



PRESS RELEASE | Wereldhave Belgium continues its growth trajectory with the second acquisition of the year: takeover of Ville2 shopping centre

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Wereldhave Belgium reached an agreement on 18 November 2025 with Everbel SA (a Luxembourg family office) regarding the acquisition of all shares of La Société Générale Immobilière De Belgique SA, a Belgian company that owns the Ville2 shopping centre, located in Charleroi.

This transaction marks a second major step in the growth phase of its LifeCentral strategy and fully aligns with Wereldhave Belgium's acquisition criteria, including strategic location, value creation opportunities, and transformation potential into a Full Service Centre. The property value (as one of the components of the standard formula for determining the share price in such transactions) amounts to €120 million, resulting in a net initial yield (NIY) of 8%, which is well above Wereldhave Belgium's internal threshold. As with its other assets, Wereldhave Belgium will be responsible for the operational management of Ville2 and the further rollout of its Full Service Centre strategy.

Wereldhave Belgium will finance this acquisition for approximately two-thirds via a capital increase and the remaining one-third with external bank financing, which has already been secured. As a result, Wereldhave Belgium's loan-to-value ratio will remain stable, still leaving room for further growth opportunities. For more information about the capital increase, please refer to the "[Capital Increase](#)" section on the [Wereldhave Belgium website](#).

With this acquisition, Wereldhave Belgium will further expand and diversify its portfolio. The Ville2 shopping centre, built in 1991, was renovated and expanded in 2012 and 2022.

Ville2 houses 122 tenants in categories such as fashion, services, food, beauty, decoration, jewellery, leisure, multimedia, and others. It is located on the immediate outskirts of Charleroi. The centre covers 27,000 m² GLA, of which 21% is mixed use, and offers 2,000 free parking spaces. Ville2 has an integrated food court and a major leisure/entertainment tenant, and is located next to a Pathé Imax Cinema complex. Key tenants include well-known brands such as Fnac, New Yorker, C&A, H&M, Douglas, Sportsdirect. Ville2 receives about 4 million visitors annually and generates approximately €9.5 million in net rental income per year, resulting in a net initial yield of 8%.

This acquisition will therefore increase the value of the existing portfolio, diversify it, and contribute to stable, recurring, and predictable income. Completion of this acquisition (i.e., the closing) is expected to take place after the capital increase is completed and, barring unforeseeable circumstances, before the end of the year.

Wereldhave Belgium was advised by the law firm Liedekerke and commercially by CBRE. The seller was advised by the law firm Elegis and commercially by Cushman & Wakefield and BNP Paribas.

Nicolas Rosiers, Deputy CEO of Wereldhave Belgium, comments: *"We are particularly pleased to announce the successful acquisition of the Ville2 shopping centre. This acquisition once again strengthens our position in the Belgian retail market and marks a second major milestone in our strategic expansion. This second significant step in less than a year underscores our ambition to substantially grow the portfolio and create sustainable value for our shareholders. Ville2 fits perfectly within our strict acquisition criteria and will not only contribute to our profitability but also create substantial long-term value. We also wish to highlight the commitment and energy of our teams: achieving a second major transaction just a few months after the closing of the previous acquisition demonstrates their professionalism, drive, and operational strength."*

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The investment focus of Wereldhave Belgium is on shopping centres and retail parks that are dominant in their catchment area. Wereldhave Belgium is listed on Euronext Brussels and its market capitalization as of 31 October 2025 amounts to € 496 million. More information can be found on the website: www.wereldhavebelgium.com

Wereldhave

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