



WERELDHAVE

PRESS RELEASE

Wereldhave completes sale of NODA office building in Paris

Schiphol, 15 October 2015

Wereldhave has successfully completed the sale of the NODA office building in Issy-les-Moulineaux (Paris).

The NODA office building was sold for € 185m net, which is € 8.9m or 5.1% in excess of the book value as at December 31, 2014, when the building was transferred from the development portfolio to investments. On a net basis, this is € 39m above the development costs (including the fit-out contribution to tenant Coca-Cola). It represents a running exit yield of 2.9% (if fully rented at market conditions of 4.5%).

An earn-out mechanism for leasing out the remaining 1/3 of the building can generate an additional income of up to € 2m, depending on the timing of leases signed.

The NODA office building, which was awarded BREEAM 'Outstanding' during the design stage, received the BREEAM certificate 'Outstanding' post construction on 15 October 2015, with a score of 93.23%.

Allez & Associés acted as notary to Wereldhave.

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About Wereldhave

Wereldhave invests in dominant mid-sized shopping centres in larger provincial cities in northwest continental Europe. The catchment area of our centres should comprise of at least 100,000 inhabitants within 10 minutes travel time. We focus on shopping centres that have a sound balance between shopping convenience and experience. With easy accessibility, an offer that covers 90% of shopping needs, successful (inter-) national and local retail formulas and strong food anchors, our centres provide convenience shopping to accommodate an ageing population, ongoing urbanisation and a busy lifestyle. We aim for an entire experience that goes beyond shopping, with fully embedded food & beverage functions, kid's playgrounds and high quality amenities, to attract families and prolong average dwelling times. For more information: www.wereldhave.com