

FINANCIAL ANNUAL REPORT 2021



IDENTIFICATION

Name	Warehouses Estates Belgium (WEB for short)
Legal form	Société anonyme [public limited company] (SA for short)
Status	Public Regulated Property Company (SIRP or SIR for short)
Registered office	29 avenue Jean Mermoz, B-6041 Gosselies (Belgium)
Phone	+32 71 259 259
Fax	+32 71 352 127
Email	info@w-e-b.be
Website	www.w-e-b.be
Company number	BE0426.715.074
LEI	549300JTAJHL7MXIM284
Date of incorporation ¹	04 January 1985 under the name "Temec"
Date of admission to Euronext	01 October 1998
Date of approval as SIR	13 January 2015
Duration	Unlimited
Share capital	€10,000,000
Number of shares	3,166,337
ISIN code	BE0003734481
Listing	Euronext Brussels
Effective managers	Mr Laurent WAGNER, CEO Ms Caroline WAGNER, CAO Mr Antoine TAGLIAVINI, CFO Mr Laurent VENSENSIUS, CTO
Sole Administrator	W.E.B. Property Services Plc (WEPS SA for short)
Closing date	31 December
Property expert	CBRE represented by Mr Kevin VAN DE VELDE ²
Auditor	PwC represented by Mr Damien WALGRAVE ³
Types of properties	Commercial, logistics buildings and offices
Fair value	€301,743,154 ⁴

Declaration

Mr Claude DESSELLE, as Chairman of the Board of Directors, Ms Caroline WAGNER and Mr Laurent WAGNER, as Executive Directors and Effective Managers, Ms Valérie WAGNER as Executive Director, Messrs Daniel WEEKERS, Jean-Jacques CLOQUET and Jacques PETERS, as Independent Directors, as well as Messrs Antoine TAGLIAVINI (CFO) and Laurent VENSENSIUS (CTO), as Effective Managers of Warehouses Estates Belgium SA (hereinafter "WEB SA") having its registered office at Avenue Jean Mermoz 29, 6041 Charleroi (Gosselies), Belgium, declare that, to the best of their knowledge:

- the financial statements, drawn up in accordance with applicable accounting standards, give a true and fair view of the Company's assets, financial situation, and results;
- the management report contains a true and fair presentation of the development of the business, the results and the situation of the Company.

Any additional information can be obtained on request by telephone at 071/259.259, by fax at 071/352.127 or by email at **info@w-e-b.be**.

The financial report is also available in French. Only the French version of the document is authentic; the English version is an unofficial translation.

¹ The latest version of the Coordinated Articles of Association is available on the Company's website: www.w-e-b.be.

² The mandate of the Property Expert was renewed in January 2021 for a period of 3 years.

³ The mandate of the Auditor was renewed during the 2020 General Meeting of Shareholders for a period of 3 years.

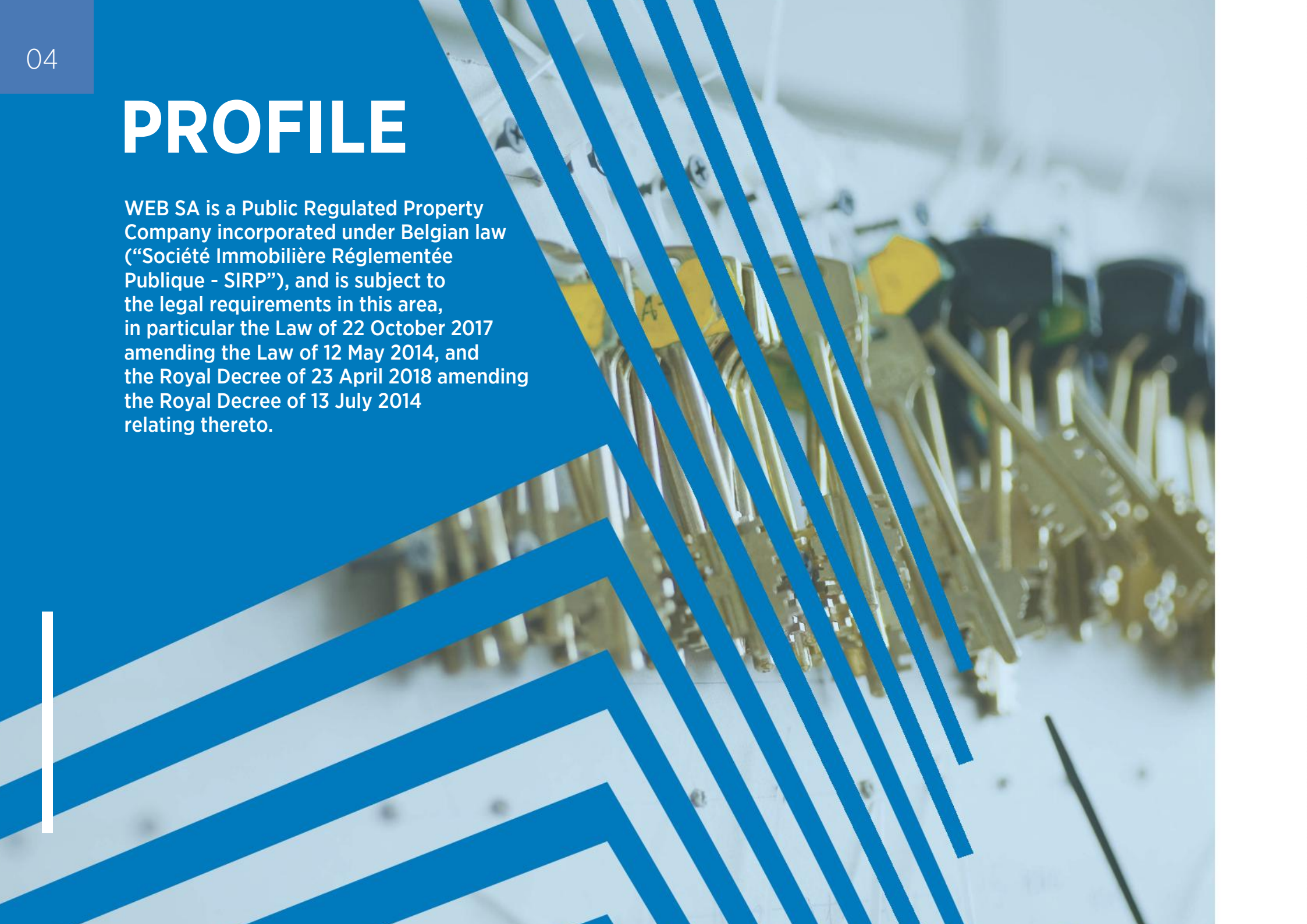
⁴ assets held for sale included, based on the value determined by the Property Expert

SUMMARY

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PROFILE

WEB SA is a Public Regulated Property Company incorporated under Belgian law (“Société Immobilière Réglementée Publique - SIRP”), and is subject to the legal requirements in this area, in particular the Law of 22 October 2017 amending the Law of 12 May 2014, and the Royal Decree of 23 April 2018 amending the Royal Decree of 13 July 2014 relating thereto.



WEB SA has been listed on Euronext Brussels since 01 October 1998. In accordance with its investment strategy, WEB SA invests in property in Belgium.

WEB SA's business activities consist of making its properties available to users. Most of these are operating leases, with WEB SA retaining the risks and benefits associated with the ownership of investment properties. The rents received are recognised as rental income on a straight-line basis over the duration of the rental contract. WEB SA has also entered into four (4) long lease contracts.

Through its activities, WEB SA aims to enhance and increase its property assets, with particular focus on commercial, office and logistics properties. WEB SA is currently one of the investment and property management specialists in these categories.

WEB SA has a portfolio of close to 110 properties (excluding projects under development) representing a total surface area of 297,582 m² (excluding land). The fair value of this property portfolio amounts to €301,743,154 as at 31 December 2021.

Since its initial public listing 23 years ago, WEB SA has offered its shareholders a remarkable return, despite the sometimes difficult socio-economic situations. It intends to continue its development by favouring the composition of a stable portfolio, creating value and long-term growth and generating income in line with its dividend policy. WEB SA will continue to adopt a cautious and selective position in the choice of its investments so that they are always carried out under conditions particularly favourable for its shareholders, while taking into account the potential associated risks.

As at 31 December 2021, the market capitalisation of the Company was €132,986,154.

LETTER TO SHAREHOLDERS



Dear Shareholders,

As was the case in 2020, the year 2021 was problematic due to the ongoing COVID pandemic.

Nevertheless, the potentially negative economic effects of this health crisis on our property sector have been contained; WEB confirmed its resilience thanks to its commercial positioning, particularly in open-air retail parks on the outskirts of towns, while Retail in general, for precautionary reasons in 2020, had been perceived as a high-risk sector.

Our Company has however decided to grant certain economic facilities to some of its tenants, albeit to a lesser extent than those offered in 2020, in order to sustain its rental income, and to help them overcome their difficulties.

During the Extraordinary General Meeting of 10 September 2021, WEB SA proceeded with the merger by absorption, with effect from 01 September 2021, of its 2 subsidiaries in which it held a 100% stake, namely SA Business Park Alleur and SA SPI La Louvière, thereby benefiting from 4 months of economic activities. WEB SA is therefore no longer a consolidating Company.

In addition, during this same meeting, WEB SA approved the adaptation of its Articles of Association to the new Companies and Associations Code (CSA) by adopting the legal form of "Société Anonyme" [Public Limited Company], which is the legal form closest to its own, with a sole administrator, its manager W.E.B. Property Services SA ("WEPS") having therefore become the Sole Administrator.

WEB SA has also renewed and updated the authorisations granted to the administrative body in terms of authorised capital and the acquisition and disposal of treasury shares.

The 2021 financial year ended with an increase in statutory comprehensive income to €13,992k, resulting in distributable income of €9,985k.

The fair value of the property portfolio, excluding investment properties held for sale, increased from €273,482k to €300,993k, an increase of 10.1%.

This change of €27,510k can be explained as follows:

- the integration following the mergers of the buildings absorbed for €22,179k,
- capitalised expenses, devoted to the improvement and renovation of rental units for €3,410k,
- the net positive change in the fair value of investment properties for €1,292k,
- the reincorporation in 2021 for €630k of the Tournai building following its rental.

The Company's statutory assets thus rose from €299,624k to €305,176k, an increase of 1.85%.

Net rental income was €18,633k, up 15.9%.

The Company's overall result was €13,992k, up 55.4% compared to 2020, a year strongly impacted by COVID-19.

The statutory distributable result was €9,985k showing a slight decline of €181k due to the increase in maintenance expenses of nearly €1 million.

The Company's debt ratio fell from 45.63% to 45.97%.

The occupancy rate was 94.58% as of 31 December 2021.


The Board of Directors decided to distribute an interim dividend of €1.00 gross per share, paid in December 2021. It will propose, at the Ordinary General Meeting of 26 April 2022, to grant an additional dividend of €1.84 gross per share.

As such, the overall gross amount of the dividend for the financial year 2021 would be €2.84, giving a gross return of 6.97%; the pay-out ratio therefore stands at 90.06% against 98.11¹ for the previous financial year.

The Board of Directors and the Effective Management will continue to favour selective growth, as well as the maintenance at the best rental level of the building stock, choosing to maintain sufficient profitability to generate an annual profit, which will enable them to offer an attractive dividend per share to Shareholders, in accordance with the strategy set out in this report.

We would like to thank all of the employees for the work accomplished during this year, and congratulate them for the positive spirit they have demonstrated in order to achieve the objectives.

We would also like to thank all of the Shareholders, whose loyalty to the Company strengthens our determination to pursue the profitable expansion of our portfolio.



Claude DESSEILLE
President of the Board of Directors



Laurent WAGNER
CEO

¹ If the Company had applied the look-through approach.

KEY FIGURES 2021¹

PORTFOLIO'S DISTRIBUTION BY SECTOR (% FAIR VALUE)	31/12/2021 ²	31/12/2020 ³	DELTA Y/Y (%)
Retail	68.55%	68.63%	-0.07%
Logistic	18.64%	18.51%	0.13%
Office	12.03%	12.08%	-0.05%
Land	0.78%	0.79%	-0.01%

STATUTORY ACCOUNTS	31/12/2021	31/12/2020	DELTA Y/Y (%)
Rental income	€18,499k	€17,512k	5.63%
Net rental result	€18,633k	€16,076k	15.91%
Property result	€17,971k	€15,520k	15.79%
Operating result before result on portfolio	€12,040k	€10,468k	15.02%
Net result	€13,992k	€9,006k	55.35%

STATEMENT OF FINANCIAL POSITION AT CONSTANT SCOPE	31/12/2021 ⁴	31/12/2020 ⁵	DELTA (%)
Fair value of portfolio	€301,743k	€297,413k	1.46%
Shareholders' equity	€162,938k	€158,753k	2.64%
Intrinsic unit value of a share	€51.46	€50.14	2.64%
Occupancy rate	94.58%	94.77%	-0.20%
Debt ratio	45.97%	46.09%	-0.26%

DISTRIBUTION BY SECTOR⁶



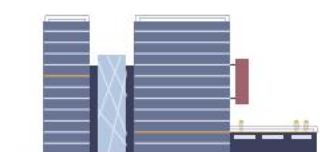
COMMERCIAL PROPERTIES

68.55%



LOGISTICS PROPERTIES

18.64%



OFFICE PROPERTIES

12.03%

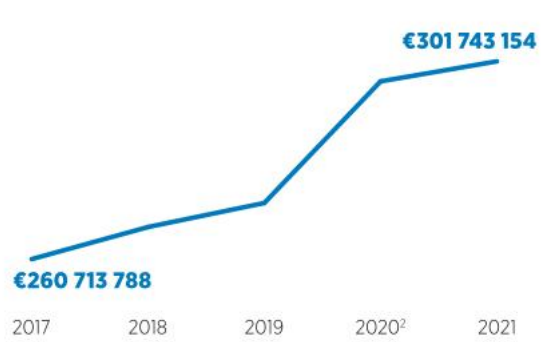


LAND

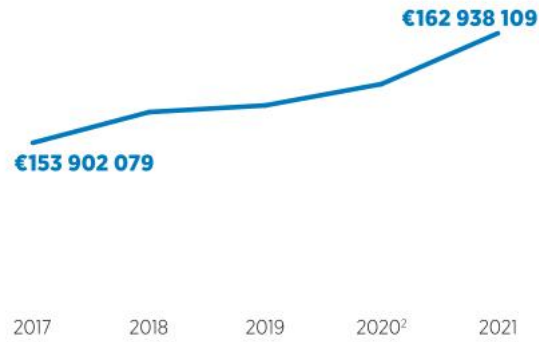
0.78%

1 including assets held for sale, unless otherwise stated
 2 statutory percentages following the merger by absorption of the two subsidiaries in September 2021
 3 consolidated percentages
 4 statutory figures following the merger by absorption of the two subsidiaries in September 2021
 5 consolidated figures
 6 based on fair value

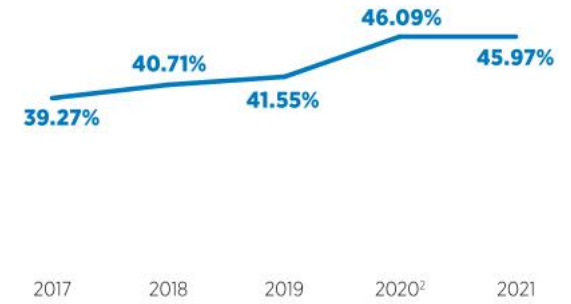
CHANGE IN FAIR VALUE¹



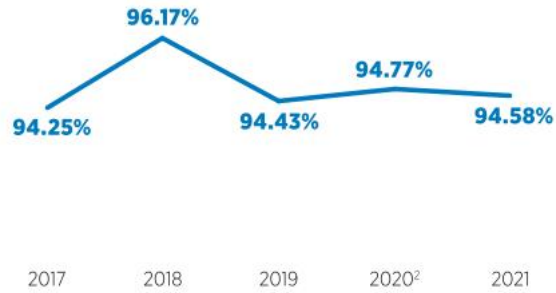
CHANGE IN SHAREHOLDERS' EQUITY



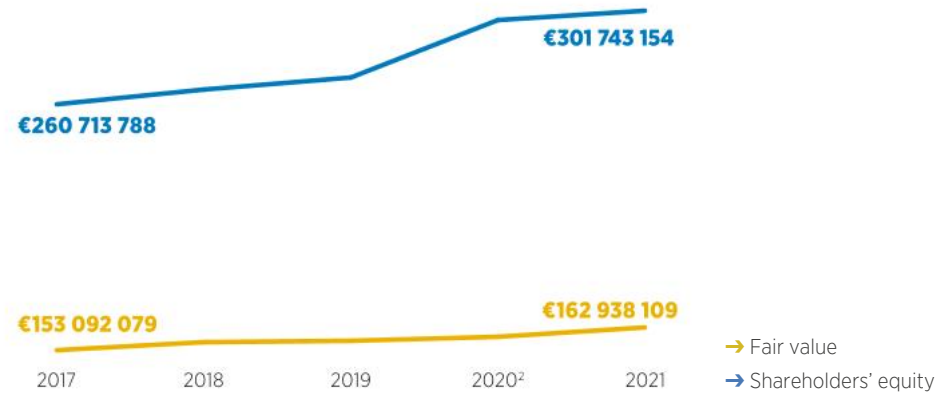
CHANGE IN DEBT RATIO



CHANGE IN OCCUPANCY RATE



COMPARATIVE CHANGE IN EQUITY AND FAIR VALUE OF PROPERTY²



¹ The fair value is that determined by the Company's independent property expert, assets held for sale included.
² consolidated figures

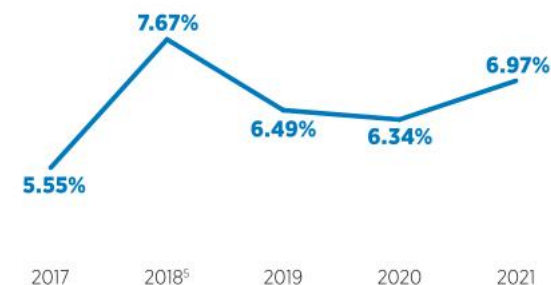
DIVIDEND PAY-OUT POLICY

Listed since 01 October 1998 on Euronext Brussels, WEB SA closed its 23rd financial period on 31 December 2021.

Given the results of WEB SA for the 2021 financial year, the Board of Directors will ask the Ordinary General Meeting of 26 April 2022 to ratify the interim dividend of €1.00 gross per share, paid in December 2021, and to distribute an additional dividend of €1.84 gross per share, payable on 04 May 2022. The gross amount of the dividend for the 2021 financial period would therefore amount to €2.84 gross per share; the distributed percentage compared to the statutory results would amount to 90.06% as opposed to 98.11%¹ for the previous financial period.

WEB SA intends to continue its profitable development in the future, in order to sustainably consolidate its current policy of dividend distribution and return.

