it at the disposal of users, or the direct or indirect holding of shares in the capital of companies with a similar activity; and (v) which are exempt from tax on income from profits resulting from the activity referred to under (iv) above, subject to compliance with certain legal obligations, and which are obliged to distribute at least part of their income to their shareholders ("Real Estate Investment Trusts" (or "REITs" for short);
x) mortgage debentures as referred to in Article 5(§ 4) of the Act of 16 June 2006;
xi) holding rights in a FIIS/GVBF;
xii) as well as any other goods, shares or rights defined as real estate by the GVV/SIR legislation.

Real estate as referred to in (vi), (vii), (viii), (ix) and (xi) that constitute holding rights in alternative investment funds within the meaning of Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on managers of alternative investment funds and amending Directives 2003/41/EC and 2009/65/EC and of the Regulations (EC) no. 1060/2009 of the European Parliament and the Council of 16 September 2009 on credit rating agencies and (EU) no. 1095/2010 of the European Parliament and of the Council of 24 November 2010 establishing a European supervisory authority (European Securities and Markets Authority) amending Decision no. 716/2009/EC and repealing Commission Decision 2009/77/EC cannot be qualified as voting shares issued by real estate companies, regardless of the amount of the shareholding held directly or indirectly by the company.

c) the long-term conclusion of or accession to one or more of the following, with a public contractor and either directly or by means of a company in which it holds a stake in accordance with the provisions of the GVV/SIR legislation, where applicable in collaboration with third parties:
   i) DBF agreements, so-called "Design, Build, Finance" agreements;
   ii) DB(F)M agreements, so-called "Design, Build, (Finance) and Maintain" agreements;
   iii) DBF(M)O agreements, known as "Design, Build, Finance, (Maintain) and Operate" agreements; and/or
   iv) contracts for public works concessions relating to buildings and/or other real estate infrastructure and associates services, and on the basis of which:
      i) the company is responsible for the provision, maintenance and/or operation for a public entity and/or citizens as end users, in order to satisfy a social need and/or to allow the provision of a public service; and
      ii) the company, without necessarily having rights in rem, can assume, in whole or in part, the associated financing risks, availability risks, demand risks and/or operating risks, in addition to any construction risk.

d) the long-term development, incorporation, management and operation, possibly by means of third parties, and provision of the following, either directly or by means of a company in which it holds a stake in accordance with the provisions of the GVV/SIR legislation, where applicable in collaboration with third parties:
   i) utilities and storage facilities for the transport, distribution or storage of electricity, gas, fossil or non-fossil fuels and energy in general and associated assets;
   ii) utilities for transport, distribution, storage or purification of water and associated assets;
   iii) installations for the generation, storage and transport of renewable or non-renewable energy and associated assets; or
   iv) waste and incineration plants and associated assets.

In the context of the provision of real estate, the Company may exercise all activities related to the incorporation, construction (without infringing the prohibition on acting as a property developer, except for occasional transactions), alteration, fitting out, renovation, development, acquisition, sale, letting, subletting, exchange, inclusion, transfer, subdivision, bringing real estate assets into a system of co-ownership or joint ownership, as described above, the granting or receipt of the right of superficies, the right to the usufruct, long-term lease or other real or personal rights, management and running of properties.

In accordance with the GVV/SIR legislation, the Company may also:
- rent immovable goods with or without a purchase option;
- let immovable goods, with or without a purchase option, with the understanding that it is only permitted to let immovable goods with a purchase option as a secondary activity;
- invest in securities other than properties within the meaning of the GVV/SIR legislation, on an occasional or temporary basis. These investments are made in accordance with the risk management policy adopted by the Company and shall be diversified to ensure suitable risk diversification. The Company may also possess unallocated liquid assets. The liquid assets may be held in any currency in the form of demand or term deposits or by any money market instrument susceptible to rapid mobilisation;
- offer mortgages or any other securities or guarantees for the financing of the real estate activities of the Company or its Group;
- grant loans;
- perform transactions on permitted hedging instruments (as defined in the GVV/SIR legislation) to the extent that these transactions are part of a policy defined by the Company to hedge financial risks, with the exception of speculative transactions.

The Company may acquire, lease or rent, transfer or exchange any and all movable or immovable goods, materials and necessities, and in general perform all commercial or financial operations directly or indirectly related to its objective and the exploitation of all intellectual rights and commercial properties pertaining to these.

