



Wereldhave agrees to purchase five Dutch shopping centres from Unibail-Rodamco

Wereldhave N.V. has increased its investment in Dutch shopping centres considerably with the purchase of stakes in five shopping centres from Unibail-Rodamco. The transaction involves shopping centres in Purmerend (Eggert), Capelle a/d IJssel (De Koperwiek), Eindhoven (Woensel XL), Roosendaal (De Roselaar) and Utrecht (Overvecht).

The total purchase price for these five shopping centres amounts to circa EUR 249,500,000.-- including transaction costs. Completion is expected to take place March 16, 2010. The net initial yield for Wereldhave amounts to 6%. The purchase of the Overvecht shopping centre in Utrecht is conditional in view of a first right of refusal of a third party. The purchase will be financed with existing credit facilities. It is the intention of parties that a number of property related employees from Unibail-Rodamco will join Wereldhave.

Hans Pars, CEO of Wereldhave N.V., explained: *“This transaction brings the number of our mid-sized shopping centres in the Netherlands from three to eight, thus providing us a solid position on the Dutch shopping centre market. All five centres meet our high demands with respect to quality of the catchment area and market position of the centre. This purchase fits perfectly in our strategy to increase our investments in shopping centres and shows that we have the financial position to make use of attractive investment opportunities in the markets where we are active.”*

Wereldhave invests in shopping centres which are dominant in their catchment area. With its in-house active shopping centre management organisation, Wereldhave pursues a further strengthening of the market position of its centres, focused on an increase of the numbers of visitors, shopping turnovers and rental income. This is all aimed at a stable growth of the direct result and the dividend for shareholders.

Eggert at Purmerend (www.eggertwinkelcentrum.nl)

The Eggert Centrum is a shopping centre of approx. 20,000 m² (circa 75 shops) in the centre of Purmerend. Purmerend is an attractive shopping city, north of Amsterdam. The shopping mall has shops on two floors and its own car park with 390 places. Important tenants of the centre are V&D, Hema, C&A, WE, Miss Etam and Bart Smit.

De Koperwiek at Capelle a/d IJssel (www.dekoperwiek.nl)

De Koperwiek is a shopping centre of approx. 22,000 m² (circa 100 shops), which has evolved to become the main shopping area of Capelle a/d IJssel. Capelle lies within the agglomeration of Rotterdam and is known for its solid consumer purchasing power. The centre has a subway connection and good parking facilities. De Koperwiek consists of two parts, the original centre having been extended in 1995 providing another 32 shops, which comprise approx. 40% of the total centre. Wereldhave are acquiring the extension and 61 apartments above. The other part of the centre has a single owner. The total centre has expansion potential. Important tenants of the Wereldhave part of the centre are Albert Heijn, Hema, M&S, Douglas and Blokker.

Woensel XL at Eindhoven (www.woensxl.nl)

The Woensel Shopping Centre is located in the similarly named district north of Eindhoven. The partially covered centre provides approx. 41,000 m² of shopping space (circa 160 shops) and has sufficient parking facilities. The shopping centre is, after the city centre, the most dominant shopping location in Eindhoven and was extended and renovated in the period 2004-2006. The part being purchased by Wereldhave comprises approx. 10,300 m² (32 shops), mainly a linked part of the centre, which makes Wereldhave the biggest owner of the centre. Important tenants in the Wereldhave part are H&M, La Place, Esprit and Douglas.

De Roselaar at Roosendaal (www.winkelcentrumroselaar.nl)

The Roselaar is a shopping centre of approx. 28,000 m² (circa 64 shops) in the centre of Roosendaal. Roosendaal lies in the south western part of the Netherlands, between Rotterdam and Antwerp, and has a primary and secondary catchment area of approx. 125,000 people. The centre consists of a covered part and part of a shopping street. The part being purchased by Wereldhave comprises a shopping area of approx. 12,700 m² (54 shops) and forms the greater part of the covered shopping mall. Next to the shopping centre is a car park with 425 places. Important tenants of the shopping centre are Albert Heijn, C&A, Hema, WE, Coolcat, Vero Moda and Xenos.

Overvecht te Utrecht (www.scovervecht.nl)

Shoppingcenter Overvecht is a shopping centre of approx. 27,000 m² (circa 110 shops) in the north-east of Utrecht. It dates from 1969 and was fully renovated in 1996. The centre is completely covered and disposes of ample parking facilities. The centre is, after the city centre, the most important shopping location of Utrecht. A large expansion of the centre is under preparation. The part purchased by Wereldhave comprises approx. 10,100 m² (16 shops, among which Albert Heijn XL, Kijkshop, Hunkemöller and Scapino), spread over the centre.

About Wereldhave

Wereldhave, founded in 1930, is an international property investment company with an investment portfolio of approximately EUR 2.5 billion. Wereldhave aims at a stable growth of the direct result and the dividend to the shareholders. In order to realise this, Wereldhave focuses on value creation and the distribution of risks. Value creation is realised by active in-house shopping centre management, timing of purchases and sales of offices and residential property and by developing property at cost for its own portfolio.

Property investment is a capital intensive business, and due to the relatively high transaction costs property investments are long term investments. In order to reduce risks, Wereldhave distributes its investments over three sectors (shopping centres, offices and residential projects) and six European countries – the Netherlands, Belgium, Finland, France, Spain and the United Kingdom – and three regions in the United States. Wereldhave focuses on large, liquid, transparent and professional markets. Wereldhave only invests in high quality, sustainable property at readily accessible locations with good facilities. By being active in several countries Wereldhave is able to take advantage of the differences in investment opportunities and use differences in the economic cycle.

Real estate is a local business. In order to have direct contact with tenants and the local market, Wereldhave has its in-house management organisations in the six countries in Europe and the three regions in the United States where it is active. Knowledge of rapidly changing consumer demands is also used in the development of properties for its own portfolio.

Wereldhave shares are listed at NYSE Euronext in Amsterdam and Paris. The dividend yield of the Wereldhave share currently amounts to approx. 7%.

Wereldhave. Value for tomorrow.

In a conference call to be held today at 14.00 h CET (to be followed by audiocast at www.wereldhave.com) an explanation to this purchase will be given.

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