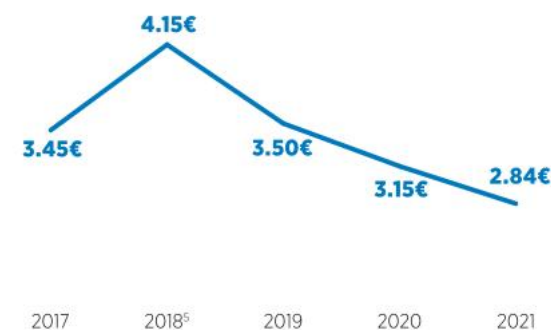
GROSS RETURN ON THE ANNUAL AVERAGE MARKET SHARE PRICE



HISTORY OF DIVIDEND DISTRIBUTION

	2021	2020	2019	2018 (15 months) ⁵	2017
Intrinsic share value	€51.46	€50.14	€49.60	€49.41	€48.61
Market share price on the closing date	€42.00	€42.40	€60.00	€48.48	€61.67
Annual average market share price ²	€40.75	€49.72	€53.96	€54.09	€62.13
Gross amount per share	€2.84	€3.15	€3.50	€4.15	€3.45
Gross return on the annual average market share price ³	6.97%	6.34%	6.49%	7.67%	5.55%
Percentage distributed in relation to results	90.06%	98.11% ⁴	91.56%	93.50%	98.96%

GROSS DIVIDEND



1 Note that the percentage at 31/12/2020 would be 90.24% if the Company had applied the look-through approach.

2 This is the daily closing price divided by the number of quotes for the period.

3 The gross return is calculated by dividing the gross amount of the dividend by the annual average market price.

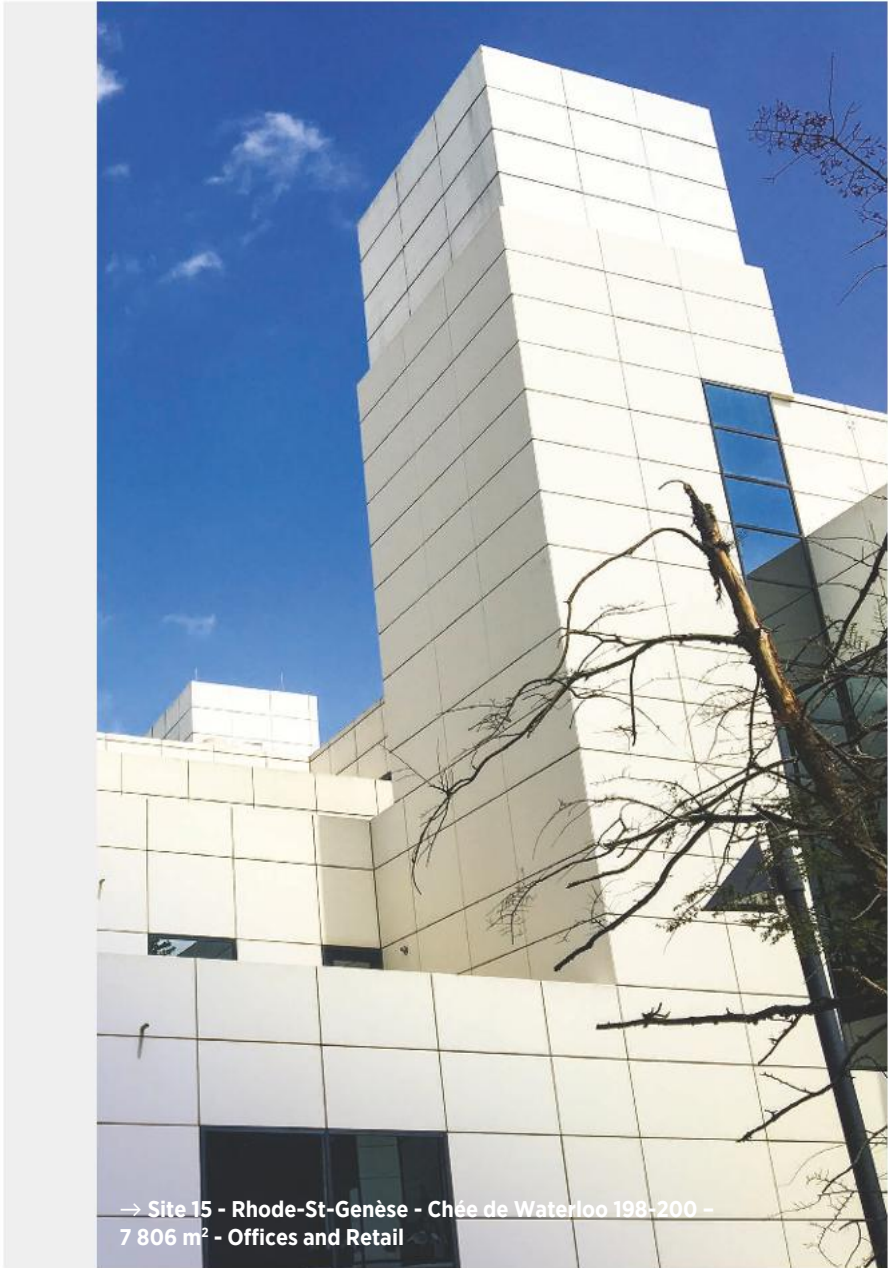
4 Note that the percentage at 31/12/2020 would be 90.24% if the Company had applied the look-through approach.

5 The 2018 financial period was 15 months in order to align the financial period with the calendar year. The total dividend distributed was €4.15 gross / share.

FINANCIAL CALENDAR YEAR^{1,2}

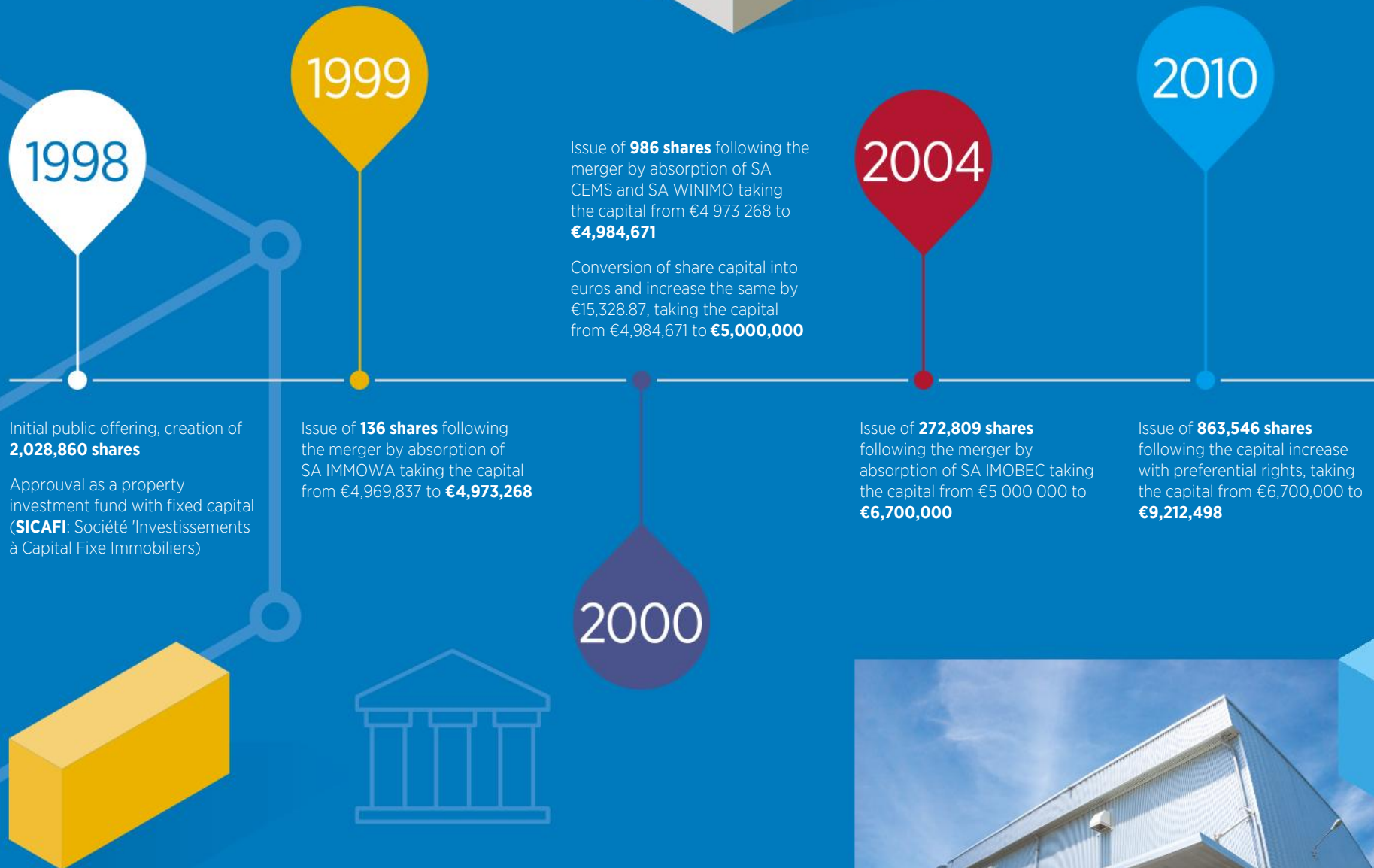
End of the 1 st half of the 2022 financial period	30/06/2022
Publication of the half-yearly financial results for the 2022 financial period	30/09/2022
Publication of the 2022 Half-yearly Financial Report	30/09/2022
Closing of financial period 2022	31/12/2022
Publication of annual financial results for the 2022 financial period	24/03/2023
Online publication of the 2022 annual Financial Report	24/03/2023
Ordinary General Meeting of Shareholders (OGM)	25/04/2023
Dividend for the 2021 financial period	
• Publication of the 2022 dividend ³	26/04/2023
• Ex-date	02/05/2023
• Record date	03/05/2023
• Payment	04/05/2023

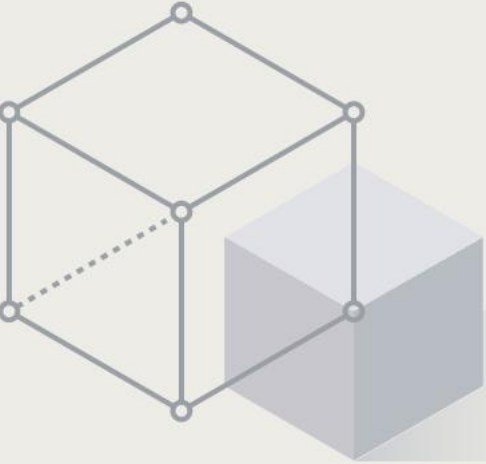
1 Subject to modification. In the event of a modification, the shareholder's agenda will be updated accordingly, and the information will be published on the Company's website: www.w-e-b.be. A press release will also be published via the agency Belga.
 2 unless otherwise stated, publication after the Stock Market closes
 3 publication before the Stock Market opens



→ Site 15 - Rhode-St-Genèse - Chée de Waterloo 198-200 –
 7 806 m² - Offices and Retail

HISTORICAL





2015

Increase in share capital by incorporation of the share premium account for an amount of €787 501.82, taking the capital from €9,212,498 to **€10,000,000**, without creating new shares

As at 31 December 2020, the share capital of WEB SA amounted to **€10,000,000**.

It is represented by **3,166,337 shares** without a given nominal value, all fully paid up, each representing one / three million one hundred and sixty-six thousand three hundred and thirty-seventh (1/3 166 337th) part of the capital, and conferring the same rights and benefits. The capital may be subscribed and paid up, both by the General Partner and by the Shareholders.

Approval as a regulated property company (**SIR**: Société Immobilière Réglementée)

2011

2021



MANAGEMENT REPORT

29

→ Site 33 - Gosselies - Avenue Jean Mermoz 29 - 20 678 m² - Logistic and Office

Strategy

Looking to develop its property portfolio profitably in order to increase both the intrinsic value of the Company and the distributable profit, WEB SA relies on the following overall strategy:

- acquisition of buildings or property companies located in Belgium, mainly in the Retail Park, Logistics and Office areas
- continuous and proactive renovation of its building stock
- sale of buildings that have become non-strategic

Management creating added value in the long term

WEB SA:

- proactively manages the relationship with its rental clients: its commercial team continuously builds a close relationship with the tenants.

Continuous and proactive improvement of the existing portfolio

- **Property management:** WEB SA exercises its commercial management locally, the objectives of such being the sustainability of tenant relationships, as well as the identification of their needs. The client relationship maintained by WEB enables it to pay close attention, and to listen to its tenants. This relationship enables a close administrative follow-up, anticipating possible problems and making it possible to provide adequate and rapid solutions. The permanent aspect of client contact also allows us to remain open to their wishes and recommendations, and thereby to identify the most relevant improvements.

Long-term external growth in value (acquisitions, mergers, etc.)

WEB SA identifies new projects that contribute to its strategic vision, which meet the following criteria:

- high-quality, attractive and long-lasting buildings in order to minimise ecological footprints
- modular buildings in order to minimise any conversion costs
- prime locations
- complementarity and diversity of tenants' commercial offers

- constant monitoring of the debt ratio so that it remains below 50%, while maintaining steady growth
- control of overhead costs

To achieve this, it has a Board of Directors and a competent and efficient Effective Management, as well as a network of high-quality Independent Contributors.

The activity carried out as such is in line with all the "pillars" of said activity:

- carefully selects its tenants: the client portfolio is made up of first-rate corporate chains, and includes, almost 37.5% of international operators, almost 39% working at a national level, and more than 20% at the regional level.¹
- actively participates in improving the commercial attractiveness of its trading areas

The relatively flat hierarchy of the structure guarantees the quality of management and responsiveness, which is useful for achieving its strategic vision.

- **Facility management:** WEB SA offers its clients a facility management service available seven days a week. The commercial and technical teams are in daily contact with the tenants. The technical team in charge of facility management of buildings provides the services intended to ensure the proper functioning of the building (maintenance, upkeep and minor repairs to buildings; maintenance of green spaces, etc.).

- tenants who are financially sound and who participate in the diversity and complementarity of the commercial offer
- relevant and innovative property projects using the most modern techniques that are the least invasive for the ecosystem
- sustainable economic profitability.

¹ based on rental income for the period under review

MANAGEMENT REPORT

The investment strategy consists in owning buildings for a long period, without bearing the risks inherent in promotion, and responding primarily to one of the following specificities:

- commercial properties
- logistics properties
- office properties.

It is the permanent role of the Board of Directors to define, adapt and control the implementation of the strategy described above.

The pandemic has prompted discussions within the Company, which has arbitrated its non-strategic assets.

Obviously, WEB SA must adapt its business strategy according to the opportunities and, strictly in the interests of the company, may in certain circumstances sell buildings which no longer prove to be strategic, or which do not offer more development prospects in the medium to long term. The buildings in the portfolio are regularly subject to a study, coupled with an examination of the local property context.

More than ever, the Company favours rentals from national or international chains whose solvency is recognised and more easily controlled, in order to consolidate its activity on a sustainable basis, and limit the risk of tenant insolvency.

This strategy was accompanied by a policy of maintenance of the existing building stock to preserve all of the potential and expressed rental value, which also reflects its desire to improve its ecological footprint by improving the rental quality of its buildings. This operational strategy will remain in place.

Activity

Provision of buildings

WEB SA's main activity consists of providing buildings, as well as some land to third parties.

Within the limits of its investment strategy as defined above, WEB SA invests in properties. Through its activities, WEB SA aims to enhance and increase its property assets. WEB SA is

currently one of the investments and property management specialists in the categories detailed in the table below.

As at 31 December 2021, these buildings are broken down as follows:

DESCRIPTION OF ACTIVITIES	TOTAL	LOGISTICS BUILDINGS	COMMERCIAL BUILDINGS	OFFICE BUILDINGS	LAND
Investment value ¹	€311,191,863	€58,261,224	€212,966,424	€37,317,569	€2,646,646
Fair value ¹	€301,743,154	€56,236,514	€206,858,566	€36,295,500	€2,352,574
Distribution of assets ²	100%	18,72%	68,44%	11,99%	0,85%
Potential yield ³	6,98%	9,06%	6,53%	6,39%	6,06%
Total built-on area	297,582 m ²	132,111 m ²	149,144 m ²	16,328 m ²	- m ²
Acquisition / renovation value	€213,240,027	€47,920,591	€127,834,285	€36,122,483	€1,362,667
Insured value ^{4, 5, 6}	€289,914,418	€93,929,032	€148,854,985	€47,130,401	€ -

1 including assets held for sale

2 Based on the investment value

3 The potential yield is calculated by dividing the sum of the passing rent (PR) on the rented surface areas and the estimated rental value (ERV) on the vacant surface areas by the Investment Value. [(PR on rented surfaces) + (ERV on empty surfaces)] / (Investment Value).

4 The insured value of the buildings was determined according to the quality of the buildings, the cost of construction, fittings, equipment, etc. and does not take into account the rental value of the building, which is the case of the fair value of the portfolio as determined by the Expert. In addition, for certain multi-tenant sites (Rhode-Saint-Genèse), the insured value also includes the accommodation and the content of the tenants, the premium then being distributed in thousandths, as is the practice in co-ownerships. There is therefore no pure correlation between these 2 values.

5 On the basis of the insured values taken over, WEB SA has recorded a premium of €178,878 for the period under review.

6 Excluding capital insured for property in co-ownership, and certain property insured by the tenant (long lease)

Description of additional services

WORKS: CONSTRUCTIONS, EXTENSIONS, FITTINGS, TRANSFORMATIONS, COMPLIANCE, MAINTENANCE

WEB SA regularly reviews preventive maintenance work and improvements to be made. Depending on the expiry of the leases and the condition of the buildings, WEB SA sets up adequate renovation programmes while ensuring that its costs (property expenses and overheads) are controlled, integrating at the same time the imperatives of sustainable development in all of its renovation operations in order to sustain its long-term development.

WEB SA develops its buildings in order to meet the needs of users, ranging from a restructuring of the rented spaces, their extension, up to the construction of new buildings, making it possible to accommodate them in a perfectly adapted environment.

OTHER SERVICES

WEB SA also offers its clients:

- security services on certain sites, i.e., carrying out daily and night rounds by an approved company
- concierge services on certain sites

WEB SA has not entered into a property finance lease, and has not offered any building under finance lease, with or without option to purchase, or any similar contract.

WEB SA carries out its activities with an active management perspective, consisting in particular of carrying out the development and day-to-day management of buildings, as well as any other activity bringing added value to these same buildings or to their users.

- light development work to accommodate the specific needs of the tenant
- the distribution of withholding tax on properties and various taxes, including the verification of the amounts, possible requests for exemption, revision and reduction
- procedures relating to socio-economic permit applications and registration of lease.

Proposal for the allocation of results¹ (in €)

NET RESULT FOR THE FINANCIAL YEAR	13,991,558
Transfer to/from reserves (-/+)	-4,999,161
Reserve for the balance (positive or negative) of variations in fair value of property (+/-)	-1,223,081
Reserve for estimated transfer fees and rights arising from hypothetical disposal of investment properties (+/-)	-141,621
Reserve for the balance of variations in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	-842,074
Transfer to/from results carried forward from prior years (-/+)	-2,792,386
Capital remuneration provided for in Article 13, para 1, line 1 (BALANCE)	-5,826,060
Interim dividend paid in December 2021	-3,166,337

¹ Subject to the approval of the AGM of 26/04/2022, see Proposal for allocation of the result for the year according to the scheme defined in the Royal Decree of 13/07/2014

Highlights of the financial year 2021

In the context of the global health crisis which had, among other things, the effect on the Belgian market of the closure of non-essential businesses, WEB considers that it has weathered these diverse problems in a reassuring manner. This assertion is based on the satisfactory rental demand during the previous months, and on the stabilisation of its occupancy rate at nearly 95%.

This was achieved under rental conditions in line with those practised before COVID-19.