Taking GVV/SIR legislation into account, the Company may obtain a share by contribution in cash or in kind, merger, demerger or other restructuring under company law, subscription, shareholding, financial intervention or by any other means, in all existing companies and enterprises, or those yet to be formed, in Belgium or abroad, whose company objective is similar to its own or which, by its nature, seeks to accomplish or facilitate the accomplishment of its own objective. Any amendments to the Company's Articles of Association shall require the prior approval of the FSMA.

Company capital

Capital (Article 7 of the coordinated Articles of Association)

The capital of WDP NV/SA amounts to 233,702,382 euros and is represented by 203,980,363 ordinary shares, each of which represents 1/203.980.363 part of the capital. None of these shares provides special voting or other rights.

Authorised capital (Article 8 of the coordinated Articles of Association)

The Board of Directors is authorised, within the constraints of the mandatory provisions contained in the applicable company law, to increase the capital on the dates and subject to the conditions that it specifies, on one or more occasions, up to a maximum amount of:

i) 116,851,191.00 euros, if the capital increase to be realised is a capital increase by cash with the possibility for the shareholders of the Company to exercise their preferential right or the irreducible allocation right (as referred to in the GVV/SIR legislation); and
ii) 116,851,191.00 euros, if the capital increase to be realised involves a capital increase in the context of paying an optional dividend; and
iii) 23,370,238.20 euros if the capital increase is achieved (a) through a contribution in kind, (b) a contribution in cash without the option for company shareholders to exercise their statutory preferential rights or irreducible allocation rights (as referred to in the GVV/SIR legislation) or (c) any other form of capital increase;

with the understanding that the capital will not be allowed to increase within the context of this mandate by an amount that exceeds the amount of the capital on the date of the extraordinary general meeting that approves the mandate, being 2 February 2023.

This authorisation is valid for a period of five years commencing as of 16 February 2023 (being the date of publication in the Annexes to the Belgian Official Journal of the decision on the approval of the authorised capital). This authorisation is renewable.

As of the date of this Annual Report, the Board of Directors not yet made use of the authorisation granted to it to increase the capital, and thus the available balance of the authorised capital as at the date of this Annual Report:

i) 116,851,191.00 euros, if the capital increase to be realised is a capital increase by cash with the possibility for the shareholders of the Company to exercise their preferential right or the irreducible allocation right (as referred to in the GVV/SIR legislation); and
ii) 116,851,191.00 euros, if the capital increase to be realised involves a capital increase in the context of paying an optional dividend; and
iii) 23,370,238.20 euros if the capital increase is achieved (a) through a contribution in kind, (b) a contribution in cash without the option for company shareholders to exercise their statutory preferential rights or irreducible allocation rights (as referred to in the GVV/SIR legislation) or (c) any other form of capital increase;

with the understanding that in the context of the authorised capital, for the five-year authorisation period, the capital can never be increased beyond an amount of 233,702,382.00 euros.

Capital increase(s) may be performed by contributions in cash or in kind or the conversion of reserves, including profits carried forward and issue premiums as well as all the equity components in the Company's individual IFRS annual financial statements (compiled on the basis of the GVV/SIR legislation) which can be converted into capital, with or without issuing or creating shares or other securities (of any existing kind), in accordance with the mandatory provisions set out in the applicable company law and the GVV/SIR legislation.

Eventual issue premiums will be shown in one or more separate accounts under shareholders' equity in the liabilities on the balance sheet. The Board of Directors shall be free to decide to place any issue premiums – possibly after deduction of an amount not exceeding the cost of the capital increase in the meaning of the applicable IFRS rules – to an unavailable account, which shall constitute the third-party guarantee on the same basis as the capital and cannot under any circumstances be reduced or eliminated except by a resolution of the General Meeting voting as for an amendment to the Articles of Association, except in cases of conversion into capital.

Under the conditions and within the limits set out in paragraphs one to five inclusive of this article, the Board of Directors can create or issue not only shares, but also subscription rights (whether or not attached to another security), convertible bonds, bonds repayable in shares, or other securities (of any existing kind), complying at all times with the mandatory provisions set out in the applicable company law and the GVV/SIR legislation.

Without prejudice to application of the mandatory provisions of the applicable company law and the GVV/SIR legislation, the Board of Directors may limit or cancel preferential rights in this case, even if it benefits one or more persons, other than employees of the company.

The Board of Directors has the power to amend the Company's Articles of Association in accordance with capital increase(s) performed in the context of the authorised capital.

Share repurchases (Article 11 of the coordinated Articles of Association)

The Company may acquire, accept in pledge and sell its own shares and associated depository receipts in accordance with the applicable company law.

