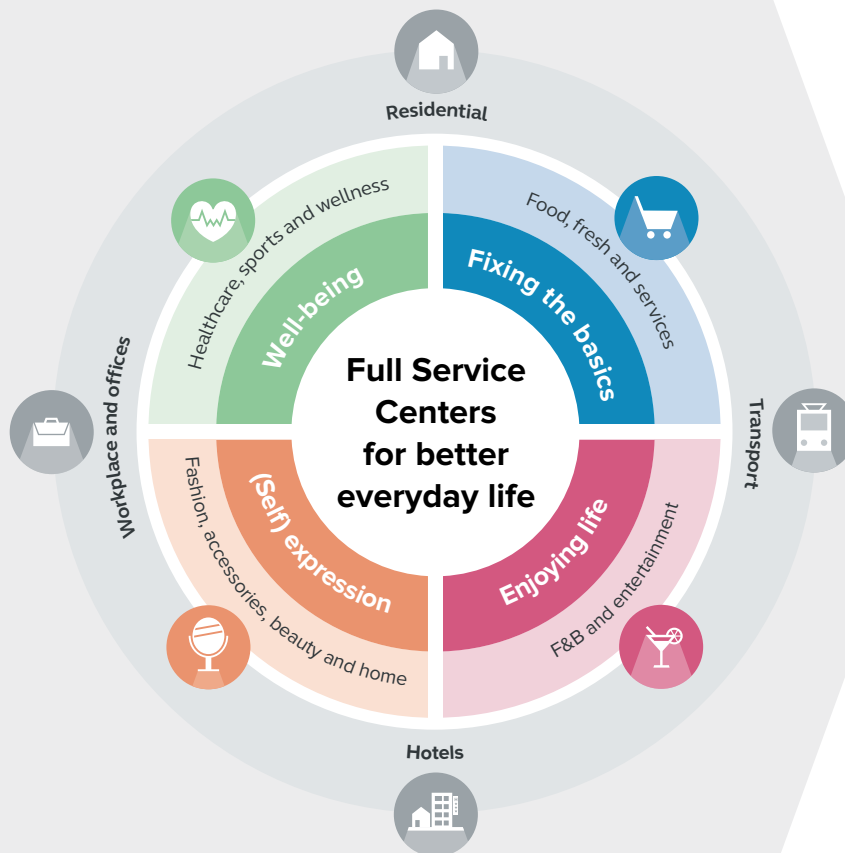


At a glance

About Wereldhave

Wereldhave owns and operates more than thirty retail and Full Service Centers in the Netherlands, Belgium and France. Our centers combine leisure, food & beverage, entertainment, and health & beauty, as well as traditional retail. At the end of 2019, our portfolio was worth just over € 2.9 billion. Wereldhave is registered in the Netherlands as an investment institution, the Dutch equivalent of a Real Estate Investment Trust (REIT). Our shares are listed on Euronext Amsterdam.



LifeCentral program

Asset-by-asset transformation towards portfolio of Full Service Centers with mix of 'life central' experiences as base for sustainable growth