WEB therefore notes that its commercial positioning contributed to its ability to react and its resilience at the height of this socio-economic crisis. As a reminder, its portfolio of buildings is invested in 3 segments (Retail, Logistics, and Offices), and its Retail positioning is located in peripheral Retail parks with sector diversification, such that more than 33% is dedicated to household goods.

WEB points out that the location of its commercial buildings, mainly situated on the outskirts and in the open, with easy access by car and large car parks, makes it possible to shop efficiently while respecting safety measures, which are less harrowing.

The above scenario has therefore contributed to the accelerated recovery in the various retail segments in the periphery. In addition, the level of rents being lower in the outskirts, the rent to turnover ratio for the existing brands is lower than in the city centre.

Modification of the Articles of Association

On 10 September 2021, the Company convened an Extraordinary General Meeting, which approved the necessary changes to comply with the Company's Articles of Association with the Companies and Associations Code ("CSA"), and the transformation of the Company into a public limited company with a Sole Administrator, WEB Property Services SA

Interim dividend

In December 2021, in accordance with its current distribution policy, the Company distributed an interim dividend for the 2021 financial year in the amount of €1.00 gross per share.

Portfolio development

WEB SA continues its development, adapting a cautious and selective position in the choice of its investments, so that they are always carried out under conditions particularly favourable for its shareholders, and in accordance with the strategy described above.

Always keen to support its tenants in this crisis, WEB SA has continued a responsible and transparent dialogue with them, beginning in 2020, with a view to helping them face the challenges of the crisis, on a case-by-case basis, and according to the specific difficulties and individual financial constraints.

Depending on the case, a deferral of the payment of rents or a partial cancellation of these was negotiated with the tenants in return for their loyalty, with an extension of their leases for a further three-year term. Support measures were limited to the tenants significantly impacted by government measures.

The impact of the health crisis on the fair value of the portfolio and on results was therefore limited (see Note 44).

As at 31 December 2021, the pandemic had an estimated negative impact of €281k on net result for the year, and €338k on distributable profit following the credit notes issued.

WEB SA estimates that, as at 31 December 2021, there is no longer any COVID impact on the fair value of the property portfolio.

Given the context, the Company remains cautious with its growth and investment strategy, as well as for its CAPEX (investments & renovation of buildings), the budget of which will be scrupulously monitored and, if necessary, arbitrated.

("WEPS"). This change does not entail any modification in the management structure and the composition of the bodies of the Company or of WEPS.

This Meeting also approved the renewal and updating of the authorisations granted to the administrative body in terms of authorised capital and in terms of the acquisition, disposal and pledge of own shares.

MERGERS

The Extraordinary General Meeting held on 10 September 2021 also approved the operation related to the merger by absorption by the Company of its two wholly-owned subsidiaries Business Park Alleur SA and SPI La Louvière SA. These subsidiaries transferred all of their

assets and liabilities to the Company, and were dissolved without liquidation. From an accounting point of view, all operations carried out by BPA SA and SPI SA were considered to have been carried out on behalf of the Company as of 01 September 2021.

DIVESTMENTS

The Company proceeded to an arbitration of its non-strategic buildings.

Courcelles – rue de la Glacerie

On 16 June 2021, WEB SA signed a sales agreement for unused and unvalued agricultural land located at rue de la Glacerie at 6180 Courcelles. The sale price was set at €25,000 excluding costs, and the authenticated deed of sale was signed on 23 September 2021.

Rue frison 58 - 6040 Jumet

On 14 June 2021, WEB SA signed a sales agreement for this building with 44.51% occupation, with transfer of ownership and possession upon signing of the authenticated deed of sale.

In accordance with Article 49, paragraph 1 of the Law of 12 May 2014, the sale price of this property was set at €515,000 excluding costs, i.e. at a value slightly higher than that given by the SIR's property expert as at 31 December 2020, as included in the latest RFA report, determined at €494,523. The authenticated deed of sale was signed on 22 October 2021.

Rue de l'industrie (Offices) - 6040 Jumet

On 14 June 2021, WEB SA signed a sales agreement for this building that had been unoccupied for several years, with transfer of ownership and possession upon signing of the authenticated deed of sale.

In accordance with Article 49, paragraph 1 of the Law of 12 May 2014, the sale price of this property was set at €325,000 excluding costs, i.e. at a value higher than that given by the SIR's property expert as at 31 December 2020, as reproduced in the last RFA report, determined at €124,273. The authenticated deed of sale was signed on 22 October 2021.

Investments and maintenance of building stock

During the period under review, WEB SA continued to grow its property portfolio in a spirit of geographic diversification and deconcentration. This growth strategy is accompanied by a policy of maintaining the existing building stock to retain all of its potential and expressed

rental value. In its desire to improve its ecological footprint as well as the rental quality of its buildings, the Company has, among other things, carried out improvement and renovation work for an amount of €3,425k.

Corporate governance statement

This corporate governance statement falls under the provisions of the Belgian Code of Corporate Governance, as well as the Law of 6 April 2010. This Code is available on the *Moniteur Belge* (Belgian Official Gazette) website, as well as on the website "www.corporategovernancecommittee.be". The new "Codes des Sociétés et Associations" (Companies and Associations Code) has been in effect since 01 January 2020.

WEB SA attaches great importance to good governance, and observes the principles of Corporate Governance described in the Belgian Code of Corporate Governance of 2020 (hereinafter referred to as the "Code"), which is its reference code, in accordance with the Royal Decree of 6 June 2010 requiring listed companies to comply with said Code. The Code is available in the annex to the aforementioned Royal Decree (accessible on the *Moniteur Belge* website).

In accordance with the rules and directives contained in the Code, the governance framework for WEB SA's activities is specified in a Corporate Governance Charter.

WEB SA does not conform to the following points of the 2020 Code:

- given the reduced size of the Company, no secretary has been appointed within the meaning of Article 3.19 of the 2020 Code;
- no nomination and remuneration committee has been set up within the meaning of Article 4.17 and 4.19 of the 2020 Code, since WEB SA meets two of the three exclusion criteria set out in Article 7:100, paragraph 4 of the Companies and Associations Code, and is therefore not legally bound to set up such committees;¹
- Directors are appointed in principle for six years, whereas the maximum term recommended by Article 5.6 of the 2020 Code is four years. This recommendation is justified by the fact that the shareholders are called upon to decide with sufficient frequency on the appointment of Directors. This consideration is academic for a company which, like WEB SA, has the form of a partnership limited by shares and is managed by a statutory manager;
- non-executive directors do not receive variable compensation within the meaning of Article 7:92 of the CSA, which in principle excludes variable remuneration for non-executives, and in particular those who are independent; in addition, the Board of Directors has decided not to partially remunerate the non-executive Directors in the form of Company shares, and therefore derogates from provision 7.6 of the 2020 Code. This choice is explained by the fact that the Company does not own any treasury shares, and is therefore unable to assign any to non-executive Directors. Furthermore, the Board of

Directors considers that such a form of remuneration risks limiting the independence of non-executive Directors;

- executive managers do not receive variable remuneration within the meaning of Article 7.7. of the 2020 Code. This is explained by the desire to encourage management with a view to sustainability and to avoid "short-termism";
- notwithstanding the provisions of Articles 7.6 and 7.9 of the 2020 Code, the company has in fact considered that, given the relatively small size of the company and the fluidity of the communication of information between the directors and the Effective Managers, the granting of compensation in shares risked giving rise to difficulties with regard to the company's obligations in terms of preventing market abuse;
- the Board of directors has not set a minimum threshold of shares that the Managers must hold within the meaning of Article 7.9 of the 2020 Code. This is explained by the fact that the interests of the Managers are already sufficiently oriented towards the long term. The Board of Directors considers that its simple and transparent compensation policy for Managers supports its long-term value-creating strategy by offering its shareholders a remarkable return, despite the sometimes difficult socio-economic contexts.

In addition, the corporate governance principles of WEB SA are set by the Board of Directors in a number of documents available on the Company's website (www.web.be):

- Code of conduct
- Regulations of the Board of Directors
- Regulations of the Effective Managers
- Regulations of the Audit Committee
- Corporate Governance Charter,
- Remuneration policy.

The corporate governance structure includes:

- the management bodies, namely:
 - Sole Administrator of WEB SA: WEPS SA
 - Board of Directors and Effective Managers of WEB SA
 - Audit Committee
- supervisory bodies, both external and internal:
 - *internal*: Audit Committee, Internal Audit
 - *external*: Statutory Auditor, Property Experts

¹ In companies meeting, on a consolidated basis, at least two of the following three criteria, the setting up of a remuneration committee within the board of directors is not compulsory:

a) average number of employees less than 250 people over the entire financial year concerned, WEB SA had one employee at 31/12/2021,

b) balance sheet total ≤ €43,000,000, the total balance sheet of WEB SA for the financial year 2021 is €305,176.

c) annual net turnover ≤ €50,000,000, the annual net turnover of WEB SA for the financial year 2021 is €18,633k.

Composition & Functioning of the administrative bodies

WEB SA is managed by its Sole Administrator WEB Property Services (or in abbreviated form WEPS SA), appointed in the Articles of Association for an indefinite period.

With the exception of the Effective Managers, staff are employed by the Sole Administrator of the regulated property company (SIR), WEPS SA, and may be considered as staff of the SIR for the purposes of Article 4 of the SIR Law. As at 31 December 2021, this was divided into 3 categories:

- the operational functions carried out by Ms Valérie WAGNER, Head of Marketing and Sales, and Mr Laurent VENSENSIUS, Chief Technical Officer
- the mixed functions exercised by 2 Effective Managers: Mr Laurent WAGNER, Chief Executive Officer and by Ms Caroline WAGNER, Chief Administration Officer and Compliance Officer
- the support functions supervised by an Effective Manager, Mr Antoine TAGLIAVINI, Chief Financial Officer and Risk Manager.

BOARDS OF DIRECTORS

In accordance with the Companies and Associations Code and its Articles of Association, the Company is managed by a Sole Administrator, WEPS SA, which acts through its Board of Directors.

Missions

The Board of Directors decides on WEB SA's strategy and objectives, the guidelines for achieving them and the level of risk it accepts to take.

The Board of Directors is responsible in particular for:

- Property strategy:
 - decisions to acquire and dispose of rights of rem over property, including the determination of the property value of the asset, the structure of the transaction, and the guarantees that are required to respond to any remarks by the advisers of the Company as part of the due diligence process;
 - policy with regard to insurance;
 - policy with regard to renovations;
 - appointment of the certified property expert and follow-up of his or her reports;

Powers

The Sole Administrator of the Company has the power to perform all acts necessary or useful for the accomplishment of the corporate purpose, with the exception of those which the law or the Articles of Association reserve for the General Meeting.

The Sole Administrator prepares the half-yearly and annual financial reports.

The Sole Administrator appoints the independent property expert(s) in charge of the valuation of each of the properties of the Company and its subsidiaries, in accordance with SIR regulations, and if necessary, proposes any modification to the list of experts included in the file which accompanied its application for accreditation as a SIR.

WEPS SA is responsible, in an unlimited manner, for all of the Company's commitments and, in return, has very extensive management powers.

The mandate of the Sole Administrator is irrevocable, except in a court of law, and for a justifiable reason.

- definition of a system of semi-annual reports relating to the occupancy rate of buildings, major leases, significant recoveries and disputes
- financial strategy:
 - interest risk coverage policy;
- staff policy:
 - determination of the staff budget and the remuneration policy (distribution between fixed and variable salaries, remuneration in kind);
 - determination of the organisation chart;
- financial and other information:
 - assessment and approval of all financial and other information, as well as legally required reports, whether under the auspices of company law or regulations, or SIR legislation.

The Sole Administrator may delegate special powers to any representative of its choice, restricted to certain acts or to a series of specific acts, with the exception of day-to-day management and the powers reserved for it by the Companies and Associations Code and by the SIR Law and their implementing decrees, as well as by any legislation applicable to SIRs. The above delegations and powers are always revocable.

The Sole Administrator may fix the remuneration of each representative to whom special powers have been granted, in accordance with SIR regulations. The remuneration cannot be directly or indirectly linked to the operations carried out by the Company, and are charged to the operating costs of the Company.

In addition, pursuant to Article 7 of the Articles of Association relating to the authorised capital, the Sole Administrator is authorised to increase the share capital in one or more stages, up to a maximum amount of ten million euros (€10 million), on the dates, conditions and methods it may fix, in accordance with Article 7:198 of the Companies and Associations Code. The preferential right may be limited or cancelled in accordance with Article 7 of the Articles of Association. Under the same conditions, the Sole Administrator is authorised to issue convertible bonds or subscription rights. This authorisation is granted for a period of five (5) years from the publication of the minutes of the General Meeting of 10 September 2021 in the Annexes to the Belgian Official Gazette. The Sole Administrator is expressly empowered to proceed, in the event of a takeover bid for securities issued by the Company, to issue capital increases under the aforementioned conditions. This authorisation is granted for a period of three (3) years from the decision of the General Meeting of 10 September 2021.

These authorisations can be renewed in accordance with the legal provisions regarding the matter.

In addition, pursuant to Article 12 of the Articles of Association relating to the acquisition, pledge and disposal by the Company of its own shares, the Company may acquire or pledge its own fully paid-up shares, with or without the right to vote, against cash under the terms of a decision of the General Meeting, ruling in accordance with Articles 7:215 and 7:226 of the Companies and Associations Code, and in compliance with the conditions imposed by all legal provisions in force. This same Meeting may fix the conditions for the disposal of these shares.

Composition

In accordance with Article 17 of the Articles of Association of WEB SA, the Board of Directors consists of at least five (5) Directors, whether shareholders or not, including at least three (3) independent Directors in accordance with Article 7:87 of the Companies and Associations Code.

The Directors are appointed for a term of six (6) years at most. If WEPS SA appoints Directors for a term of six years, this being a derogation from the Corporate Governance Code, WEB SA must explain this in its corporate governance statement. However, WEB SA has justified this potential derogation in its Corporate Governance charter: "The maximum term of four years recommended by the Corporate Governance Code is indeed justified by the fact that the shareholders are called upon to decide with sufficient frequency on the appointment of Directors. This consideration is academic for a company which, like WEB SA, has the form of a public limited company, and is managed by a Sole Administrator."

The composition of the Board of Directors is based on gender diversity and diversity in general, as well as on the complementarity of skills, experience and knowledge. It aims in particular to ensure a significant representation of Directors who know the property sector well, and more particularly retail, offices, as well as logistics, or who have experience in the

The Sole Administrator is authorised to acquire shares of the Company on behalf of the latter, if this acquisition is necessary to avoid serious and imminent damage to the Company. This authorisation is granted for a period of three (3) years from the publication in the Annexes of the Moniteur Belge of the decision of the General Meeting of 10 September 2021.

This authorisation may be extended one or more times in accordance with legal provisions.

The conditions for the disposal of securities acquired by the Company are fixed as the case may be, in accordance with Article 7:218, paragraph 2 of the Companies and Associations Code, by the General Meeting or by the Sole Administrator.

The Sole Administrator may dispose of the Company's own shares in the following cases:

if these shares are admitted to trading on a regulated market within the meaning of Article 1:11 of the Companies and Associations Code;

if the disposal is made on a stock exchange or following an offer for sale made under the same conditions to all shareholders, to avoid serious and imminent damage to the company, this authorisation being valid for a period of three (3) years from the publication of the minutes of the Meeting of 5 September 2018, and being extendable for identical terms;

in all other cases allowed by the Companies and Associations Code.

financial aspects of the management of a listed company, and in particular SIRs (see table below).

Non-executive Directors may not consider accepting more than five (5) terms of office in listed companies.

As at 31 December 2021, the Board of Directors was made up of seven (7) Directors, including four (4) Non-Executive Directors (including 3 independent) and three (3) Executive Directors:

- Mr Claude DESSELLE, Chairman of the Board of Directors, Non-Executive Director;
- Mr Daniel WEEKERS, Vice-Chairman of the Board of Directors, non-Executive, independent Director;
- Mr Jean-Jacques CLOQUET, Non-Executive, Independent Director;
- Mr Jacques PETERS, Non-Executive, Independent Director;
- Mr Laurent WAGNER, Executive Director (CEO);
- Ms Caroline WAGNER, Executive Director (CAO);
- Ms Valérie WAGNER, Executive Director (HMS).

The Company complies with the requirements relating to gender diversity, as required by the Law of 28 July 2011 aimed at ensuring the presence of women on the Board of Directors of listed companies.

All Directors are natural persons. They meet the conditions of good repute, expertise and experience provided for in Article 14 of the SIR Law, and none of them falls within the application of the cases of prohibition referred to in Article 15 of the SIR Law.

Liabilities

As this is a collegial body, and notwithstanding the distinction made between executive, non-executive and independent Directors, all Directors are liable for the management of WEB SA, in accordance with common corporate law.

SPECIALISED COMMITTEES OF THE BOARD

The Board of Directors may set up specialised committees whose mission is to examine specific questions and advise it on this subject. Decision-making will remain a collective responsibility of the Board of Directors. The composition and mode of operation of each committee are described in the Corporate Governance statement.

In these circumstances, the Board of Directors appoints the members of the committees it creates, and their chairman.

Audit Committee

As the Company fulfils two of the three exclusion criteria listed in Article 7:99, paragraph 3 of the Companies and Associations Code, it is not legally bound to set up an Audit Committee. The Board of Directors nevertheless took the decision to set up said Audit Committee

Board of Directors at 31/12/2021	Beginning of 1 st mandate	End of current mandate
DESSEILLE Claude ¹	May 2012	AUG 2023
WEEKERS Daniel ²	July 2011	AUG 2023
CLOQUET Jean-Jacques ³	January 2017	AUG 2023
PETERS Jacques ⁴	January 2018	AUG 2026
WAGNER Laurent ⁵	January 2017	AUG 2023
WAGNER Caroline ⁶	December 2000	AUG 2023
WAGNER Valérie ⁷	January 2017	AUG 2023

When making these appointments, the Board of Directors ensures that each committee is composed in such a way that, as a whole, it has the skills required to carry out its mission. Each committee includes at least three (3) members.

The term of the mandate as a member of a committee does not exceed that of the Director's mandate.

The Committees of the Board of Directors are empowered to request external professional advice at the Company's expense, after having informed the Chairman of the Board of Directors.

1 Non-executive director. This is his fifth term if we count the term exercised by SCA DESSEILLE as the first term.
 2 Director meeting the independence criteria defined in Article 7:87 of the Companies and Associations Code. This is his third term and therefore his last as an independent Director.
 3 Director meeting the independence criteria defined in Article 7:87 of the Companies and Associations Code. This is his first term.
 4 Director meeting the independence criteria defined in Article 7:87 of the Companies and Associations Code. This is his second term.
 5 This is his first term. As of 18/12/2019, the Board of Directors of WEPS SA approved the appointment of Mr Laurent WAGNER as CEO.
 6 This is her sixth term.
 7 This is her first term.

Role

In general, the Audit Committee's mission consists of ensuring the accuracy of financial statements and accounting information intended for the Board of Directors, Shareholders and third parties within the financial world, and to report its conclusions on the matter to the Board of Directors.

The Audit Committee's mission is to assist the Board of Directors in:

- monitoring administrative and organisational procedures;
- with regard to financial reporting:
 - monitoring the integrity and accuracy of the figures, information given to the Board of Directors or addressed to Shareholders and the market, the relevance of the valuation rules and international accounting standards applied (IFRS, IAS, IFRIC), and the accuracy and the consistency of this information;
- with regard to internal control and risk management:
 - assessment of the effectiveness of internal control and risk management systems;
- with regard to the Company's independent control functions:
 - assessment of the effectiveness of internal control mechanisms;

Composition

The Audit Committee is made up of non-executive members of the Board of Directors. At least one member of the Audit Committee is an independent Director pursuant to Article 7:87 of the Companies and Associations Code. Mr Daniel WEEKERS, appointed Chairman of this committee, is in charge of accounting and auditing.