In addition, the Board of Directors is authorised to perform the following actions for five years starting on 16 February 2023:

- acquire shares in the Company and associated depository receipts and accept these in pledge, at a minimum price or countervalue equal to 0.01 euros and at a maximum price or counter value equal to 125% of the closing price on the trading day before the date of the transaction, without the Company being allowed to own shares of the Company or depositary receipts relating thereto representing more than 10% of the total number of shares;
- transfer shares in the Company and associated depository receipts, such as to one or more specific persons who are not employees, at a minimum price or countervalue equal to 75% of the closing price of the trading day before the date of the transaction.

On 31 December 2022 at the date of the annual report, WDP NV/SA did not possess any of its own shares.

Changes in capital (Article 12 of the coordinated Articles of Association)

Except for the option to use authorised capital by a decision of the Board of Directors, and taking into account the mandatory provisions in the applicable company law and the GVV/SIR legislation, only an Extraordinary General Meeting can decide to increase or decrease the capital, in the presence of a civil-law notary.

- Capital increase in cash

Where the capital is increased by a cash contribution and without prejudice to the application of the mandatory provisions of the applicable company law, the preferential right can be restricted or cancelled.

In such cases, if the mandatory provisions of GVV/SIR legislation require the granting of an irreducible allocation right to existing shareholders when new securities are allocated, this irreducible allocation right must at least satisfy the following conditions:

1° it applies to all new securities issued;
2° it is granted to the shareholders in proportion to the share of capital that their shares represent at the time of the transaction;
3° a maximum share price shall be announced by no later than the evening prior to the opening of the public subscription period; and
4° in such cases, the public subscription period must be at least three trading days.

However, a capital increase in cash can also take place with the waiving of the statutory preferential right and without the allocation of an irreducible allocation right, provided that the following conditions are satisfied:

1° the capital increase takes place using the authorised capital;
2° the cumulative amount of capital increases carried out in accordance herewith over a period of twelve months shall not exceed 10% of the amount of the capital at the time of the decision to increase the capital.

This allows a GVV/SIR, among other things, to realise an exempted private offering of new shares by means of an accelerated private placement with an order book (so-called accelerated bookbuilding or ABB).

- Capital increase in kind

When issuing securities against contributions in kind, the following conditions must be met without prejudice to the mandatory provisions contained in the applicable company law:

1) the identity of the contributor must be disclosed in the special report of the Board of Directors on the capital increase by contribution in kind, and also, where applicable, in the invitations to the general meeting that will decide on the contribution in kind;
2) the issue prices shall be no less than the lower value of (a) a net value per share dated no more than four months prior to the date of the contribution agreement or, at the discretion of the company, before the date of the capital increase deed, and (b) the average closing price of the thirty calendar days before this date;
3) unless the issue price as well as the method used are determined by the working day after conclusion of the contribution agreement and are announced to the public with indication of the timeframe within which the capital increase will actually be complete, the capital increase deed shall be executed within no more than four months; and
4) the report provided for under point 1 above must also explain the impact of the proposed contribution on the position of the earlier shareholders and more particularly on their share in the profits, in the net value per share and in the capital as well as the impact on voting rights.

For the application of point 2 above, an amount may be deducted from the sum specified in clause 2(b) above, that is equal to the part of the undistributed gross dividend to which the new shares may not grant a right. Where applicable, the Board of Directors shall specifically justify the dividend amount deducted, as described above, in its special report, and explain the financial conditions of the transaction in its annual financial report.

The special rules for capital increases in kind, explained above, do not apply to the contribution of a right to a dividend in the context of payment of an optional dividend, insofar as this is effectively open for payment to all shareholders.

- Mergers, demergers and equivalent operations

The special rules for capital increases in kind, explained above, apply mutatis mutandis to mergers, demergers and similar operations to which the GVV/SIR legislation refers in this specific context. In this case, the “date of the contribution agreement” refers to the date on which the merger or demerger proposal was deposited.

Control over the Company

Special rights of control are not granted to any categories of shareholders. WDP currently has only one reference shareholder, who has one representative on the Board of Directors by virtue of the binding right of appointment as set out in Article 15 of the coordinated Articles of Association, an excerpt of which is provided below:

> “Notwithstanding the mandatory provisions in the applicable company law and notwithstanding the GVV/SIR legislation, and subject to the conditions and terms of this article, every natural person, legal entity or company (with or without legal personality) that individually and directly holds at least 10% of the shares in the Company (a “**Reference Shareholder**”), shall have a binding right to appoint one director at the annual meeting. A Reference Shareholder shall have a binding right, subject to the terms and conditions contained in this article, to appoint one additional director for each block of 10% of the shares that the Reference Shareholder owns individually and directly in the company…”

Statutory auditor (Article 23 of the coordinated Articles of Association)

On 25 April 2007, Deloitte Bedrijfsrevisoren, a member of the Belgian Institute of Registered Auditors with offices at Gateway building Luchthaven Brussel Nationaal 1 J, 1930 Zaventem, was appointed as the statutory auditor for WDP.
On 27 April 2016 the statutory auditor, represented by its permanent representative, Kathleen De Brabander, was reappointed until the annual meeting of 2019.

