

Outlook

Wereldhave has the ambition to become the market leader in Full Service Centers in the Benelux, broaden the customer experience and improve our digital capabilities. Through our LifeCentral program, we will actively transform our assets, right-sizing them to the new reality, restoring the retail balance and add new functions and use. We will strengthen our balance sheet by divesting selective assets and phasing out our presence in France.

We are well positioned to transform our assets to Full Service Centers. The assets are on densely populated and well connected locations and the gap between current retail rent levels and mixed-use is modest. Capital allocation will be based on the total property return, with a disciplined data driven, fact based approach. Assets with below target IRRs will be sold.

The transformation of our portfolio will be executed simultaneously with our disposal program. This will lower our debt and strengthen our balance sheet, but we expect our earnings per share will decrease over the next three years. We are confident that after the disposals have been executed, we will be able to create rental growth, value growth and dividend growth.

For the year 2020, we expect a direct result between € 2.35 and € 2.45 per share on a constant portfolio basis. Wereldhave maintains its dividend policy with a pay-out between 75% and 85% of EPS. Due to the planned disposals and the LifeCentral transformation program, EPS will gradually decrease to bottom out at a range of € 1.40 - € 1.50 in 2022. From there, we expect to deliver growth again of 4-6% per annum until 2025. Dividend for the year 2020 is expected to be at € 1.76. Interim dividend per quarter is set at € 0.44, with an expected final distribution of € 0.44, in line with the pay-out ratio.