Operational mode

The Audit Committee meets at the invitation of the Chairman of the Audit Committee or one of its members at least four times a year, and whenever deemed necessary for the performance of its duties.

At least twice a year, it meets with the Company Statutory Auditor in order to be informed of the conclusions of its audit activities. At least twice a year, the Audit Committee meets the person or persons in charge of the internal audit of WEB SA.

The Audit Committee is also the point of contact between, on the one hand, the Statutory Auditor and the Internal Auditor and, on the other hand, the Board of Directors, as well as any staff member who may observe irregularities.

Report

The minutes of the meetings summarise the discussions and specify the opinions and recommendations, indicating, if necessary, any reservations expressed by Committee members. The original is kept by the Company for its records. The Chairman of the Audit Committee is in charge of sending a copy to the members of the Audit Committee.

- with regard to internal audit:
 - proposal to the Board of Directors concerning the appointment, approval of fees and dismissal of the head of internal audit;
- with regard to internal audit process:
 - approval of the internal audit plan proposed by the internal audit manager,
 - monitoring the assignments of the head of internal audit,
 - monitoring the implementation of internal audit re-commendations by Company executive officers;
- with regard to the external audit process:
 - follow-up on questions and remarks made by the Statutory Auditor and recommendations relating to the appointment or reappointment of the Statutory Auditor and its remuneration conditions,
 - monitoring the operation and assessment of the Statutory Auditor, its independence and the non-audit services it provides.

The Audit Committee reports on the aforementioned matters to the Board of Directors, which retains ultimate responsibility, except for the decision-making tasks listed above.

The Audit Committee is therefore composed of the following persons:

- Mr Daniel WEEKERS, Chairman, Non-Executive, Independent Director
- Mr Jean-Jacques CLOQUET, Non-Executive, Independent Director
- Mr Jacques PETERS, Non-Executive, Independent Director.

In order to deliberate, the majority of the members of the Audit Committee must be present. Committee members cannot appoint a proxy to represent them. Opinions and recommendations are taken by majority. The Chairman does not have a casting vote.

Depending on the agenda, the meetings of the Audit Committee take place in the presence of the Effective Managers and possibly (after having previously informed the Chairman of the Board of Directors) with the members of staff whose presence is deemed necessary by the Committee. It may appoint experts to analyse certain questions in depth, and has the means necessary for this purpose.

As part of its responsibilities, the Audit Committee has access to all the means it deems necessary, including external opinions.

After each meeting of the Audit Committee, the Chairman of the Audit Committee communicates the Committee's conclusions, recommendations and/or proposals to the Board of Directors, and in particular after the meetings devoted to the preparation of the periodic accounts and the preparation of financial statements for publication.

At each meeting of the Board of Directors ruling on the half-yearly, annual publications and any periodic financial reporting, the Audit Committee reports in writing on its findings in the matters studied.

The Audit Committee is also particularly attentive to the general risk analysis and the content of the additional notes included in the half-yearly and annual reports. The Committee can make recommendations on this subject, and add or request changes.

Operational Committees

The composition is restricted to the team of Effective Managers. Mr Laurent WAGNER is the manager in charge.

EFFECTIVE MANAGERS

The Board of Directors did not opt for the creation of a Management Committee within the strict meaning of the term. The Executive Management is made up of persons having the status of Effective Manager within the meaning of the applicable legislation. The role of Effective Managers is described in the WEB SA Governance Charter and the Regulations of Effective Managers.

Missions

The WEB SA Effective Managers must, at a minimum:

- implement the decisions of the Board of Directors;
- take the measures necessary, under the supervision of the Board of Directors, so that the Company has its own management structure and an appropriate administrative, legal, accounting, financial and technical organisation enabling it to carry out its activities;
- without prejudice to the monitoring role of the Board of Directors, set up and adapt internal control procedures (identification, assessment, management and monitoring systems for financial and other risks), based on the COSO framework 2013 and approved by the Board of Directors;
- ensure that the Company takes the necessary measures to have permanent independent adequate functions in terms of internal audit, independent Compliance, and risk management, as well as an adequate management policy and integrity policy;
- report at least once a year to the Board of Directors, the FSMA and the Statutory Auditor on the existence of a proprietary management structure and an appropriate administrative, accounting, financial and technical organisation enabling them to carry out their activities and the measures taken;
- submit to the Board of Directors the exhaustive, punctual, true and fair preparation of the financial statements, in accordance with the accounting standards in force, as well as an objective and comprehensive assessment of the financial situation of the Company;

At least once a year, the Audit Committee produces and submits a report to the Board of Directors on its internal operations and its general conclusions concerning:

- the assessment of accounting, financial and budgetary information,
- the functioning of internal control and risk management systems,
- the functioning of the external auditor,
- the recommendations for accounting adjustments.

The Audit Committee also regularly reports to the Board of Directors on the performance of its tasks.

WEB SA considers as Effective Managers the operational persons who exercise a direct and decisive influence on the operational management of all or part of the activities of WEB SA and have the decision-making power.

- communicate to the FSMA the annual and semi-annual reports, as well as any detailed periodic financial statements, and declare that they are in accordance with the accounts and inventories;
- confirm that they have taken the necessary steps to ensure that the aforementioned reports are drawn up in accordance with the FSMA instructions in force, as well as by applying the accounting and valuation rules governing the preparation of the annual accounts, with regard to the periodic reports drawn up at the end of the financial year, or by applying the accounting and valuation rules which governed the preparation of the annual accounts relating to the last financial year, with regard to the other periodic reports;
- prepare adequate communication of the financial statements and other significant financial and non-financial information of the Company;
- manage the property portfolio of the Company:
 - present investment and divestment files to the Board of Directors, as well as negotiate and conclude contracts related thereto;
 - carry out rental, modification and renewal of building rental contracts, including the determination of the rental value and other provisions useful for rental contracts;
 - manage disputes;
 - monitor the building maintenance and renovation policy;
 - monitor and coordinate development projects for own account (permit applications, works, administrative procedures, etc.);

- manage the financing of the Company, conduct negotiations with financial institutions with regard to credit applications, refinancing and subscription to interest rate hedging instruments, and ensure cash management;
- manage the staff:
 - recruit and dismiss staff who are not executive officers, manage their contracts;
 - prepare the budgets and monitor the organisation chart;
- provide the Board of Directors with all the information necessary to fulfil its obligations in good time;
- maintain contacts with the authorities (FSMA, Euronext, social and tax authorities);
- manage disputes.

Composition

In accordance with the regulations relating to SIRs (in particular Article 14 of the Law of 12 May 2014 relating to regulated property companies), the Effective Management of WEB SA is entrusted to at least two natural persons, who are appointed by the Board of Directors, and who bear the title of Effective Manager.

On 31 December 2021, since 1st January 2020, the Effective Managers were:

Distribution of tasks between the Effective Managers

The tasks are distributed between the Effective Managers as indicated in the Regulations for Effective Managers, available on the Company's website (www.web.be).

Distribution of tasks between Effective Managers and Directors

In property and financial matters, the Effective Managers identify the possibilities and needs in terms of investment, divestment, and financing. They make proposals to the Board of Directors for it to take decisions on this subject. The Board of Directors may however mandate the Effective Managers, with the power of sub-delegation, to take a series of decisions, and to represent the Company (for example, when concluding leases below a certain amount).

In terms of staff, the Effective Managers lead and manage the teams, within the framework of the organisation chart and the budget determined by the Board of Directors.

With regard to financial reporting, the Effective Managers supervise the exhaustive, punctual, true and fair preparation of the financial statements in accordance with the

The Regulations for Effective Managers also include procedures for the following points:

- decision-making by the Effective Managers of WEB SA;
- proposal by the Effective Managers of WEB SA of the decisions to be taken by the Board of Directors;
- review of proposals from executive officers;
- assessment of the performance of executive officers in relation to the achievement of the agreed objectives;
- reporting to the Board of Directors;
- Delegations: Effective Managers can delegate decision-making and signing powers to other managers and/or other executive officers within the limits of a delegation of powers charter.

- Mr Laurent WAGNER, Chief Executive Officer
- Ms Caroline WAGNER, Chief Administrative Officer
- Mr Antoine TAGLIAVINI, Chief Financial Officer
- Mr Laurent VENSENSIUS, Chief Technical Officer

All of the Effective Managers are natural persons. They meet the conditions of good repute, expertise and experience provided for in Article 14 of the SIR Law, and none of them falls within the application of the case of prohibition referred to in Article 15 of the same.

accounting standards and the valuation rules of the Company, present the financial statements to the Board of Directors and, after approval by the Board, have them published. The Board of Directors approves the financial statements and draws up the accounts.

In terms of internal control and risk management, the Effective Managers set up and adapt the internal control and risk management procedures (identification, assessment, management and monitoring systems for financial and other risks) within the framework approved by the Board of Directors. The Board of Directors also appoints the heads of independent control functions.

They report regularly to the Board of Directors.

WEB SA Shareholders

All of WEB SA shareholders are treated identically, and the Company ensures that their rights are respected. In accordance with the conditions, deadlines and procedures stipulated by the law of 2 May 2007 on the publication of significant holdings in issuers whose shares are admitted to trading on a regulated market, each natural or legal person who, directly or indirectly, acquires or sells securities of the Company conferring voting rights is required to inform the Company and the FSMA of the number and percentage of

voting rights it holds since this acquisition/disposal, when the voting rights attached to the securities in its possession go above or below the legal threshold of 5%. The legal and statutory threshold for transparency declarations is set at 3% of the total number of issued shares admitted to trading on a regulated market. All WEB SA shares have the same voting rights.

AMOUNT OF SHARE CAPITAL HELD, NUMBER OF SHARES AND POSSIBLE CATEGORIES OF SHARES

The subscribed share capital is set at ten million euros (€10,000,000). It is represented by 3,166,337 shares, without par value, all fully paid up and conferring the same rights and advantages.

IDENTITY OF REFERENCE SHAREHOLDERS

Based on the declarations received at the closing date, the shareholding structure as at 31 December 2021 was as follows:

Total number of shares issued by WEB SA at 31/12/2021	3,166,337	100%
KBC Asset Management	105,055	3.32%
Ageas SA	154,752	4.89%
Number of shares held by shareholders acting in concert	1,552,558	49.03%
<i>Broken down as follows:</i>		
1. Stichting Administratie Kantoor Valaur	1,274,361	40.25%
2. WEPS SA	2,000	0.06%
3. Robert Jean WAGNER	10,000	0.32%
4. Robert Laurent WAGNER	21,197	0.67%
5. Valérie WAGNER	50,000	1.58%
6. VLIM SA	195,000	6.16%
Free float	1,353,972	42.76%

The Stichting Administratie Kantoor Valaur is jointly held by Mr Robert Jean WAGNER, Ms Valérie WAGNER, Mr Robert Laurent WAGNER and Ms Claire FONTAINE.

They are therefore considered to be Promoters within the meaning of Article 2, 13 and 22, of the SIR Law, albeit that, WEB SA having been approved as a Sicafi (property investment trust) in 1998, i.e. more than three years ago, they are no longer bound by the obligations referred to in Articles 23, paragraph 1 and 2, of the SIR Law.

PROMOTERS

The members of the WAGNER family identified below control WEB SA.

At WEB SA level, there is a concert agreement relating to the voting rights binding the members of the WAGNER family (namely Mr Robert Jean WAGNER, Mr Robert Laurent WAGNER, Ms Valérie WAGNER and Ms Claire FONTAINE), both directly and through the Stichting Administratie Kantoor Valaur.

Concerted shareholding concerns the exercise of voting rights, with a view to carrying out a sustainable common policy, as well as the acquisition and disposal of shares conferring the right to vote.

In total, this concerted shareholding concerns 1,552,558 shares, representing 49.03% of the total voting rights.

Remuneration report

The Company's Remuneration Policy is established by the Board of Directors of WEPS SA as Sole Administrator, on the proposal of the Board of Directors in accordance with the Companies and Associations Code, the Law of 12 May 2014 relating to regulated property companies ("SIR Law") and the Belgian Corporate Governance Code ("2020 Code"), subject to the derogations indicated in the corporate governance statement.

This policy aims to remunerate the various stakeholders in the management of WEB, its Sole Administrator WEPS SA, the Administrators and the Managing Director (CEO) of its Sole Administrator, its Effective Managers and their collaborators and in the management of its possible subsidiaries in a way that allows them to be attracted, retained and motivated, taking into account the remuneration conditions of employees and those who work as self-employed persons under a company contract.

In order to remain informed of market remuneration, the Company will participate, where appropriate, in benchmarks organised by specialised consultants. It will also occasionally consult these specialists, if necessary, outside of any benchmarking operation.

This policy aims to maintain consistency between the remuneration of managers and that of all staff, and a ratio that takes into account their respective responsibilities, while ensuring sound and effective risk management and keeping the cost of various remunerations under control.

With the exception of the CAO, the staff are employed by WEPS SA. The costs are borne by WEB.

EFFECTIVE MANAGERS

Remuneration policy

The remuneration of the Effective Managers is the responsibility of the Board of Directors of WEPS SA, and is fixed.

The remuneration package for the Effective Managers of WEB SA results from the application of management agreements and employment contracts. No variable remuneration is granted. Effective Managers do not receive remuneration related to

The board of directors approved on 24 March 2021 a remuneration policy¹ in accordance with Article 7:89 of the CSA, which describes:

- how it contributes to the company's business strategy, long-term interests and sustainability, the different components of fixed and variable compensation (if applicable),
- the way in which the remuneration and employment conditions of the company's employees were taken into account when establishing the remuneration policy,
- for compensation in shares (if applicable), the period of acquisition and retention of shares,
- the duration of contracts or agreements and the notice periods, the characteristics of supplementary or early retirement schemes, and the conditions for termination and severance pay.

Total compensation respects the adopted compensation policy, including how it contributes to the long-term performance of the company.

No deviation is noted from the procedure for implementing the remuneration policy.

At this time, the Company does not plan to modify its remuneration policy for the next two years.

performance, operations or transactions, such as bonuses and long-term incentive plans, or share bonus plans.

This remuneration is determined according to each person's responsibilities and skills, and is indexed as appropriate.

¹ This was submitted for the approval of the AGM of 27/04/2021.

MANAGING DIRECTOR OF WEPS SA (CEO)

Remuneration policy

The Managing Director of WEPS SA (CEO) exercises the function of CEO. He also has the status of Permanent Representative of WEPS SA to WEB SA, and Effective Manager of WEB SA within the meaning of Article 14 paragraph 3 of the SIR Law.

The Managing Director (CEO) performs his duties as self-employed, as a natural person.

The remuneration of the Managing Director in his capacity as delegate for day-to-day management (CEO) is set by the Board of Directors of WEPS SA, and is payable by WEB SA. This remuneration is fixed, paid monthly in arrears over 12 months. It is allocated independently of any result, and is not indexed.

Amount of remuneration for the financial year under review

The total remuneration of the CEO amounts to €353,647 for the past period.

OTHER EFFECTIVE MANAGERS

Remuneration policy

The remuneration of the other members of the Effective Management of WEB SA - Chief Technical Officer (CTO), Chief Financial Officer (CFO) and Chief Administrative Officer (CAO) - is determined on the basis of information relating to the levels of remuneration practised for comparable functions, and for profiles and in comparable companies, in particular financial and real property.

This remuneration is paid monthly in arrears, and is indexed in January.

The CTO and the CFO work on a self-employed basis, under a company contract.

For historical reasons, only the CAO exercises his functions under an employment contract, and benefits from employer contributions for hospital insurance and group insurance, a

Amount of remuneration for the financial year under review

The total remuneration of the other Effective Managers amounts to €656,770 for the previous period.

SOLE ADMINISTRATOR

Remuneration policy

In accordance with the Articles of Association of WEB SA, the remuneration of the Sole Administrator is fixed by the General Meeting, in accordance with Article 35, paragraph 1 of the SIR Law.

The level and structure of remuneration are determined on the basis of comparisons with fixed market remuneration for a comparable function in a company of comparable size.

WEB SA also bears the operational costs reasonably incurred by the Managing Director in the performance of his duties, upon presentation of supporting documents and, if the nature and amount so require, subject to prior agreement by WEB SA.

Apart from the provision of a laptop, a tablet, a mobile phone and a vehicle, the CEO does not receive any other benefit in kind.

company car and the accessories usually associated with it, as well as a telephone and a laptop.

These contracts are entered into for an indefinite period, and include specific provisions regarding the end of the contract, with the following possibilities for prior notice:

- unilaterally, with a notice period varying between 6 months for the self-employed and a period to be determined in compliance with Article 37 of the Law of 3 July 1978 on employment contracts for employees;
- without notice or compensation in the event of termination for serious negligence.

The remuneration of the Effective Managers is borne by WEB SA.

The Sole Administrator is also entitled to the reimbursement of costs which are directly linked to its mandate. The fees and expenses paid to the Sole Administrator by the SIR are subject to control by the Statutory Auditor at each half-yearly or annual closing.

Amount of remuneration for the year under review

The Ordinary General Meeting of 27 April 2021 of WEB SA decided to grant a fixed annual remuneration of €475,000 excluding VAT to the Sole Administrator for the 2021 Financial Year (from 01 January to 31 December 2021).

BOARD OF DIRECTORS**Remuneration policy**

The Directors of WEPS SA, whether executive or non-executive, receive a fixed and identical remuneration in the form of attendance fees, the amount of which is determined by the General Meeting of WEPS SA.

The level and structure of the remuneration of the non-executive Directors of WEPS SA are determined according to their general and specific responsibilities, and according to market practice.

The remuneration of the Directors of WEPS SA is made up as follows:

- by meeting of the Board of Directors:
 - a fixed lump sum of €1,000 per meeting,
 - attendance fees in the event of effective attendance at meetings of the Board of Directors of €500;
- by unanimous decision of the Directors expressed in writing, adopted in accordance with Article 7:95 of the Companies and Associations Code:
 - a fixed lump sum of €750.

In addition, the Chairman and Vice-Chairman of the Board of Directors receive fixed annual remuneration of €35,000 and €3,000 respectively.

APPOINTMENT AND REMUNERATION COMMITTEE

Not applicable. WEB SA is not in fact legally required to set up an Appointment and Remuneration Committee, given that it meets two of the three exclusion criteria set out in the Law, and therefore does not set up any such committee. The functions of the

The expenses that the Directors have incurred in the exercise of their function as Director are reimbursed to them.

The Directors do not receive, in this capacity, remuneration linked to performance, operations or transactions such as bonuses and long-term incentive formulas, and do not receive benefits in kind or benefits linked to pensions.

Amount of remuneration for the period under review

	Board of Directors	Gross remuneration (ex. VAT)
DESSEILLE Claude	5/5	€42,500
WEEKERS Daniel	5/5	€10,500
CLOQUET Jean-Jacques	5/5	€7,500
PETERS Jacques	5/5	€7,500
WAGNER Laurent	5/5	€7,500
WAGNER Caroline	5/5	€7,500
WAGNER Valérie	5/5	€7,500

Appointment and Remuneration Committee are, in accordance with the law, exercised by the Board of Directors, whose remuneration is indicated above.

AUDIT COMMITTEE

Remuneration policy

The level and structure of the remuneration of the members of the Audit Committee are determined according to their general and specific responsibilities, and according to market practice.