On 6 December 2016, WDP launched an open call for tenders for this term of appointment as statutory auditor in accordance with the European Audit Directive 537/2014/EU. Due to this legislation, the term of Deloitte Bedrijfsrevisoren already ended at the Annual General Meeting of 26 April 2017. This meeting concerned the reappointment of Deloitte Bedrijfsrevisoren, represented by its permanent representative, Kathleen De Brabander, until the annual meeting of 2020.

The Annual General Meeting of 24 April 2019 conducted an internal rotation of the permanent representatives of the statutory auditor in the context of Article 22(§ 3) of the Act of 7 December 2016 organising the profession and public supervision of statutory auditors. Kathleen De Brabander was succeeded by Rik Neckebroeck for the remainder of the term, i.e. until the annual meeting of 2020.

At the Annual General Meeting of 29 April 2020, it was decided to reappoint Deloitte Bedrijfsrevisoren, with Rik Neckebroeck as permanent representative, for a period of three years, i.e. until the Annual General Meeting of 2023.

At its Annual General Meeting of 26 April 2023 the Board of Directors will propose the reappointment of Deloitte Bedrijfsrevisoren, with permanent representative Mrs Kathleen de Brabander, for a period of two years, namely, until the annual meeting of 2025.

The duties of the statutory auditor consist of the auditing the consolidated and separate financial statements of WDP NV/SA and the other Belgian subsidiaries.

In France, Deloitte & Associés, represented by Pierre-Marie Martin, with offices at 6, Place de la Pyramide, 92908 Paris La Défense Cedex, was appointed as statutory auditor for the subsidiary WDP France SARL.

In the Netherlands, Deloitte Accountants BV, represented by Martijn Heerschop, with offices at Gustav Mahlerplein 2970, 1081 LA Amsterdam, the Netherlands, was appointed as the statutory auditor for the WDP Nederland S.A. and WDP Development NL S.A. subsidiaries.

In Luxembourg, Deloitte Audit SARL, represented by Adil Sebbar, with offices at Boulevard de Kockelscheuer 20, 1821 Luxembourg, was appointed as statutory auditor of the WDP Luxembourg S.A. subsidiary.

In Romania, Deloitte Audit SRL, represented by Claudiu Ghiurluc, with offices at Building The Mark, Calea Griviței no. 84-98 și 100-102, etajul 8 și etajul 9, Sector 1, Bucharest, was appointed as the statutory auditor of the Warehouses De Pauw Romania SRL subsidiary.

The fees of the statutory auditor are determined on the basis of prices in line with market conditions and independently of WDP as per the code of conduct and the standards of the Belgian Institute of Registered Auditors and in accordance with the applicable provisions with regard to the independence of statutory auditors set out in the Belgian Code of Companies and Associations.

For further information on statutory auditor fees, please see Chapter *11. Annual Accounts* pp. 251.

Financial service (paying agent)

ING België NV/SA
Marc Sanders
Sint-Michielswarande 60, 1040 Brussels
+ 32 2 547 31 40
marc.sanders@ing.com

The fees for financial services are determined on the basis of market conditions as a percentage of the volume of the transactions concerned (such as dividend payments, optional dividends, etc.) and are independent of the Company.

For further information on financial service fees, please see Chapter *11. Annual Accounts* pp. 251.

Property expert

In accordance with the GVV/SIR legislation, the expert values all buildings of the GVV/SIR and its subsidiaries at the end of each financial year. The book value of the buildings appearing on the balance sheet is adjusted to these values.

In addition, at the end of each of the first three quarters of the financial year, the independent property expert updates the overall valuation prepared at the end of the previous year based on the development of the market and the individual characteristics of the properties in question. The expert also values the properties of the GVV/SIR and its subsidiaries if the GVV/SIR wishes to perform transactions such as share issues or mergers.

All immovable goods that the GVV/SIR or its subsidiaries want to acquire or transfer are valued by the independent property expert prior to the transaction. The valuation of the expert shall apply as a minimum price (in cases of disposal), or maximum price (in cases of acquisitions) for the GVV/SIR when the counterparty is a person that is closely involved with the GVV/SIR (as determined in the applicable regulations for GVVs/SIRs) or if such persons receive any benefits from the transaction in question.