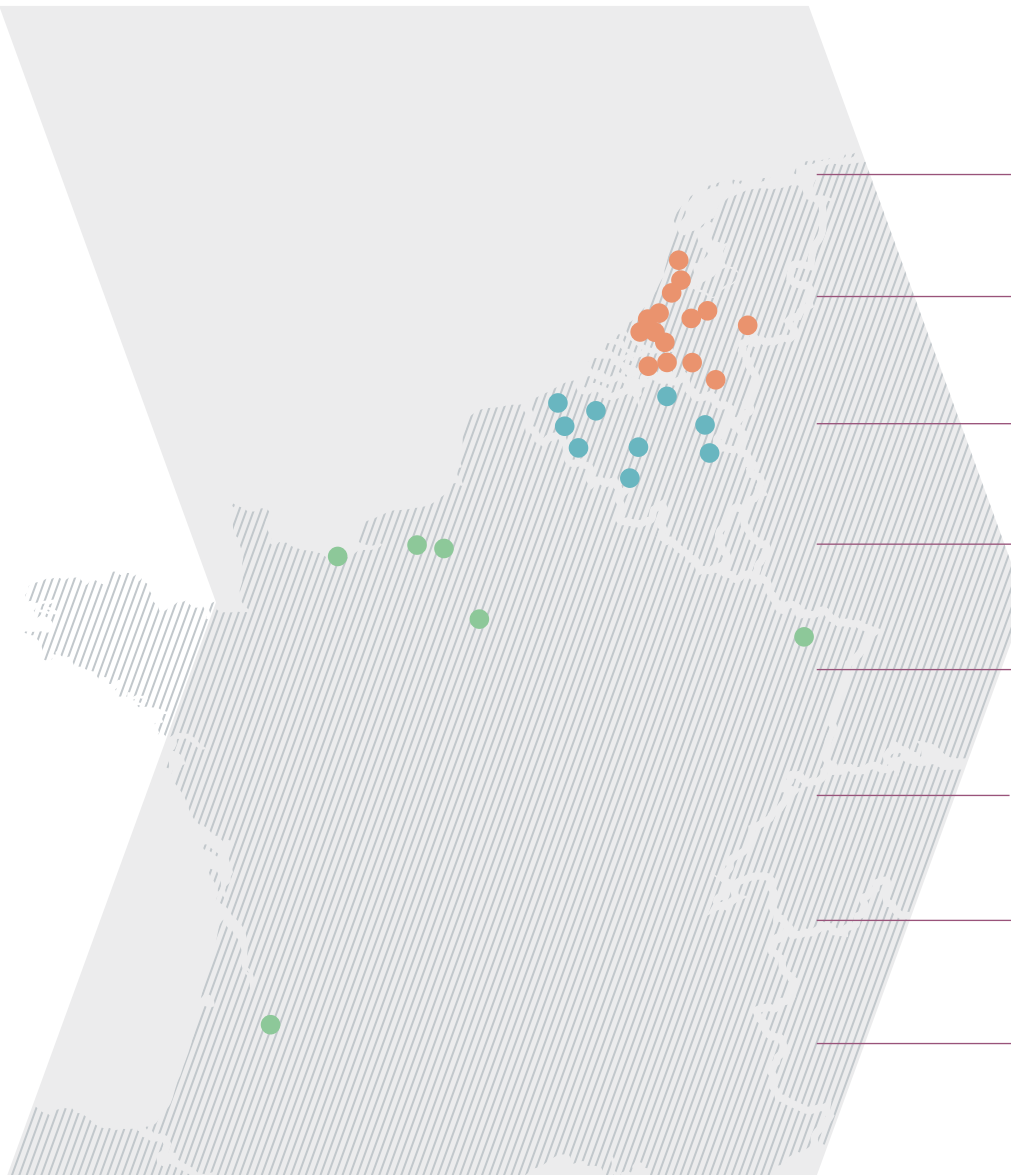
Focus on Benelux, and phase out France, proceeds to be invested in transformation

Total investments in LifeCentral:
300-350 million euro

Total targeted divestments:
book value of 1,075 million euro

Wereldhave to adopt a **total property return investment approach**

New target LTV of 30-40%,
without an equity / rights issue



€ -318.9

Total result 2019:
€ -318.9m (2018: € -55.6m)

€ 128.6

Direct result 2019:
€ 128.6m (2018: € 146.7m)

€ -447.5

Indirect result 2019:
€ -447.5m (2018: € -202.3m)

€ 2.81

EPRA EPS 2019: € 2.81

€ 2.52

Dividend for 2019: € 2.52
(final distribution of € 0.63 per share)

€ 2.35 - € 2.45

Outlook EPRA EPS 2020:
€ 2.35 to € 2.45

75%-85%

Dividend pay-out ratio between
75% and 85% of EPRA EPS

€ 1.76

Dividend for 2020: € 1.76 (three interim
payments of € 0.44 and an expected final
distribution of € 0.44 per share)