The remuneration of the members of the Audit Committee consists of attendance fees of €1,000 per meeting in the event of actual attendance at meetings.¹ The Chairman also receives a fixed annual remuneration of €15,000.

The expenses that the members have incurred in the exercise of their function are reimbursed to them.

Internal control

In terms of internal control and risk management, the Board of Directors and the Effective Managers have implemented and adapted the internal control and risk management procedures (identification, assessment, management, and monitoring of financial and other risks), assisted by the Statutory Auditor and the Audit Committee. The Board of Directors have also appointed the heads of the independent control functions, namely a head of Internal Audit, a Risk Manager and a Compliance Officer, in accordance with Article 17 of the Law of 12 May 2014.

These functions are performed adequately and with the necessary independence, taking into account the size of the Company and its resources.

In accordance with the definition of COSO 2013 ("Committee of Sponsoring Organisations of the Threadway Commission"), a reference system adopted by WEB SA, internal control consists of constantly establishing and adapting appropriate management systems, with the aim of giving Directors and Managers a reasonable assurance that the financial information is reliable, that legal or internal regulations are complied with, and that the main business processes operate efficiently.

One of the objectives of internal control is to prevent and control the risk of error or fraud. The internal control environment is based on the key documents that are the internal

Members do not receive, in this capacity, remuneration linked to performance, operations or transactions such as bonuses and long-term incentive formulas, and do not receive benefits in kind or benefits linked to pensions.

Amount of remuneration for the period under review

	Audit Committee	Gross remuneration (ex. VAT)
WEEKERS Daniel	3/3	€18,000
CLOQUET Jean-Jacques	2/3	€2,000
PETERS Jacques	3/3	€3,000

procedures, the functional organisation and the Code of Conduct, which are binding on all WEB SA employees.

The quality of internal control will be assessed over the course of the financial year:

- by internal audit;
- by the Audit Committee, which will ensure the relevance and efficiency of the Company's internal control and risk management systems and will monitor the internal audit and external control carried out by the Statutory Auditor, which will itself formulate all advice and recommendation to the Board of Directors and the Effective Managers in these areas, and will in particular review period closings, specific accounting treatments, disputes and main risks;
- by the Statutory Auditor as part of its review of the interim and annual accounts. In particular, it may make recommendations concerning the preparation of financial statements.

The Board of Directors supervises the performance of the Audit Committee's tasks in this area, in particular through the reporting provided to it by this Committee.

¹ Decision of the WEPS SA AGM of 16/12/2019

INTERNAL AUDITING FUNCTION

The person in charge of Internal Audit within the Company is C. DESSEILLE SCA, represented by Mr Claude DESSEILLE, appointed for an indefinite period. He is Chairman of

Definition and purpose

In general, the purpose of internal audit is to examine and assess the proper functioning, effectiveness and efficiency of internal control and of the Compliance and risk management functions.

Internal auditing is an independent and objective activity that gives an organisation assurance on the degree of control of its operations, offers advice for improvement, and contributes to creating added value. It helps this organisation to achieve its objectives by assessing, through a systematic and methodical approach, its risk management, control and corporate governance processes, and by making proposals to enhance their effectiveness.

All of the Company's activities fall within the scope of internal audit.

Reporting and monitoring

The Internal Auditor draws up an internal audit report for each assignment carried out. This is sent in the form of a draft to the CEO, with whom he organises a closing meeting to validate the conclusions.

Responsibilities

As such, the Internal Auditor has no direct responsibility or authority over the activities or operations he examines; his responsibilities are as follows:

- implementation of the annual programme, including, where applicable, any special task or project required by the Audit Committee, the Effective Managers or the Board of Directors;
- writing of reports summarising the results of internal audit activities and the implementation of the annual programme;
- communication to the Audit Committee of information, emerging trends and developments in the field of internal audit practices and recommendations for revision, if necessary, of the Internal Audit Regulations;

COMPLIANCE FUNCTION

The functions of Compliance Officer are performed for an indefinite period by Ms Caroline WAGNER, Effective Manager.

the Board, but has delegated powers to Mr Pierre PONCELET ("BDO"), for a renewable period of one year.

In accordance with the other rules adopted by the Company, in particular the Corporate Governance Charter, the Internal Auditor must be immediately informed in the event of suspected fraud, misappropriation or breach of internal rules adopted by the Company, laws or regulations. In this case, the Internal Auditor must inform the Audit Committee and the Compliance Officer, who will ensure that an audit or an investigation is carried out to resolve the problem.

The Internal Auditor may also, upon request and after the agreement of the Audit Committee, assist the persons in charge of the organisation in the effective exercise of their responsibilities, and provide them with analyses, assessments, recommendations, opinions and information on the activities examined.

The Internal Auditor regularly informs the CEO and the Audit Committee of the main risks identified, the measures taken to improve their control, and the progress of the work carried out as part of the mission of this function. He will immediately inform the Audit Committee of any matter that would pose a significant risk to the Company.

- transmission of a list of important measurement objectives and results to the Audit Committee;
- verification that internal audit conforms to internal audit standards and best practices;
- professionalism in performing audit tasks;
- preservation of integrity and objectivity.

The internal audit process does not release the Audit Committee, the effective Managers and the Board of Directors from their responsibility for managing and improving controls in their respective areas.

The services of the Internal Auditor are evaluated each year by the Audit Committee.

Definition and Purpose

The Compliance function is an internal, independent and permanent function of WEB SA, charged with ensuring that the Company complies with the laws, regulations and Codes of Conduct applicable to its activity, as well as its integrity policy.

The purpose of the Compliance function is in particular to:

- ensure compliance with the laws and regulations applicable to the Company;
- ensure compliance with the Corporate Governance Charter;
- ensure the establishment and dissemination of information;
- identify and assess the compliance risk to which the Company is exposed;
- ensure compliance with the conflicts of interest rules;

Reporting and monitoring

The Compliance Officer draws up a Compliance Report for each review carried out.

The draft report is sent to the Effective Managers. The Compliance Officer organises a closing meeting to validate the conclusions recorded in the draft Compliance Report.

FUNCTION OF RISK MANAGER

The risk management function is exercised by a Risk Manager, who is appointed by the Board of Directors on the proposal of the Effective Managers, subject to prior approval by the FSMA.

Definition and Purpose

The risk management function is a permanent internal function independent of operational activities within the Company and is charged with:

- identifying, together with the Effective Managers, the risk profile of the Company;
- defining the policy and strategy for risk management;
- designing and deploying risk management processes;
- identifying, according to the processes defined with the Effective Managers, the risks to which the Company is exposed;
- assessing the impact of the risks identified in financial, operational, compliance and reputation terms;
- assessing the degree of control of the Company in relation to the risks identified;
- offering the Effective Managers an adequate response in accordance with the risk profile;

Reporting and monitoring

The Risk Manager implements regular reporting including at a minimum:

- the risks identified;
- the assessment made of these,
- the type of response to these,
- the resulting actions,

- ensure compliance with the integrity policy rules;
- ensure compliance with the market abuse rules and in particular with the procedures implemented by the Company in terms of prevention of market abuse, as described in the Company's Code of Conduct;
- regularly monitor and assess whether internal procedures and measures relating to Compliance are effective and adequate.

The Compliance Officer alerts the CEO, the Board of Directors and the Internal Auditor in the event of suspected fraud, misappropriation or breach of internal rules adopted by the Company, or of laws, or regulations.

The report is then presented to the Audit Committee, which examines it during its next meeting. At the request of the Audit Committee, the Compliance Officer provides additional information.

The Risk Manager's function is performed by Mr Antoine TAGLIAVINI for an indefinite period. The Risk Manager is independent for the exercise of this function.

- implementing or having implemented responses adapted to the risks identified through policies, procedures and/or action plans (including emergency, contingency and business continuity plans), the implementation of which is the responsibility of the Effective Managers;
- monitoring and ensuring the adequate and operational nature of said policies and procedures;
- being the main "Promoter" of risk management at strategic and operational level;
- deploying a risk culture within the organisation, with appropriate training actions;
- providing regular reporting on the risks identified, the corresponding action plans and their implementation, for the attention of the Effective Managers, the Audit Committee and the Board of Directors.

- the monitoring of actions by the Effective Managers.

He regularly informs the Effective Managers and the Audit Committee of the main risks identified, the measures taken to improve their control, and the progress of the work carried out as part of the mission of this function.

MANAGEMENT OF CONFLICT OF INTEREST

The rules for preventing conflicts of interest are integrated into the WEB SA Governance Charter.

Identification of potential conflicts

Conflicts of interest may notably arise in the following cases:

- acquisition of buildings or property companies,
- provision of buildings,
- signature of service contracts,
- determination of remunerations.

Conflict of interest preventive rules

Each Director organises his or her personal and professional affairs so as to avoid any conflict of interest, whether direct or indirect, with WEB SA.

1. Special majority

In the event of an investment or the making available of a building involving a conflict of interest within the meaning of Article 7:96 of the Companies and Associations Code, the decision must be taken by a majority of the Directors, including at least half of the independent Directors.

If such an investment presents a conflict of interest with an independent Director, the rule specified in the above paragraph remains applicable, it being understood that the independent Director in question may not participate in the vote, by application of Article 7:96 of the Companies and Associations Code.

2. Transaction with a majority family member or a related company

It may happen that the Company enters into a transaction relating to a property with a member of the majority family or a company linked to one or more of them (defined as a company in which one or more of them holds a stake or exercises a mandate as Director, delegate for daily management, or member of the Board of Directors). In this case, as long as the majority family members are shareholders of the Company, the principles of management of conflicts of interest as provided for by the Companies and Associations Code, the Corporate Governance Charter and the SIR Regulations will scrupulously be respected, whatever the amount of the investments (de minimis exceptions are not used).

In addition, for any transaction relating to a property (which is not within the competence of the General Meeting), the following rules must apply:

- the Effective Managers (by a majority, excluding the Effective Managers on whose part there is a conflict of interest) must make a written proposal to the Board of Directors in which they must indicate:
 - description of the property
 - description of the transaction

The legal rules for preventing conflicts of interest which apply to WEB SA are Articles 7:96 and 7:97 of the Companies and Associations Code, the specific rules on conflicts of interest set out in Articles 37 and 49 paragraph 2 of the SIR Law (which notably provides for the obligation to inform the FSMA in advance in a series of cases), as well as the rules provided for in its "Governance Charter".

Provisions specific to the Company

The Board also imposed specific rules on the Company¹ in addition to the applicable legal rules:

In addition, we specify that in these cases, the relevant paragraphs of the minutes of the Board of Directors must also be reproduced in the management report.

Similarly, any situation falling under the scope of Article 7:97 of the Companies and Associations Code will result in the application of these provisions (if applicable, cumulatively with Article 7:96 of the Companies and Associations Code) and, in particular, upon the prior assessment of the transaction by a Committee made up of three independent Directors.

- description of the conflict of interest
- the Company's interest in the transaction
- an expert valuation
- the price or its equivalent and other conditions
- proof that the price or the equivalent is in accordance with market conditions
- a copy of the proposal of the Effective Managers to the Board of Directors will be communicated for information to the FSMA
- the Board of Directors (to which Article 7:96 of the Companies and Associations Code applies) will instruct three independent Directors to prepare the report provided for in Article 7:97 of the Companies and Associations Code (unless it decides not to study the file)
- the Committee of independent Directors will appoint an Independent Expert, who must be a certified property expert, a company auditor or an investment bank

¹ The latter are detailed in WEB SA's Governance Charter.

- the report of the Committee of independent Directors assisted by the Independent Expert must specify, in addition to the information required by Article 7:97 of the Companies and Associations Code, whether the proposed transaction would be carried out under normal market conditions. This report will be communicated, not only to the Board of Directors, but also to the FSMA

3. Conflicts of functions

If WEB SA proposes to conclude, with a company in which a Director of WEB SA exercises a mandate or in which he or she holds a participation other than a minor shareholding, a transaction which is not covered by Article 7:96 of the Companies and Associations Code (for example, because it is a usual transaction concluded under normal market conditions and guarantees), WEB SA nevertheless considers it necessary that this Director immediately informs the Chairman of the Board of Directors.

His or her declaration, as well as the reasons justifying the non-application of Article 7:96 of the Companies and Associations Code, will appear in the minutes of the Board of Directors, which must take a decision.

4. Transactions with an executive officer

The above policy also applies, mutatis mutandis, to transactions between WEB SA and executive officers. The executive officer concerned must declare the conflict of interest to the Chairman of the Board of Directors. His or her declaration must appear in the minutes of

5. Corporate opportunities

Since the Directors of WEPS SA are appointed, in particular according to their skills and experience in the property area, it is common for them to hold terms of office in other property companies or companies controlling property companies.

It may therefore happen that a transaction submitted to the Board of Directors (for example: acquisition of a building as part of an auction process) is likely to interest another company in which a director has a mandate. In such a case, which may involve in certain cases a conflict of functions, the company has decided to apply a procedure largely modelled on that provided for in Article 7:96 of the Companies and Associations Code in matters of conflicts of interest.

The Director concerned must immediately inform the Chairman of the Board of Directors and the CEO of the existence of such a situation. As far as possible, the CEO also takes care to identify the existence of such a situation.

Once the risk has been identified, the Director concerned and the Chairman of the Board of Directors or the CEO will jointly examine whether the “Chinese walls” procedures adopted within the entity of which the Director concerned is a party enable the Director, without question, and under his or her sole responsibility, to attend meetings of the Board of Directors. In the event that such procedures have not been put in place, or in the event that

- the Board of Directors must specifically explain its decision regarding compliance with market conditions
- a copy of the decision of the Board of Directors will be communicated to the FSMA
- an assessment as to the accuracy of the data must be made by the Statutory Auditor of the company

The Chairman will decide whether to report thereon to the Board of Directors, and whether the Director concerned should abstain from attending the Board of Directors’ deliberations on this transaction, or take part in the vote.

The minutes relating to the transaction concerned do not, however, have to be reproduced in the Annual Report. The Company will inform the FSMA of this case of conflict.

The application of this policy will be mentioned in the Corporate Governance statement in the Annual Report.

the Board of Directors, which must take a decision. This transaction can only be concluded under normal market conditions.

The minutes relating to the transaction concerned do not, however, have to be reproduced in the Annual Report. The Company will inform the FSMA of this case of conflict.

the Director concerned or the Board of Directors considers that it is more appropriate for the Director concerned to abstain, the latter will withdraw from the deliberation and decision process: the preparation notes will not be sent to the Director concerned, who will withdraw from the Board of Directors’ meeting when the point is discussed there, and this point will be the subject of an annex to the minutes which will not be communicated to said Director.

The Board of Directors’ minutes will record compliance with this procedure, or explain the reason why it has not been applied.

This procedure will cease to apply as soon as the risk disappears (for example, because either the company renounces it or the competing company decides not to submit an offer).

If necessary, this procedure will be combined with Article 7:96 of the Companies and Associations Code, if this provision is applicable (for example, because the Director in question has a property interest opposed to that of the Company, the transaction is concluded by a company other than the Company). In addition, we specify that in these cases, the relevant paragraphs of the Board of Directors’ minutes must also be reproduced in the management report.

Mandatory information

During the year under review, there was no transaction giving rise to the application of the procedure referred to in Article 7:96 of the Companies and Associations Code relating to conflicts of interest.

Preventive rules for market abuse

In accordance with European regulations (hereinafter referred to as the “Regulations”) and the law (herein after referred to as the “Law”) relating to market abuse, the Company has defined, as an issuer, a prevention policy concerning the use of inside information related to its financial instruments. These rules apply:

- to the members of the administrative body of the Sole Administrator of WEB SA
- to high-level managers who, without being members of the body referred to above, have regular access to inside information directly or indirectly concerning the Company, and the power to take management decisions concerning future development and strategy of the Company, “the managers”
- to persons likely to have inside information because of their involvement in the preparation of a specific transaction

The rules for preventing market abuse are detailed in the “Code of Conduct” applicable to transactions in shares and other financial instruments of WEB SA, and to the aforementioned persons.

The Code of Conduct also provides the following rules:

Privileged information

“Information of a precise nature which has not been made public, which concerns, directly or indirectly, the Company, one or more financial instruments, and which, if it were made public, could have a significant influence on the price of the financial instruments concerned or the price of derivative financial instruments linked to them.”

WEB SA ensures that inside information is made public as soon as possible, and in a manner that allows rapid and complete access to this information, and a correct and rapid assessment of the same by the public.

WEB SA may, under its own responsibility, postpone the publication of inside information, provided that all of the following conditions are met:

- immediate publication is likely to prejudice the legitimate interests of the issuer;
- the delay in publication is not likely to mislead the public;
- the issuer is able to ensure the confidentiality of said information. If the issuer has deferred the publication of inside information, it must inform the FSMA in writing immediately after the publication of the information.

During the past period, the Company did not carry out any transaction constituting a transaction referred to in Article 7:97 of the Companies and Associations Code.

During the past period, the Company did not carry out any transaction constituting a transaction referred to in Article 37 of the SIR Law.

- internal notification:
 - the appointed persons (Managers, staff members and any person called upon to receive inside information) intending to carry out transactions relating to WEB SA shares must give written notice (fax, mail, email) in advance, i.e. at least 48 hours before the transaction is completed, to the Compliance Officer of WEB SA;
 - if the Compliance Officer of WEB SA intends to carry out share transactions, he or she must also notify them in advance (at least 48 hours before the transaction is completed) and in writing (fax, mail, email), to the Chairman of the Board of Directors.
 - The written notice must detail the type of share and the transaction envisaged, the quantity concerned, and the date envisaged for the transaction.
- notification to the FSMA: the appointed persons must notify any transaction carried out on their own account and relating to the financial instruments of the Company at the latest within three working days after the date of the transaction, by means of an online notification via the application available on the FSMA website. These transactions will then be published on the FSMA website.
- establishment of periods during which the execution of stock exchange transactions on WEB SA shares is not authorised (“closed and prohibited periods”).
- keeping of an insider list.

Persons with inside information must refrain from:

- using this inside information, whether for their own account or that of another person, to acquire, dispose of, or attempt to acquire or dispose of the shares concerned directly or indirectly;
- communicating this inside information to any other person, except in the context of the normal performance of their work and the exercise of their function;
- on the basis of this inside information, advising another person, whoever he or she may be, to acquire or sell the shares concerned by this inside information, or to have this acquisition or disposal carried out by other persons.

The Company strongly encourages insiders not to make any recommendations, even when they do not have, or no longer have, inside information, relating to the Company or a subsidiary.

Insider list

The Compliance Officer draws up and maintains a list of all the persons who have access to inside information.

The Compliance Officer must take all reasonable measures to ensure that the persons appearing on the insider list recognise in writing the legal and regulatory obligations arising

Closed and prohibited periods

Managers cannot carry out transactions in financial instruments, either on their own account or on behalf of a third party, directly or indirectly, during a closed period, namely:

- the period of thirty calendar days preceding the date of publication of the annual results
- the period of thirty calendar days preceding the date of publication of the half-yearly results

Relations with Clients, Employees, Tenants, Business Contacts and Shareholders

In accordance with its Corporate Governance Charter, WEB SA undertakes to always act, whether towards its clients, employees and business contacts, or towards its shareholders, in compliance with the laws and regulations in force in all economic sectors of the country, and with respect for ethics.

It does not tolerate any form of corruption, and refuses to enter into contact with persons involved in illegal activities, or suspected of being so. When choosing its partners, WEB SA takes into consideration their desire to respect the principles contained in the Charter, and ensures collaboration with partners scrupulously respecting the various laws and regulations applicable to WEB SA's activities (including social legislation, tax fraud legislation, etc.).