The GVV/SIR legislation formulates statutory obligations on procedures followed by property experts to ensure the necessary degree of independence of property appraisers in the valuation of the property. It is stipulated that the remuneration cannot be related to the value of the property that forms the subject matter of the expert's report.

An obligation is also imposed on the GVV/SIR to ensure replacement of the expert(s) that it appoints under a double rotation requirement. Thus, the GVV/SIR may only appoint the expert for a renewable term of three years. Moreover, an expert may only be entrusted with the valuation of a particular property for a maximum period of three years, after which a cooling-off period of three years must be observed. Therefore, an expert who has already served a three-year term may only be appointed for a new three-year term if, for this period, the expert is responsible for valuing a different part of the assets of the public GVV/SIR or its subsidiaries. Special rules apply if the expert is a legal entity.

On 31 December 2022, the property experts appointed by WDP NV/SA are:
- Stadim BV, Mechelsesteenweg 180, 2018 Antwerp - Belgium, represented (within the meaning of Article 24 of the GVV/SIR Act) by Elke De Wael, Leander Asnong and Nicolas Janssens;
- Jones Lang LaSalle BV, Marnixlaan 23, 1000 Brussels – Belgium, represented (within the meaning of Article 24 of the GVV/SIR Act) by Greet Hex;
- Cushman & Wakefield VOF, Gustav Mahlerlaan 362-364, 1082 ME Amsterdam the Netherlands, represented (within the meaning of Article 24 of the GVV/SIR Act) by Kristiaan Engelman;
- CBRE Valuation & Advisory Services B.V., Anthony Fokkerweg 15, 1059 CM Amsterdam, the Netherlands, represented (within the meaning of Article 24 of the GVV/SIR Act) by W.F.A. Rodermond and J.B.H. Baars;
- BNP Paribas Real Estate, 50 cours de l'Ile Seguin, te 921009 Boulogne Billancourt, France, represented (within the meaning of Article 24 of the GVV/SIR Act) by Laure Gougeon;
- CBRE Romania | Valuation Department, One Tower, 165 Calea Floreasca, 14th Floor, Bucharest, Romania, represented (within the meaning of Article 24 of the GVV/SIR Act) by Florin Ianculescu-Popa;
- Jones Lang laSalle Luxembourg SECS, rue du Puits Romain 37, L-8070 Bertrange, Luxembourg, represented (within the meaning of Article 24 of the GVV/SIR Act) by Roderick Scrivener;
- CBRE GmbH, Hausvogteiplatz 10, 10117 Berlin – Germany, represented (within the meaning of Article 24 of the GVV/SIR Act) by Kristine Kühn.

Remuneration for property experts is not connected to the value of the property and is based on a fixed fee per property valued and/or a variable fee according to the surface area valued. The agreements with the property experts satisfy the relevant regulations.

For further information on the division of the property portfolio or property expert fees, see Chapter *11. Annual Accounts* on pp. 233 and pp. 251.

Insurance cover

WDP and its subsidiaries must take out adequate insurance cover for all of their immovable goods. The insurance cover must be in line with customary market conditions.
All WDP buildings are insured for their new construction value.

For further information on the insured value and the premiums paid for insurance cover, we refer to Chapter *11. Annual Accounts* on pp. 228 and pp. 251.

Structures abroad

To ensure optimal management of the property portfolio abroad, WDP NV/SA has subsidiaries and sub-subsidiaries in a number of European countries (these companies do not have the status of an institutional GVV/SIR).

- The companies in the Group have a number of features in common.
- The company structure is also the local equivalent of a private company ('BV') or a public limited company ('NV/SA').
- WDP owns 100% of the shares in all foreign subsidiaries and sub-subsidiaries, except for WDP Romania (85%), and WDP Luxembourg (55%).

- WDP NV/SA is represented in France by its permanent establishment at rue Cantrelle 28, 36000 Châteauroux, France.
- WDP Nederland S.A. has another 100% subsidiary, WDP Development NL S.A., Hoge Mosten 2, 4822 NH Breda.

The results of the subsidiaries are subject to local corporation tax, except for WDP Nederland which has FBI status (Fiscale Beleggingsinstelling) and WDP France which has SIIC status (Société d'Investissement Immobilier Cotée), with the corresponding fiscal transparency.
More information on the FBI status and the SIIC status is available under *REIT status* earlier on in this chapter.