WEB SA does not finance or support any political party and any school of thought, and acts independently in this regard.

WEB SA strives to maintain harmonious human relations in its team, guided by the principles of professional ethics. It takes care to respect the rights of its employees, with a concern for constructive dialogue based on trust. It also ensures that all persons working within it act in accordance with the ethics and the principles of good business conduct, and the principles set out in the charter.

therefrom, and are aware of the sanctions applicable in the event of insider dealing or illicit disclosure of privileged information.

It is not recommended for persons on the insider list established in accordance with the regulations, and in particular for Managers, to carry out short-term transactions in the shares of the Company.

it being understood that, for each period, the trading day during which the publication of the results takes place is added.

Managers may also not carry out transactions in financial instruments, either on their own behalf or on behalf of a third party, directly or indirectly, during a period during which the Company and/or certain managers are in possession of privileged information.

All employees must avoid being in a situation of conflict between their personal interest and the interest of the shareholders of WEB SA, in particular in the context of relations with clients, contractors, suppliers, and other third parties. In this regard, they must refrain from accepting any remuneration or personal advantage (gift, invitation, etc.) that does not fall within the scope of current low-value end-of-year gift practices, and they must also refrain from giving to these third parties or to any member of a public authority any advantage whatsoever (sum of money, gift, etc.).

Any employee who suspects fraud, embezzlement, illegal or unethical behaviour, or a breach of internal rules adopted by WEB SA, or of laws or regulations, must immediately inform the Compliance Officer and the Internal Auditor. They will ensure the anonymity of any person who reports a risk of fraud or breach of internal rules adopted by WEB SA, or laws or regulations.

Research and development

During this financial period, the Company did not incur any research and development costs.

Post balance sheet events

On 02 February 2022, the Company signed a preliminary agreement, without conditions precedent, for the sale of the industrial hall located at rue de l'industrie at 6040 Jumet. The sale was concluded at a price of €750,000 excluding costs, i.e. at a value slightly higher than that given by the SIR's property expert on 31 December 2020, as included in the last RFA report, determined at €695,149. The authenticated deed of sale will be signed during the second quarter of 2022.

Subsidiary

As at 31 December 2021, the Company no longer has any subsidiary, SA Business Park Alleur and SA SPI La Louvière having been absorbed following the Extraordinary General Meeting of 10 September 2021.

Increase of capital by contribution in kind

The Company did not carry out any capital increase by contribution in kind during the year under review.

Diversification of investments in securities

The Company did not make any investments in transferable securities during the year under review.



→ Site 10 - Gosselles « Centre Commercial Espace Nord » - Rue de Namur - 820 m² - Commerce

RISK FACTORS

→ Site 15 - Rhode-St-Genèse - Chaussée de Waterloo 198-200 - 7 806 m² - Commerce & Office



I. STRATEGIC RISKS¹

1.1. Investment property portfolio management - Concentration

Description

- No transaction carried out by the Regulated Property Company (SIR - Société Immobilière Réglementée) can have the effect that more than 20% of its consolidated assets are invested in properties which form a single property complex.
- As at 31/12/2021, including assets held for sale, the fair value of the property assets constituting the portfolio's largest property complex, as shown in the Company's Financial Statements at 31/12/2021, represents 16.89%; this is the City Nord site² in Gosselies. The largest tenant represents 3.05%.

1.2. FINANCING RISK

Description

- WEB SA is exposed to the risk associated with the limit of available sources of financing (in the form of equity or bank debt).
- Access to financing, and above all its cost, could depend increasingly more on ESG aspects (Environment, Social, Governance), and therefore on the performance of its property assets in terms of such environmental, social and governance aspects, measured on the basis of international reporting frameworks and regional guidelines.
- The attractiveness will depend on WEB's ability to post solid financial results, as well as a sufficient ESG score.
- WEB SA is approaching the upper limit of credits that Belgian banks are currently ready to lend to the Retail property sector.
- As a national operator, WEB SA operates in a globalised financial context, made more uncertain by the COVID-19 crisis.
- WEB SA is exposed to the liquidity risk associated with the renewal of its maturing finance, or for any additional financing necessary to fulfil its commitments. The Company could also be exposed to this risk in the context of the termination of its financing contracts.

Impact

- Lack/slowdown of growth through acquisition
- Resale of profitable investment property
- Restriction on the investment policy in modernising the building stock

Impact

- Legal limitation of borrowing capacity due to a concentration rate of more than 20% of its consolidated assets in properties forming a single property complex.
- Diversification does not ensure an adequate spread of risks in terms of property assets within the meaning of Article 29 of the SIR Law.

Mitigating measures and factors

- Overall, the diversification (geographic and sectoral) of the assets in the portfolio is an objective that has been pursued since September 2015. The fair value of investment properties thus increased from €198,905k as at 30/09/2015 to €301.743k as at 31/12/2021.

- Decrease in the current pay-out ratio
- Cancellation/termination of credit agreements or early repayment.

FINANCIAL YEAR	2020 (CONSOLIDATED)	2021 (STATUTORY)
Bank debt	€137,099k	€138,532k
Credits to renew within 1 year	€21,000k	€17,989k
Credits to renew within 5 years	€94,035k	€102,701k
Debt ratio	46.03%	45.97%

MITIGATING MEASURES AND FACTORS

- Search for other potential sources of financing via capital increases or bond issues.
- Anticipation of ESG regulations with an internal estimation of criteria for evaluating sustainability in relation to WEB's maturity.
- WEB has developed a prudent financial and debt policy based on:
 - a debt ratio of less than 50%;
 - constant work on the maturity of the debt, within the limits of the financial institutions' offer;
 - permanent negotiation of rates with competing national financial institutions;
 - the non-immobilisation of cash as part of its Working Capital Requirements.

¹ figures as at 31/12/2020 on a consolidated basis
² sites 13 and 34

1.3. RISK OF NON-GROWTH

Description

- Risk of insufficient or no growth due to factors exogenous to the SIR (pandemic, etc.), or to the state of the property market.

Impact

- If the prudence of financial partners (banks) and the lack of interest in the capital market were to be proven, the Company would be faced with an increase in banks' commercial margins when renewing its credit lines, which would reduce the distributable result.

1.4. OPERATIONAL CONTINUITY - DEPENDENCE ON KEY PERSONS

Description

- Risks due to the fact that the organisation has no back-up for key functions, and has not defined a succession plan.
- Risk that personnel responsible for the management and control of an organisation or business process do not have the knowledge, skills, and experience required to ensure that WEB's objectives are met, and that significant risks are reduced to an acceptable level.
- Risk of performance requirements that could cause personnel to act in a manner inconsistent with the business objectives, strategy, standards, ethics, and other prudential practices of the Company.

FINANCIAL YEAR	2020	2021
Financing rate (IRS included) ¹	1.567%	1.614%

Mitigating measures and factors

- The Board of Directors and the management team of WEB SA constantly strive to add value to the SIR portfolio through the careful selection of new investments.
- Investment opportunities are examined on the basis of available information (market, expected returns, existing and potential tenants, etc.), and influence governance in terms of any increase in equity.

Impact

- Destabilisation of the internal organisation due to lack of continuity in the operational activities of the Company.
- Negative impact, in the short and medium term, on operational capacity.
- Loss of key personnel.
- Loss of skill and experience.

FINANCIAL YEAR	2020	2021
FTEs ²	7.4	7.0
Self-employed	4.7	4.7
TOTAL	12.1	11.7

Mitigating measures and factors

- The size of WEB SA allows knowledge to be shared. The members of management would therefore be able to replace one another if necessary, except in the case of vertical competence specific to the function.
- With regard to the market in which WEB SA finds itself, external solutions do exist, as there are no manufacturing secrets linked to the profession.
- Depending on the function performed by each person, similar profiles are more or less readily available on the market.
- The administrative and financial structure in place is capable of ensuring business continuity on a daily basis.
- The software package (ERP) also allows increased portability of information and processes between employees with the same level of competence.

¹ Financing rate see Note 16 of the Financial Statements

² FTEs, i.e. the number of full-time equivalents under contract as at 31 December

1.5. INFORMATION SYSTEMS - IT / CYBERSECURITY

Description

- The risk that technologies used in the business do not perform as intended, compromise the integrity and reliability of data and information, expose important assets to potential loss or misuse, or expose the capacity of the business to maintain the functioning of critical processes.
- Risk related to failure of information systems and cyber-crime that could compromise data integrity and business continuity.

Impact

- Recovery cost due to loss of information.
- Momentary obstacle to the proper functioning of one or another, or of all the departments of the Company.
- Information that is not secure, or unreliable.
- Significant manual processing and associated costs.
- Late publication of periodic information compromising the proper functioning of the market for the securities of the late issuer.

Mitigating measures and factors

- Since 2017, WEB SA has taken all the necessary measures to support and secure its growth, as well as to sustain the Company's data:
- 2017: outsourcing to the Proximus data centre of all of the Company's digital data with permanent backup;
- 2018: implementation of an efficient ERP;
- 2018: system and data validation by BDO internal auditor;
- 2018: subscription to a service agreement guaranteeing a restart within 4 hours.
- After November 2019, contacts were established with an IT provider to ensure the timely publication of the financial report in the required format.
- 2020: implementation of the purchase order module.
- The EASI service provider did not detect any Security incident¹ in 2020.
- A "Cybersecurity" internal audit was carried out in 2021.

1.6. REPUTATION AND RELATIONS WITH THIRD PARTIES

Description

- Reputational risk vis-à-vis stakeholders (current and potential tenants, local residents, public authorities, current and potential investors, financial analysts and others, suppliers, etc.). Reputation is influenced by information disseminated by the media and on social networks.

Impact

- Risk associated with a decline in confidence which affects WEB's ability to achieve its objectives, preserve its value, effectively raise capital or access sources of financing, etc.
- Risk that current and potential investors do not understand the Company and its key messages and strategies.

Mitigating measures and factors

- Participation in roundtables.
- Increase in the frequency of external communication.
- Ensuring the relevance of external communication.

¹ A Security Incident is a voluntary or involuntary event that has had a direct impact on the availability of the Cloud2be solution used by WEB SA.

2. OPERATIONAL RISKS

2.1. RENTAL RISK / RENTAL VACANCY

Description

- Risk of increased vacancy following changes in supply and demand on the market.
- Following the Covid crisis and its negative impact on trade, there is an ongoing risk of renegotiation of current leases due to the impact of this economic crisis.
- Risk of tenant/operator default and consequent loss of rental income.

Impact

- Overall, the risk associated with tenants can be expressed in various forms:
 - loss of rental income (insolvency, etc.),
 - free rental,
 - credit notes
 - deterioration of the occupancy rate,
 - possible decrease in rents,
 - commercial costs to be incurred in order to relocate,
 - decrease in the fair value of the portfolio (see risk “Change in the fair value of investment properties”).

VARIATIONS	IMPACT OF A VARIATION OF +1% AND -1% EXPRESSED IN RELATION TO THE ERV ¹	
Net income (y^{-1} (previous year))	+ €207k	- €207k
Net income (2020)	+ €208k	- €208k
Intrinsic value of a share (2020)	+ €0.07	- €0.07
Debt ratio (2020)	- 0.07%	+ 0.07%

FINANCIAL YEAR	2020	2021
Occupancy rate	94.77%	94.58%
Most important tenant in % of rents ²	Ikanbi = 5.28%	Pro Bail = 3.05%
Free rental in % of rents ²	0.64%	0.65%

Mitigating measures and factors

- Certain exogenous aspects of this risk (random effects of an economic crisis, the relocation of a chain of stores, a closure, etc.) make effective control inferior to correct procedural control.
- The increased diversification of the rental stock spreads the potential risk non-proportionally to almost 320 rental contracts, of which the 5 largest together represent rental income of 12.77% of the total.
- Actions are being taken to overcome the problem related to rental vacancy:
 - preventive screening of the rental stock and anticipation of information on the tenant (personal contacts)
 - finding tenants to fill the buildings or examining the potential linked to the sale
 - financial analysis of prospective tenants
 - deferring payments for tenants in difficulty
 - free rent
 - adjustment of the rent
 - search by rental agents
 - advance rent payments
 - competitive price per m²
 - inclusion in the lease of a manager's personal guarantee
 - daily checking of ageing by property management
 - rent guarantees generally established or paid
 - many tenants are major brands, which represents a certain financial security
- The Board of Directors examined the impact, in the short and medium terms, of e-commerce on its retail type investments. There is currently no significant direct risk. However, the Company remains vigilant about this risk.

¹ ERV is the Estimated Rental Value, as assessed by the Independent Property Expert.

² Rent: see income statement, Heading 1.A. Rents and 1.C. Free rental in the Financial Statements

2.2. DISASTERS & INSURANCE

Description

- The Company is exposed to the risk of a major disaster affecting one or another of its buildings.
- Risk of financial loss due to an inadequate insurance policy.
- Risk of inconsistent insurance coverage of buildings/sites.

Impact

- Restoration costs.
- Termination of the lease by loss of its purpose.
- Reduction in portfolio operating profit.

Mitigating measures and factors

- Faced with this risk, WEB SA has adopted a series of measures aimed at protecting its assets and operating income:

- all of WEB SA's assets are covered by periodically reviewed "replacement value" insurance;
- insurance covers the structure, and where applicable the contents and operating loss;
- a circular letter is sent to tenants requesting all of the information;
- concerning fire protection, as well as other related attestations;
- a waiver of recourse clause is included in most leases: in the event that the tenants are not insured, WEB would be compensated for the property;
- for some sites (Rhode-Saint-Genèse), the policy covers the property, the content, and the rental risk. Everything is then recharged to the tenants
- In terms of operating loss:
 - all buildings are insured;
 - rents, charges, and withholding taxes are paid until buildings are restored for operation;
 - an external audit of insurance policies was carried out in 2017.

2.3. MANAGEMENT OF THE INVESTMENT PROPERTY PORTFOLIO

Description

- Risk that the perceived quality of buildings, their level of security and the maintenance programme affect the valuation of the rental buildings.
- Risk of deterioration of buildings as a result of wear and tear, and risk of obsolescence.
- Risk of significant costs generated by the transformation of the building stock, which on a constant scope basis would generate a loss of rental yield, as well as significant financing costs, thus contributing to reducing the Company's distributable income.
- Any transformation involves an inherent financial risk, either of not being executed according to the Company's perspectives, or specifically with regard to the subcontractors.
- Transformation of a building whose rental potential is below expectations.

Impact

- Risk of rental vacancy.
- Risk of unexpected maintenance costs.
- Transformation / major maintenance costs higher than the approved financial planning, altering the return on potential rent.
- Exceeding the expected transformation times, extending a rental vacancy.
- The Company's maintenance and repair costs could affect its net income.
- The good reputation of the SIR with one or another of the client brands could be damaged.

- Transformation projects delayed by having to obtain a permit/authorisation.
- Financial impact difficult to predict since it depends on the occurrence of a fortuitous future event.

Mitigating measures and factors

- Financial analysis of subcontractors¹
- WEB SA has a technical and administrative internal structure enabling it to manage subcontracted activities:
 - request for administrative authorisations;
 - clear contracts with subcontractors (price, late penalties, etc.);
 - project management (monitoring, approvals, etc.);
 - guarantees/commitment of subcontractors;
 - tender processes.
- arbitration of the life cycle of buildings, with disposals of units considered obsolete.

FINANCIAL YEAR	2019	2020	2021
Capitalised expenses	€3,385k	€4,176k	€3,425k
Expenses for major repairs	€946k	€1,104k	€2,180
Expenses for major repairs (% of the fair value of buildings available for rental)	0.35%	0.40%	0.72%

¹ Art. 30a of the Law of 27 June 1969, as amended by Art. 45 of the Law on various provisions in social matters of 21 December 2018 (MB official journal of 17/01/2019)

2.4. ADMINISTRATIVE AUTHORISATIONS

Description

- The implementation of portfolio extension projects is dependent on obtaining administrative permits and authorisations relating to the legislation in force, particularly at the urban, environmental, social and economic level.

IMPACT

- Delays postponing the execution of work or the starting date of the lease in progress causing a financial loss for the Company.
- Risk of not obtaining the requested building permit.
- All of these proven risks would have the consequence of delaying the planned development of the Company and of reducing its yield to a certain amount and for a certain time, as it has been exposed thereby to a series of related expenses.

MITIGATING MEASURES AND FACTORS

- The exogenous nature of the risk makes it difficult to control. The Company cannot have control over the person issuing the permits. A control is in place for managing the internal process, although this mainly depends on the decision of an official. Therefore, a request for a preliminary permit is made which rarely differs from the final decision.
- Monitoring of current files by WEB SA on a daily basis.
- Continuous training of the internal team in order to adapt to the multiplication of procedures.
- Use of expert advice for complex cases.
- Obtaining the environmental permit essential for the operation of the establishment contractually payable by the tenant.



3. ENVIRONMENTAL, CLIMATE AND ESG RISKS¹

3.1. POLLUTION AND ENVIRONMENTAL RISK

Description

- Part of the Company's property assets are located in the region of Charleroi.
- The subsoil of the Charleroi region has been extensively exploited by the coal and steel industry. WEB SA may therefore own buildings located in an area with pollution.
- For many years, asbestos has been used in various applications, but since 1 January 2005, the use and commercialisation of products containing asbestos is completely prohibited, in Belgium, as well as in the whole of the European Union.

Impact

- Limitation or prevention of access to the affected area causing a loss of earnings.
- Environmental degradation.
- Introduction of significant costs.
- Non-liquidity of the polluted site.
- Negative impact on the Company's image.
- Soil pollution and industrial backfilling are sources of potential risks, as is the possible existence of a mine gallery.

Mitigating measures and factors

- When starting up any new site, a geotechnical study is carried out in case of doubt.
- Systematic analysis of the bearing capacity of the soil before any new construction (soil study).
- WEB SA contractually ensures that the liability lies with the lessee in the event that its activity involves a proven risk of pollution.

3.2. ESG TRANSPARENCY AND SUSTAINABILITY RISK

Description

- Risk related to the lack of visibility on aspects related to ESG which could have an impact on the interest of WEB's shareholders and/or stakeholders.
- Risk associated with the performance of WEB's ESG index, linked to the overall Sustainable Development Goals (SDGs) or to specific performances at the portfolio level (energy consumption, carbon emissions, green building certifications, etc.)
- Risk of overexposure of buildings to climatic events leading to a potential negative impact on the value of the portfolio, or a real impact on the buildings/properties themselves.
- Risk of mismatch between the rental stock and the requirements of the big brands.
- Risk of significant costs generated by the transformation of the building stock, which on a constant scope basis would generate a loss of rental yield, as well as significant financing costs, contributing to reducing the Company's distributable income.

Impact

- Risk associated with Institutional Shareholders for whom the ESG score is essential to enable investment.
- Link with growth and reputation risks.
- Potential impact on the modernisation of existing buildings and potential additional costs for new buildings.
- Impact still poorly understood on the rental capacity, or the price per m², of certain more dilapidated property complexes with regard to the requirements of the big brands.

Mitigating measures and factors

- Anticipation of ESG regulations with the internal evaluation of assessment criteria for sustainability in relation to WEB's maturity.
- Modernisation of certain property complexes via a proactive capital investment policy (roof renovation, re-lamping, compressors, etc.).