The net profits can be disbursed to WDP, in which case the withholding tax or exemption depends on the EU Parent-Subsidiary Directive, its implementation in the local legislation of the respective countries and the applicable double taxation agreements between Belgium and the various countries in which WDP is active. Results from foreign subsidiaries are included in the consolidation, after elimination of the depreciation of immovable goods and offset of deferred tax receivables.

The choice of financing method (group loans versus bank loans) must always take into account the impact of this financing on the consolidated gearing ratio for WDP (the maximum gearing ratio at the consolidated level must be respected and amounts to 65% as per GVV/SIR legislation. This same maximum gearing ratio also applies to the separate statements of the GVV/SIR). At the consolidated level, subordinate group loans do not affect the Group's gearing ratio. On the other hand, bank loans do.

For this financing strategy, the main factors to consider (aside from the gearing ratio) are the two key principles of taxation that differ from country to country:
- the rules on the thin capitalisation obligation for companies;
- the withholding tax percentage to be deducted on interest payments on outstanding group loans disbursed to the country of origin.

GLOSSARY

Financial and operating results

Acquisition price
This refers to the value of the property at the time of purchase. Any transfer costs paid are included in the purchase price. See also *Transfer costs*.

Accelerated bookbuild (ABB)
An exempt accelerated private placement with international institutional investors with the composition of an order book.

APM (Alternative Performance Measure)
Financial measurement of historic or future financial performance, financial position or cash flow of a company that has not been defined in the customary reporting guidelines. The Alternative Performance Measures (APM) adopted by WDP – including the EPRA key performance indicators – are always accompanied by a symbol (◆) and are provided with their definition and reconciliation in the appendices to this report.

CAGR
Compounded annual growth rate.

Contractual rent
The gross rental prices as contractually stipulated in the lease agreements on the date of conclusion.

Contribution in kind
The assets contributed when a company is incorporated or when its capital is increased, other than by depositing money.

Derivatives
As a borrower, WDP would like to hedge itself against any interest rate increases. The interest rate risk can be hedged in part by using derivatives (such as interest rate swaps).

Discounted cash flow
This is a valuation method based on a detailed projected revenue flow that is discounted to the current net value at a specific discount rate according to the risk of the asset to be valued.

Due diligence
Extensive investigation conducted within the framework of all acquisitions and/or financial transactions in the areas of real estate, economics, taxation, law, bookkeeping and administration, possibly in association with specialist external advisors.

Estimated rental value (ERV)
The estimated rental value is the rental value determined by the independent property experts.

Fair value
The fair value is defined in IAS 40 as the amount for which the property could be exchanged between two well-informed, willing parties in an arm's length transaction. The market value must additionally reflect the current rental incomes, the current gross margin for self-financing (or cash flow), the reasonable assumptions regarding potential rental income and the expected costs.

IAS/IFRS
The IAS (International Accounting Standards) and IFRS (International Financial Reporting Standards) apply to the preparation of financial statements and are drafted by the International Accounting Standards Board (IASB).

IAS 16 *Tangible fixed assets*
IAS 16 is an IAS/IFRS that applies to the administrative treatment of tangible fixed assets unless a different standard requires or permits different treatment. The main issues arising in the administrative treatment of tangible fixed assets is the recognition of assets, calculation of their book value and depreciation costs and special impairment losses to be recognised in relation to the assets.

IAS 40 *Investment properties*
IAS 40 is an IAS/IFRS that applies to recognition and measurement of and the provision of information on investment properties. This standard therefore provides the treatment method for investment properties and the corresponding disclosure requirements.

IFRS 9 *Financial instruments: recognition and measurement*
IFRS 9 is a standard that determines how a company must classify and measure the financial instruments on its balance sheet. Among other things, this standard provides for the obligation that all derivatives must be booked in the balance sheet at their fair value.

Indexation
The rent is contractually adjusted for inflation annually on the anniversary of the contract start date based on the reference index in each specific country.

Income capitalisation
This is a valuation technique used for valuing real estate where the income stream is discounted in a perpetuity at a certain required rate of return. Subsequently, certain corrections are applied to account for deviations in full occupancy under market conditions (subletting, incentives, vacancies, etc.).

Initial yield
The ratio of the (initial) contractual rent of a purchased property to the acquisition cost.
See also *Acquisition price*.

Interest hedging
The use of derivative financial instruments to protect existing debt positions against an increase in interest rates.

Interest Rate Swap (forward)
An IRS where the start date is in the future.

Interest Rate Swap (IRS)
An interest rate swap is an instrument in which parties exchange interest payments with one another for a set term. WDP uses Interest Rate Swaps to convert floating interest payments into fixed interest payments, to hedge against interest rate increases.