¹ Environmental, Social & Governance

4. FINANCIAL RISKS

4.1. LIQUIDITY OF WEB SECURITIES

Description

- Given the number of shares in "Free Float", WEB SA experiences low liquidity in its shares, limiting both the opportunities for sales and purchases of the latter over a short period.

Impact

- Reduced daily capacity for sales or purchases of securities.
- Influence on the share price.

Mitigating measures and factors

- The Company has started a limited road show process.
- Regular contacts are maintained with the banks.
- The Company entered into a "Liquidity Provider" contract with Petercam-Degroof in August 2018.

4.2. CHANGES TO THE FAIR VALUE OF INVESTMENT PROPERTIES

Description

The property portfolio is valued quarterly by an independent property expert. This upward or downward valuation of assets directly affects the capital of the SIR and the financial ratios.

Impact

- Negative impact on net income, net asset value and debt ratio, no impact on distributable income for the year.
- As at 31 December, a negative change in the fair value of investment properties of 1% would have the following impact:

FINANCIAL YEAR	2019	2020	2021
Net result	- €2,710k	- €2,954k	- €3,009K
Intrinsic value per share	- €0.86	- €0.93	- €0.95
Impact on debt ratio	+ 0.45%	+ 0.41%	+ 0.46%

Mitigating measures and facto

- Detailed approach from the Company's property expert.
- Availability of expertise, data and personnel necessary for the valuation.
- Quarterly valuation and questioning of the fair value of investment properties carried out by the Property Expert.

4.3. RISK OF INTEREST RATE VOLATILITY

Description

- As the Company is primarily financed through bank loans, sometimes contracted at floating rates, it is aware of a certain level of potential financial risk linked to a possible increase in short-term Euribor rates.
- Risk associated with the early termination of interest rate hedges or the setting up of margin calls by banks.
- Risk of over-coverage.
- Interest rate risk hedging operations are random in nature, because they are linked to anticipations of developments in the financial markets in a global economic environment marked by uncertainty.

- Upward trend by some banks in their commercial margin on credits sometimes backed by variable rates “floored” at 0%, and which therefore do not benefit from the negative Euribor rate.

Impact

- In the event of an increase in short-term interest rates, the resulting increase in financial charges may not be covered by an immediate increase in rents.
- Increase in the Company’s cost of financing in the more or less long term.
- Negative effect on the value of the net assets and on the result of each of the periods successively impacted by this increase in the ST rates.

Year	TOTAL AMOUNT OF BANK DEBT	BANK DEBT		VARIABLE RATE CREDITS NOT COVERED BY AN IRS
		of which total fixed rate credits	of which total variable rate credits	
2019	€112,062k	€37,312k	€74,750k	€18,050k
%	100%	33.30%	66.70%	24.15%
2020	€137,099k	€37,107k	€97,990k	€41,290k
%	100%	27.07%	71.47%	42.14%
2021	€138,532k	€35,717k	€102,815k	€50,455k
%	100%	25.78%	74.22%	49.07%

- Negative or positive effect on equity and intrinsic value per share.
- As at 31/12/2021, a change in value of 1 BPV (Basis Point Value) from the average of the current net values of the Euribor 3 months future, over 5 years or 7 years depending on the duration chosen, was equivalent to an impact on the net result of:

RISK VALUATION	VARIABLE RATE CREDITS NOT COVERED BY AN IRS	3-MONTH EURIBOR RATE	INCREASE IN FINANCIAL CHARGES & IMPACT ON NET RESULT OF A VARIATION OF + 1% (100 BP) IN THE 3 MONTH EURIBOR OVER 12 MONTHS
2019	€18,050k	- 0.6351%	€66k
2020	€41,290k	- 0.6201%	€157k
2021	€61.115k	-0.5830%	€255k

Mitigating measures and factors

- 50.93% of floating rate loans are backed by interest rate hedges, which allow the rate to be fixed until the maturity of the loan.
- Increase in the proportion of loans taken out at fixed rates.
- Increase in the proportion of debt with a maturity of more than 1 year.
- Dynamic rate monitoring policy.
- Periodic meetings with the bankers.
- WEB adapts its hedging policy according to the transformation of its financing policy, the development on the financial markets of interest rates, and the respective maturity of its debt compared to that of floating interest rate hedging instruments.

RISK FACTORS

4.4. COUNTERPARTY RISK

Description

- Risk associated with the increase in the cost of credits granted by banks due to external events. Bank agreements typically include “cost increase” clauses to allow them to increase fees if required by supervisory authority, solvency or liquidity requirements.
- Risks associated with counterparty default, and impact on bank loans, hedging instruments, and all other credit facilities established with the entity.

Impact

- Immediate negative impact on the Company's distributable profit.

	2019	2020 (CONSOL)	2021
Third party debt / total liability ¹	43.49%	47.81%	46.61%
Debt ratio ²	41.55%	46.09%	45.97%

Mitigating measures and factors

- Detailed management of the average duration of the debt.
- Banks, reputable partners.
- Renewal of lines negotiated several months in advance.
- Prudent financial policy and continuous monitoring by the Board of Directors.
- Bank debt ratio overseen by the Board of Directors.

4.5. INFLATION/DEFLATION

Description

Inflation

- Inflation is defined as the positive ratio between the value of the consumer price index for a given month and the index for the same month in the previous year.
- Risk related to nominal interest rates increasing more immediately than the indexation of rental income provided for on the anniversary dates of the leases.
- Risk associated with efficient and timely indexation of leases.

Deflation

- Deflation is defined as the negative ratio between the value of the consumer price index for a given month and the index for the same month in the previous year.
- Risk related to the indexation of rental income decreasing faster than nominal interest rates.
- Risk of a fall in the fair value of the Company's property portfolio, which in turn would have a negative impact on shareholders' equity, net income, and the intrinsic value of securities, and would also lead to an increase in Debt to Asset Ratio (as expressed as a percentage of the value of assets).
- Risk related to the deterioration of the value of the collateral on which the loans are guaranteed.

Impact

- Inflation or deflation consists of a potential exogenous risk that could impact the Company's net income and its asset value, as well as the Company's socio-economic environment.

Mitigating measures and factors

- This risk is considered exogenous as it is subject to major external influences closely correlated with the economic climate, either at the micro-economic level, or at the macro-economic level due to the policies of central banks and the tensions between the major economic blocs.
- Rents or fees are indexed on the anniversary date of the contract according to changes in the health index or the consumer price index.
- Most rental contracts include clauses limiting the negative effects for the Company of a negative variation in the aforementioned indexes.

¹ Calculation method = (Total equity and liabilities - Total equity) / Total equity and liabilities.

² Calculation method, see Financial Report, Statement of Financial Position as at 31 December.

5. COMPLIANCE RISKS

5.1. RISK OF NON-COMPLIANCE AND IMPACT OF POTENTIAL PROCEDURES AND ARBITRATIONS AGAINST THE COMPANY

Description

- Loss of the status of SIR and the benefit of the SIR tax transparency regime.
- Risk of non-compliance (voluntarily or not) with regulatory requirements that could result in the Company being fined by the regulatory authority.
- The rapid and multiple changes to legislation, as well as to its interpretation, could expose the Company to potential legal proceedings and arbitrations.

Impact

- Failure to comply with the SIR status could lead to reconsideration of all loans and investments.
- Financing / credit lines / loans all depend on the SIR status.
- Risk of decrease in loan contracts or increase in costs in the event of a significant unfavourable change (Material Adverse Change clause).
- Uncertainty resulting from globalisation, with its corollary of increased complexity of activities and regulations, increasing the risk in terms of potential for non-compliance.
- Negative impact on the result for the period and possibly on the Company's image and share price.

Mitigating measures and factors

- The Company, meticulously supervised by its Board of Directors, ensures compliance with the regulations in force, and proactively anticipates changes in these laws. It also calls on external experts.
- Control of the internal aspects of the Company which could negatively influence the fulfilment of a contractual obligation.
- Active watch by the Compliance Officer, supported by external advisers.

6. REGULATORY RISKS

6.1. RISK ASSOCIATED WITH THE DISTRIBUTION OF DIVIDENDS PURSUANT TO ARTICLE 7:212 OF THE CSA¹

Description

- WEB SA is obliged by the legal framework in which it operates to distribute 80% of the result (Royal Decree AR 13/07/2014 Art.13 para. 1), up to the amount of the net positive result for the financial year, after offsetting the losses carried forward, and after the allocations and withdrawals to/from reserves provided for in "Point B. Transfer to/from reserves": as described in Section 4 of Part 1 in Chapter I of Annex C, SIRPs must distribute, as remuneration of capital, an amount corresponding at least to the positive difference between the following amounts: 1) 80% of the amount determined in accordance with the schema in Chapter III of Annex C; and 2) the net decrease, during the year, in the SIRP's indebtedness.
- Note that the distribution obligation is subject to compliance with Article 7:212 of the Companies and Associations Code.

Impact

- The essential condition governing any dividend distribution to Shareholders is set out in Article 7:212 of the Companies and Associations Code, whereas such a distribution cannot have the effect of reducing the net assets of the Company, as they appear in the annual accounts, below its capital and unavailable reserves. In terms of sanction, Article 7:214 of the Companies and Associations Code provides that the shareholders and all other persons must return any distribution received in violation of Articles 7:212 and 7:213 if the Company can prove that the shareholders or any other persons in favour of whom the distribution was granted had been informed of the irregularity, or could not be unaware of this in view of the circumstances.

Mitigating measures and factors

- The Board of Directors ensures that the strict conditions provided for by the Companies and Associations Code are complied with, whatever the specific case.

6.2. RISKS ASSOCIATED WITH CHANGES IN REGULATIONS

Description

- Risk associated with regulatory changes (tax, reporting, statutory, environmental, urban, mobility, etc.) not specific to SIRs, and which may affect their returns and the fair value of their assets.
- Risk of losing the status of SIR resulting in the loss of the specific tax status of SIRs and of the withholding tax rate.
- Risk of changes in regulations specific to tenants and operators which could have a negative impact on their ability to honour their commitments.

Impact

- The Company is exposed to legislative changes and to the increasingly numerous and complex regulations, as well as to any possible changes to the interpretation or application thereof by the administrative authorities or by the courts. Added to this are the potential changes in international accounting rules with which the Company must comply.
- Loss of SIR status is generally considered a default event, and could trigger repayment of loans made to the Company.

- Regulatory changes and non-compliance therewith will expose the Company to the risk of its liability being invoked, to convictions, or to civil, criminal or administrative sanctions, as well as to the risk of being unable to obtain or renew a licence. This could negatively influence the activity of the Company, its result, its profitability, its financial situation, and/or its prospects.

Mitigating measures and factors

- WEB SA complies in all respects with the regulations in force and with the provisions of the aforementioned circular for the calculation of Exit Taxes for which it is liable, within the context of the operations which are subject to the same.
- Compliance with the regulations in force and anticipation of the changes thereto.
- Legal monitoring by the Compliance Officer.
- Calling on external advisers in order to anticipate the identification of any deviation with regard to the legal framework of the Company.
- Transparent contracts.
- Periodic monitoring by the Board of Directors.

¹ Companies and Associations Code

7. SECTOR-RELATED RISKS

7.1. INVESTMENT MARKET IN RETAIL AREAS AND PERIPHERAL SHOPPING CENTRES

Description

- Fall in investor demand for peripheral properties.
- Risk of supply and demand change in the property market, influencing rent levels, vacancy rates, and property values. Decrease in occupancy rates, decrease in contractual rents or in the value of buildings when the contract is renewed, and capital losses when properties are sold.
- Risk of decrease in the realisable or market value of investment properties.

Impact

- The drop in rental income, and also the increase in rental vacancies, which would result from these risks, could decrease the operating result and the probable amount of the gross dividend per share, and may artificially increase WEB's debt ratio.
- The risk of rate volatility could be worsened for SIRs by the position the banks take on the "Loss given default" ratio, imposed on them by Basel 2, in the absence of loan guarantees (mortgage, pledge on business assets, etc).

Mitigating measures and factors

- This risk is considered to be exogenous as it depends on major external influences, closely correlated with the socioeconomic context, increased due to the COVID-19 pandemic.
- Transparency and periodicity of information are at the heart of operational concerns, in particular for financial partners and third parties, who place their trust in WEB.

7.2. TRENDS AND DEVELOPMENTS IN THE RETAIL SECTOR

Description

- Notwithstanding the commercial property market on the outskirts of cities, which has demonstrated its resilience since the start of 2020, the competitive offer continues to increase, and consumer trends are changing more rapidly under the impact of the health crisis. In particular, the development of Internet sales in the retail trade is likely to question the need for brands to maintain or to open new stores in the current format.
- Effect of the growing importance of e-commerce on existing sales channels.
- Declining demand for physical stores due to the rise of online commerce.
- Demand for smaller stores (less m²), as stores have much less stock.

Impact

- The drop in rental income, and also the increase in rental vacancies, which would result from these risks, could decrease the operating result and the probable amount of the gross dividend per share, and may artificially increase WEB's debt ratio.
- The freezing of rent indexations.
- The drop in profit and/or the bankruptcy of any operator not adapting to the changes in the market.
- The decrease in the fair value of the portfolio of rental buildings operated in the retail segment.
- The amalgamation of financial operators considering Retail as an undifferentiated whole.

Mitigating measures and factors

- Trend monitoring and anticipation through periodic meetings with the Property Expert.
- Analysis/monitoring of the SIR's target property market.
- Diversification of commercial brands, with a significant proportion (more than 60%) of businesses operating in the personal goods, household and food sectors.

IN % OF THE INVESTMENT VALUE	2019	2020	2021
Retail	72.62%	68.44%	68.44%
Logistic	17.84%	18.65%	18.72%
Office	6.91%	12.05%	11.99%
Land	2.63%	0.86%	0.85%

REAL ESTATE REPORT



PORTFOLIO OVERVIEW^{1,2}

31/12/2021	GENERAL	Logistics buildings	Commercial buildings	Offices	Land
Investment value of investment properties	€311,191,863	€58,261,224	€212,966,424	€37,317,569	€2,646,646
Fair value	€301,743,154	€56,236,514	€206,858,566	€36,295,500	€2,352,574
Percentage of net assets ³	100%	18.72%	68.44%	11.99%	0.85%
Potential yield ⁴	6.98%	9.06%	6.53%	6.39%	6.06%
Total rental area	297,582 m ²	132,111 m ²	149,144 m ²	16,328 m ²	- m ²
Occupancy rate	94.58%	88.65%	96.33%	93.50%	100%
Acquisition / renovation value	€213,240,027	€47,920,591	€127,834,285	€36,122,483	€1,362,667
Insured value ⁵	€289,914,418	€93,929,032	€148,854,985	€47,130,401	€ -



Site 15 - Chaussée de Waterloo 198/200, Rhode-St-Genèse - 7,806 m² - Offices & Commerces



Site 13 - Centre commercial City Nord, Gosselies - 30,548 m² - Commerces



Site 08 - Rue de la Glacerie, Courcelles - 33,002 m² - Logistics

1 The valuation methods applied by the Property Expert can be found in Note 05 of the Financial part of this document.
 2 The data presented in this chapter includes any assets held for sale, which are included in the figures published until their actual sale.
 3 based on the investment value
 4 The potential yield is calculated by dividing the sum of the passing rent (LP) on the rented properties and the estimated rental value (ELV) on vacant properties by the Investment Value
 5 excluding capital insured for condominium property

Analysis of the portfolio as at 31/12/2021¹

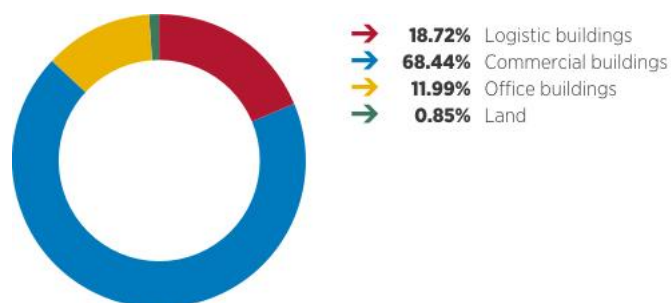
The developments which took place during the year were aimed at increasing the control of risks related to the diversification aspects of the portfolio, both in terms of buildings and of operators.

They were also intended to be part of an initiative to improve the ecological footprint of its properties.

The portfolio diversification was established according to the following criteria in order to reduce the ever-possible impact measured in terms of conversion costs: the number of rental contracts (close to 320)², the intrinsic quality of tenants, and the variety of sectors of activity in which the latter are active, as well as the modularity of said buildings.

Breakdown of the portfolio³

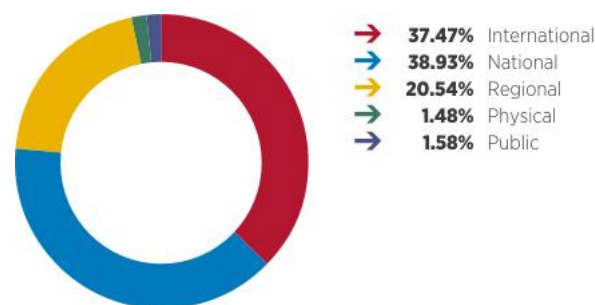
As at 31 December 2021, the portfolio consisted of:



Distribution related to the tenant market scale

WEB SA's property offer has been very successful, particularly with regard to international companies (37.47%). De facto, the size of these reduces their immediate financial exposure to cyclical crises, which contributes to diversifying the risk in the face of an unfavourable economic situation, and proportionally perpetuates the rental yield of the Company's portfolio.

Furthermore, as rental income is spread over a large number of tenants (\pm 285) this makes it possible to significantly fragment the debtor risk, thereby improving the stability of income.