IVSC (International Valuation Standards Council)
An independent body that develops global standards regarding valuations that investors and other third parties or stakeholders should be able to trust.

Optional dividend
The transfer of ownership of a property is, in principle, subject to the collection by the state of transfer rights that constitute the bulk of the transaction costs. The amount of these rights depends on the method of transfer, the capacity of the buyer and the geographical location of the property.

Partial demerger
A partial demerger is a legal transaction in which part of the assets of a company (both rights and obligations) is transferred to an existing or new company without dissolution, in exchange for transfer of shares in the acquiring company to shareholders in the demerging company.

Property portfolio
The portfolio value is composed of investment properties, investment properties under construction for own account with the purpose of being rented out, assets held for sale and the fair value of the solar panels.

Project development team
Management of construction or renovation projects. WDP has an internal team of project managers working exclusively for the company.

Property management team
Day-to-day management of the property portfolio, more specifically formulation of the policy for management of existing buildings (maintenance, modification and improvement works). WDP has an internal team of property managers working exclusively for the company.

Quality distribution of the properties in the property portfolio
The quality distribution of the properties within the property portfolio is based on a classification according to Class A green-certified warehouse, Class A warehouse, Class B warehouse and Class C warehouse. This classification is based on the following parameters: age and location of the property, clear height, prospects for expansion and/or development, equipment and parking.

The share

Dividend yield
Gross dividend divided by the trading price.

Ex-date
Start date of trading the share on the stock market without entitlement to the next dividend distribution, in other words, the cut-off date of the coupon.

Free float
Percentage of shares owned by the public. According to the definition of EPRA and Euronext, this means every individual shareholder that possesses 5% of the total number of shares.

Gross dividend
The gross dividend per share is the dividend before deduction of the withholding tax. See also *Withholding tax*.

Liquidity
This is the average number of shares traded per trading day measured over a specific period of time.

Market capitalisation
Closing price on the stock market multiplied by the number of shares in circulation on that date.

Net dividend
This is equal to the gross dividend after deduction of the 30% withholding tax. See also *Withholding tax*.

Optional dividend
With an optional dividend, the dividend claim linked to an established number of existing shares provides the right to a new share, at an issue price per share that may include a discount compared to the stock market price (whether or not an average stock market price over a certain period). The issue of shares within the framework of the optional dividend is subject to standard company law on capital increases. If, in addition to a contribution in kind within the framework of the distribution of an optional dividend, a contribution in cash is made, the special provisions of article 26, § 1 of the GVV/SIR Act concerning capital increases in cash cannot be declared applicable in the articles of association, insofar as this optional dividend is effectively made payable to all shareholders. The special rules on contribution in kind to a GVV/SIR, as provided for by Article 26, § 2 of the GVV/SIR Act, do not apply either, provided certain conditions are met.

Record date
The date on which the positions are closed for identification of shareholders entitled to dividends, also known as the ex-date for short.

Withholding tax
An advance levy deducted by a bank or financial intermediary on the payment of a dividend. The standard rate of the withholding tax on dividends in Belgium is fixed at 30%.

Environmental results

BREEAM (Building Research Establishment Environmental Assessment Method)
BREEAM is a sustainability certificate related to the performance of a building over its complete life cycle. BREEAM is the main and most commonly used sustainability label for buildings in Europe. Unlike other standards, BREEAM applies a multi-criteria approach. The certification process examines not only the energy consumption of a property, but also land use, ecology, the construction process, water use, waste, pollution, transport, materials, health and comfort. As a total score, a building is rated Acceptable (only applicable to BREEAM In-Use), Pass, Good, Very Good, Excellent or Outstanding.

Carbon dioxide (CO_2)
A greenhouse gas produced by the decomposition of plant-based or animal matter.

Carbon removal
Carbon removal is a process where residual emissions (CO_2) are removed from the atmosphere and stored for long periods of time. The removal of GHGs means the removal of greenhouse gases (GHDs) from the atmosphere by deliberate human activities. In other words, in addition to the removal that would occur via the natural carbon cycle or atmospheric chemical processes. Carbon removal is integrated as a part of the strategy to move – after the maximum reduction of greenhouse gas emissions – towards net-zero emissions.

Cradle-to-Grave
Refers to a full life cycle inventory, including all emissions and disposals of a given product or material starting from its acquisition up to the end of its useful life.

Cradle-to-Gate
Refers to a partial life cycle inventory, including all emissions and disposals starting from the purchase of the material up to the moment the material reaches the WDP worksite (and thus excluding the use of the end product and end of useful life).

EDGE (Excellence in Design for Greater Efficiencies)
Certification programme for green buildings that focuses on the efficient use of resources. EDGE supports developers and builders to quickly and cost-effectively reduce energy and water consumption or energy absorbed by materials. EDGE certificates are issued worldwide and are an initiative of IFC, part of the World Bank Group.

Embodied carbon
Greenhouse gases released during the production, transport and construction of building materials as well as during the demolition of buildings.

Green Energy Certificates (GECs)
These are granted by the Flemish Electricity and Gas Market Regulator (the 'VREG') in Flanders, the Wallonia Energy Commission (the 'CWaPE') in Wallonia and the Romanian Energy Regulatory Authority (the 'ANRE') in Romania for alternative energy projects, including solar power, with a minimum price per certificate.

Greenhouse gases (GHG)
Greenhouse gases are a collection of gases expressed in CO_2 equivalents that absorb heat from the sun and trap it in the Earth's atmosphere.

PV installation
Photovoltaic or solar panel system.

Scope 1
Direct greenhouse gas emissions caused by sources owned or under direct control of the Group, such as office and transport-related activities.

Scope 2
Indirect greenhouse gas emissions from the generation of purchased electricity or heat. This energy generation occurs outside the Group's control but results in the emission of greenhouse gases.

Scope 3
Indirect greenhouse gas emissions caused by the operating activities of another organisation in the value chain, both from suppliers and customers of the Group.

TCFD
The Task Force on Climate-related Financial Disclosure is a reporting standard that allows companies to report on the financial impact of climate factors on business operations.

Governance and regulations

Corporate Governance Code 2020
Belgian code drawn up by the Corporate Governance Committee with practices and provisions on good governance that must be met by companies under Belgian law whose shares are traded on a regulated market.

EPRA (European Public Real Estate Association)
EPRA is a pan-European association of listed real estate companies that aims to promote the sector, introduce best practices for bookkeeping, reporting and corporate governance, provide qualitative information to investors and serve as a think tank for challenges facing the sector.

FBI (Fiscale Beleggingsinstelling)
Special fiscal status in the Netherlands available if specific requirements are met. See also *12. Appendices – Permanent document*.

FSMA (Financial Services and Markets Authority)
Along with the National Bank of Belgium (the NBB), the FSMA supervises the Belgian financial sector. The powers of the FSMA fall into the following six areas: supervision of financial markets and listed companies, conduct supervision, product supervision, supervision of financial service providers and intermediaries, supervision of supplementary pensions and facilitation of better financial education.

GVV/SIR (Regulated Real Estate Company)
A regulated real estate company is a listed operational real estate company that specialises in making real estate available to users and meets the legal requirements as set out in the GVV/SIR legislation. It positions itself in an international context as a REIT, characterised by a regime of fiscal transparency. The GVV/SIR is subject to the prudential supervision of the FSMA. See also *GVV/SIR legislation*.

GVV/SIR ROYAL DECREE
Royal Decree of 13 July 2014 on regulated real estate companies and, together with the GVV/SIR Act, the so-called GVV/SIR legislation. See also *GVV/SIR Act*, *GVV/SIR legislation* and *REIT*.

GVV/SIR Act
Act of 12 May 2014 on regulated real estate companies and, together with the GVV/SIR Act, the so-called GVV/SIR legislation. See also *GVV/SIR Royal Decree*, *GVV/SIR legislation* and *REIT*.

GVV/SIR legislation
The Act of 12 May 2014 (GVV/SIR Act) and the Royal Decree of 13 July 2014 (GVV/SIR Royal Decree).

Reference shareholder
Any natural person, legal entity or company (possibly with a legal personality) that holds at least 10% of the shares in the Company individually and directly, in accordance with Article 15 of the Articles of Association of the Company.

REIT (Real Estated Investment Trust)
International designation for listed real estate investment funds with a special tax status (such as in Belgium (see also *GVV/SIR*), the Netherlands (see also *FBI*) and France (see also *SIIC*)).

SIIC (Société d'Investissement Immobiliers Cotée)
Special tax status available in France that listed real estate companies can opt for if the specific requirements are met. See also *12. Appendices – Permanent document*.

WAREHOUSES WITH BRAINS

WDP NV/SA
Blakebergen 15, B-1861 Wolvertem
T. +32 (0)52 338 400
info@wdp.eu | www.wdp.eu

www.facebook.com/WDPwarehouses
@WDP_EU
linkedin.com/company/wdp
Company number: BE 0417.199.869 (Register of legal entities of Brussels, Dutch section)

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