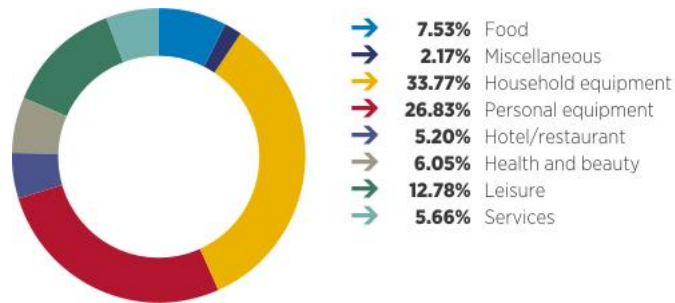
¹ based on rental income for the period for all types of property, unless otherwise stated
² only taking into account contracts relating to rental space (buildings and land excluding signage)
³ based on the investment value determined by the Property Expert

Site 05 - Gosselies Rue du Cerisier - 3,183 m² →



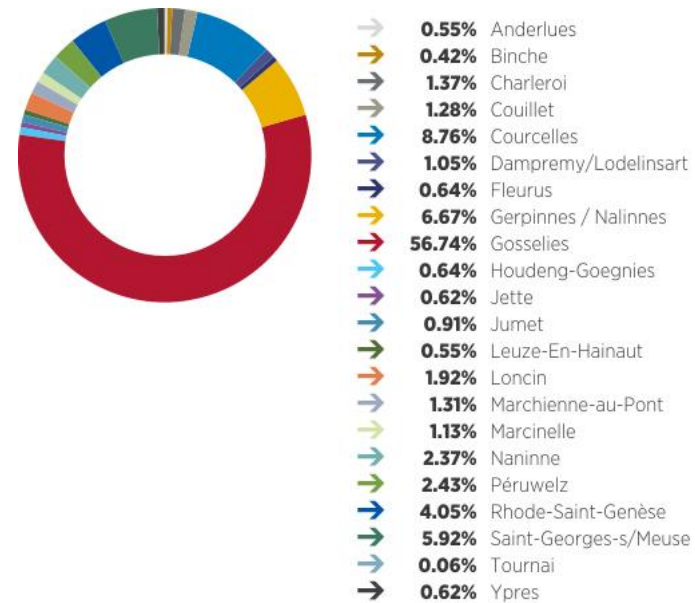
Sectoral distribution of commercial buildings¹

The weighting of the portfolio in terms of economic sectors responds to a proactive investment policy, made up of tenants who are well divided between various economic sectors, which contributes to reducing the potential cyclical risk, particularly in times of less favourable economic conditions. In fact, a cyclical crisis affects the sectors in question in different ways



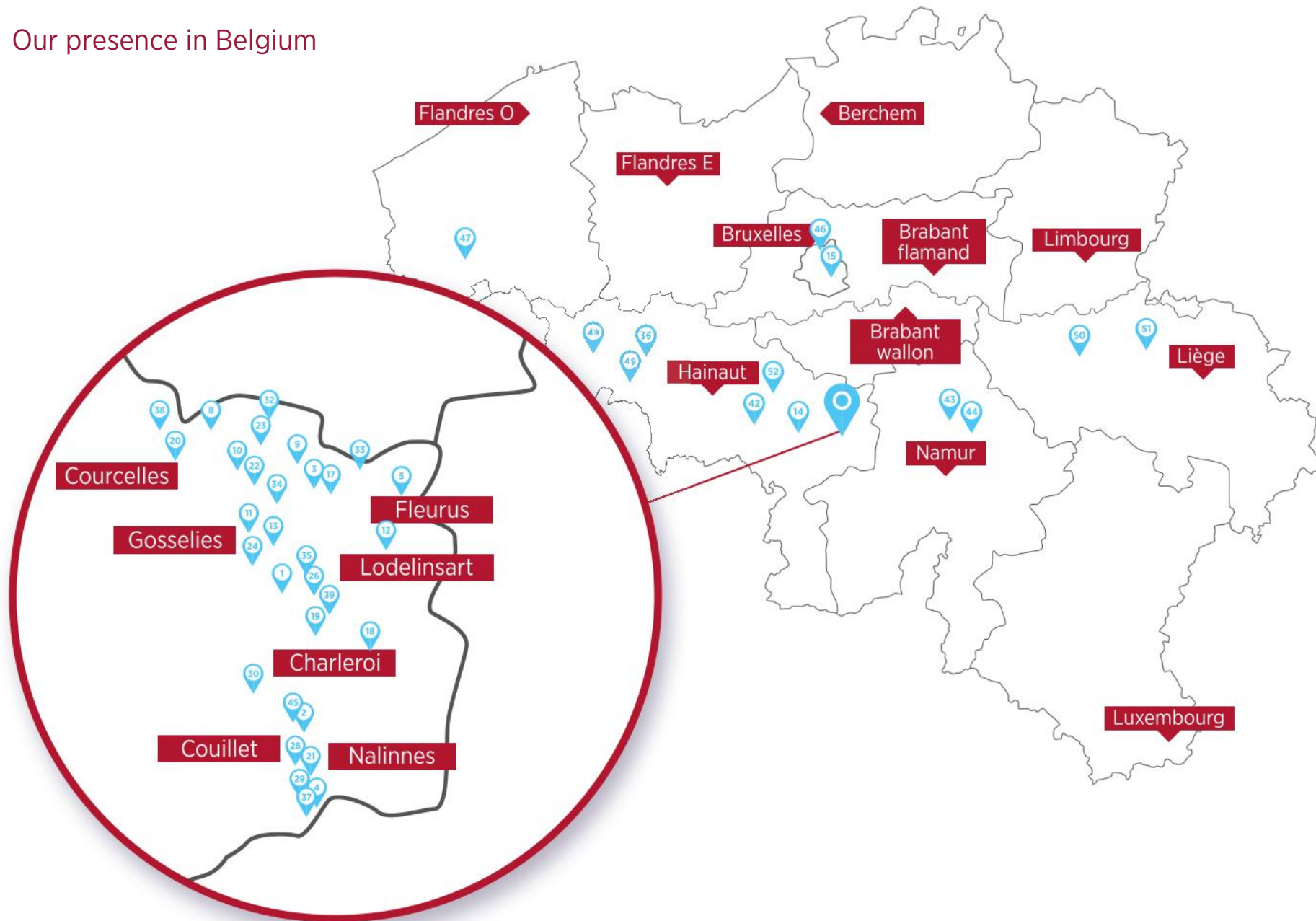
Geographical distribution

As at 31 December 2021, the presence of the regulated property company (SIR) in the Flemish Region amounted to 0.62% compared to 4.67% in the Brussels Region and 94.71% in the Walloon Region. At the same date, 56.74% of investment properties were located in Gosselies, on the edge of Walloon Brabant, covering various economic sectors, including logistics buildings, commercial buildings, office buildings, and also land



¹ based on rental income for the period under review for commercial property only

Our presence in Belgium



Residual term of leases¹

The expiry dates are well distributed over the next few years: 50.47% of contracts have an expiry date greater than 5 years. The residual term of leases is estimated at 6.31 years on average, which strengthens the control of the risk related to rental vacancy.

In addition, WEB SA owns properties that are particularly well located, also being the subject of sustained demand due to a catchment area far exceeding the limits of its immediate geographic location, particularly in the commercial property segment.



Status of leases ending within 12 months of the financial year end

Among the lease contracts expiring between 1 January and 31 December 2022, a certain number are of the Plug & Work or precarious type (entered into for periods ranging from a few months to 1 year), and most of them have been renewed automatically for several years on a regular basis.

As at the date of publication, almost half of the leases have been automatically renewed. Negotiations are in progress for some and a majority of the surfaces for which a waiver has been received have already been re-let. In addition, renewal requests have already been received, and certain renewal amendments have already been signed.

For just under half of the leases ending by 31 December 2022, tenants have still not indicated their intention to waive their contract on the publication date, the expiry date and/or notice period deadline falling during the second half of the financial year.

¹ based on the final expiry date of ongoing rental contracts at 31/12/2021, only taking into account the contracts relating to the rental surfaces (buildings and land excluding signage)



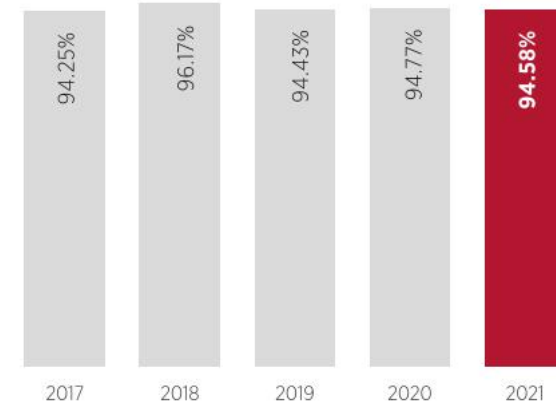
→ Sites 10 & 32, Gosselies "Centre commercial Espace Nord" – Commerces



Occupancy rate

The portfolio's occupancy rate remains high, reaching 94.58% at 31 December 2021.

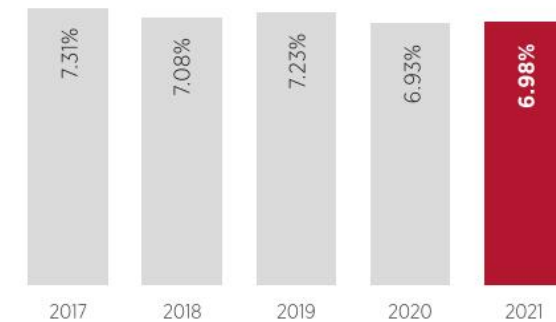
Over a 5-year period from 31 December 2017 to 31 December 2021, we recorded an average rate of 96.30%, with values ranging from 94.84% (minimum rate as at 31/12/2017) to 96.17% (maximum rate as at 31/12/2018).¹



Rental yield²

The portfolio's rental yield remains high, with a rate of 6.98% at 31 December 2021.

Over a 5-year period, from 31 December 2017 to 31 December 2021, the average rental yield was 7.11%, with a minimum of 6.93% as at 31/12/2020, and a maximum of 7.31% as at 31/12/2017.¹



¹ on basis of the value at 31/12

² The potential return is calculated by dividing the sum of the passing rent (PR) on the rented surfaces and the estimated rental value (ERV) on the vacant surfaces by the Investment Value. [(PR on leased surface areas) + (ERV on empty surface areas)] / (Investment Value).

Ranking of the 10 main tenants

According to rental income	%
1. Pro Bail (Rackstore)	3.05%
2. Media Markt	2.97%
3. Tailormade Logistics	2.68%
4. Forever Products	2.16%
5. Ikanbi Belgium	1.92%
6. Basic Fit Belgium	1.82%
7. Michelin Belux	1.81%
8. Charlesports (Intersport)	1.49%
9. Euro Shoe Group (Bristol)	1.44%
10. UMons Charleroi	1.37%

According to the built-on surface areas	m ²
1. Michelin Belux	10,434 m ²
2. Forever Products	9,825 m ²
3. Pro Bail (Rackstore)	6,990 m ²
4. Ansimmo (Decathlon)	6,600 m ²
5. Jans Building (Sfic)	6,524 m ²
6. Media Markt	6,236 m ²
7. Pharma Belgium	5,918 m ²
8. Facq	5,340 m ²
9. Taktak	5,263 m ²
10. Match	5,070 m ²

According to the residual term of leases ^{1,2}	Years
1. Bodymat	48
2. Ansimmo (Decathlon)	47.2
3. Belsys Concept	35.7
4. Devillers-Bigarre (Monkey Clothing Store)	35
5. Protection Unit	34.9
6. Evresco (Life Style Fitness)	34.8
7. Protection Unit	34.8
8. Di	31.2
9. April Beauty Belgium	30.3
10. Voyages Copine	26

1 excluding the totems and land rental contract, these logically ending at the same time as the relative surface contract
 2 Notwithstanding the duration of the leases indicated in the document, tenants have the legal right to terminate their lease at the end of each three-year term. In this theoretical case, all retail space would by definition be empty within three years and six months.



→ Site 10 - Gosselies - Rue de Namur 136-138 - 10,614 m² - Commercial building

Description of portfolio

Site 1 – Jumet

Rue de l'Industrie 12, 6040 Jumet

Area: 6 719 m²

Category: Logistics

Construction/renovation year(s):

1970 - 2007 - 2017

Site 2 – Couillet

Route de Philippeville 196-206, 6010 Couillet

Area: 1 875 m²

Category: Commerce

Année(s) de construction/rénovation: 2006 - 2016

Renter(s): Eweta, Win châssis, Wok Imperial

Route de Philippeville 351, 6010 Couillet

Area: 1 200 m²

Category: Commerce

Construction/renovation year(s):

+/- 1950 - 1999 - 2017

Renter(s): Basic Fit

Site 3 – Gosselies

Avenue des États-Unis 90, 6041 Gosselies

Area: 623 m² + 14 856 m² parking

Category: Logistics

Construction/renovation year(s):

1999 - 2007

Renter(s): Gimaco, Gruber Logistics,
ACE Parking

**Site 4 – Nalines – Bultia I**

Rue d'Acoz 5, 6280 Gerpinnes

Area: 1 542 m²

Category: Commerce

Construction/renovation year(s):

1998 - 1999 - 2016

Renter(s): 3OM Tattoo By Boris,
AB Commerciale, Barber Shop, Art de Vue,
Bijouterie Laurent by Virginie, Taverne du Bultia,
Chaussures Lachapelle, CKS Coiffeur Designer,
Orange Belgium, April

Route de Philippeville 6, 6120 Nalines

Area: 360 m²

Category: Commerce

Construction/renovation year(s):

1920 - 2001

Renter(s): T'Artistes



Site 5 – Gosselies

Chaussée de Fleurus 157, 6041 Gosselies

Area: 11 820 m²

Category: Logistics

Construction/renovation year(s):

±1975 - 2008 - 2016

Renter(s): Ertek, Facq, Newrest Servair Belgium, Bertoncello, Sentiers du Monde, Cricket &Co

Rue du Cerisier, 6041 Gosselies

Area: 7 203 m²

Category: Logistics

Construction/renovation year(s):

1974 - 1996 - 2013

Renter(s): Inter Carrelage, Sonaca, Déménagement Pierson



Site 8 – Gosselies

Rue de la Glacerie 122, 6180 Courcelles

Area: 31 188 m² + 13 000 m² ground

Category: Logistics

Construction/renovation year(s):

1920 - 1980 - 1990 - 2005 - 2013 - 2016 - 2017

Renter(s): Corps et Esprit, Daminet, Astral Pool, Forever Products, Kasongo, Les Mutualités Neutres du Hainaut, Transaflo



**Site 9 – Gosselies
Rue Du Chemin De Fer**

Avenue des États-Unis 38-40,

6041 Gosselies

Area: 2 420 m²

Category: Commerce

Construction/renovation year(s):

2011-2017

Renter(s): Heytens, AD Delhaize

Avenue de la Pépinière 5, 6041 Gosselies

Area: 2 500 m² built

Category: Commerce

Construction/renovation year(s):

2008

Renter(s): Urban Soccer

Avenue de la Pépinière 3, 6041 Gosselies

Area: 1 225 m²

Category: Commerce

Construction/renovation year(s):

2011 - 2017

Renter(s): Le comptoir Européen du Pneu



Site 9 – Gosselies Rue Du Chemin De Fer

Rue du Chemin de Fer 9-15, 6041 Gosselies

Area: 6 853m² + 3.000 m² parking

Category: Commerce

Construction/renovation year(s):

2019

Renter(s): Exterioo, Centrakor, La Bella Tavola, Foody's Corner, Intersport, Media Markt (parking)



Site 10 – Gosselies Demanet

Rue de Namur 136-138, 6041 Gosselies

Area: 10 614 m²

Category: Commerce

Construction/renovation year(s):

1920 - 2011 - 2013 - 2016

Renter(s): Action, Cuisines Schmidt, Damart, Kid's City, Maxi Zoo, Medi-Market, Mondial Tissus, Paprika Cassis, Rev' Intérieur, Van Marcke



Rue de Namur 140, 6041 Gosselies

Area: 6 230 m²

Category: Commerce

Construction/renovation year(s):

2005

Renter(s): Media Markt



Site 11 – Gosselies

Rue des Émailleries 4-12, 6041 Gosselies

Area: 6 660m²

Category Logistics

Construction/renovation year(s):

1960 - 2015

Renter(s): Cuir N°1, La Foir'Fouille, Planet Pneus, J.-L. Rassart, Express Livraison

Site 12 – Fleurus

Avenue de l'Espérance 1, 6220 Fleurus
Area: 3 800 m²
Category: Logistics
Construction/renovation year(s):
 1992
Renter(s): Eco DTLO



Site 14 – Anderlues

Chaussée de Mons, 6150 Anderlues
Area: 2 450 m²
Category: Commerce
Construction/renovation year(s):
 2005 - 2013 - 2017
Renter(s): Hangar 48, Bouba city



Site 13 – Gosselies City Nord

Centre Commercial City Nord,
 Route Nationale 5, 6041 Gosselies
Area: 30 562 m²
Category: Commerce
Construction/renovation year(s):
 from 1980 to 2017
Renter(s): April, Ava Papier, Babylon, Brasserie La Pause", Carlo & Fils, Casa, Cerese Security, Chaussée, Di, DSM Cuisines, Emoción Restaurant, Fondation Papillon, Hema, IHPO, Kréfel, Krinkels, Kvik, Laissez-Vous Tenter, L'Antica Gelateria, Le Paradis du Sommeil, Leenbakker, Lidl, Literie Prestige, Luxus Maniet, Messaline Hair & Beauty, Modal Voice, Nabil Sat, Okaidi, Pizza Adriatic, Planet Pneus, Rack Store, Shoe Discount Bristol, Space Donuts, Vanden Borre



Site 15 – Rhode-Saint-Genèse

Chaussée de Waterloo, 198-200,
1640 Rhode-Saint-Genèse

Area: 7 806 m²

Category: Offices

Construction/renovation year(s):
1992

Renter(s): AAM-Solutions, Arpeggio,
AWS Management, B.H.R. Clinic, Belgo Concept,
BNP Paribas Fortis, Bump, Cuir Center, Dental
Design, Digital, DNAK, Epm, Epm, Ethias, Gamtak,
Groupe Goffin & Fils, Heart Rhythm Research
Center, Insafron, International Real Estate, Jungers
Thierry, Kvik, LG Pronett, L'Hermitage,
Mali & Frères, Mesel, Nazca Agency & Partners,
Orange, Proximus, Sleep Store, Smart 4 Invest,
Sparagus, Square², SYNLAB, Taxi Tony, Telenet,
Tomach Engineering, Tours 33

**Site 17 – Gosselies Aéroport**

Avenue Jean Mermoz 33, 6041 Gosselies

Area: 2 800 m²

Category: Logistics

Construction/renovation year(s): 1995

Rue Adrienne Boland 24, 6041 Gosselies

Area: 10 413 m²

Category: Logistics

Construction/renovation year(s): 1995

Renter(s): Michelin

Rue Adrienne Boland 9, 6041 Gosselies

Area: 400 m²

Category: Logistics

Construction/renovation year(s): 2001 - 2016

Renter(s): Balteau IE

Rue Adrienne Boland 10, 6041 Gosselies

Area: 2 260 m²

Category: Logistics

Construction/renovation year(s): 1995

Renter(s): Naniot, Urbanfurn

**Site 18 – Charleroi,
Université de Mons**

Boulevard Joseph II 38-42, 6000 Charleroi

Area: 2 571 m²

Category: Offices

Construction/renovation year(s):

1996 - 2007

Renter(s): UMons



Site 20 – Courcelles

Rue Général de Gaulle 3, 6180 Courcelles

Area: 2 574 m²

Category: Commerce

Construction/renovation year(s):

±1950 - 2004

Renter(s): Commerces: Laura S. Coiffure, Queen Food, Zeeman
2 apartments



Site 22 – Gosselies

Rue de Namur 138, 6041 Gosselies

Area: 1 230 m²

Category: Commerce

Construction/renovation year(s):

1920 - 2011 - 2013

Renter(s): Banque CBC, DDM Architectes Associés



Site 23 – Gosselies

Route Nationale 5, 6041 Gosselies

Area: 5 025 m²

Category: Commerce

Construction/renovation year(s):

from 1993 to 2013

Renter(s): Bulthaupt, Comptoir Européen du Pneu, Eggo Kitchen House, Inside Concept, Pro-Duo, X²O

Site 21 – Gerpinnes, Chaussée de Philippeville

Route de Philippeville 193, 6280 Gerpinnes

Area: 581 m²

Category: Commerce

Construction/renovation year(s): 2003

Renter(s): Immo & Co Invest, IACI, L&K Lighting





Site 24 – Gosselies

Rue des Émailleries 4, 6041 Gosselies

Area: 8 985 m² built + 2 413 m² parking

Category: Logistics

Construction/renovation year(s):

1998 - 2000 - 2002 - 2006 - 2012

Renter(s): Gritec, Howdens Cuisines, RTL Belgium, Sigma Studio, SFIC, Transvia, Verandair, Street Corner Foodtruck

Site 26 – Lodelinsart

Chaussée de Bruxelles 296, 6042 Lodelinsart

Area: 3 500 m² + 6 395 m² ground

Category: Commerce

Construction/renovation year(s): 1987

Locataire(s): Taktak

Site 28 – Loverval

Chaussée de Philippeville, 6280 Loverval

Area: 3 222 m² ground

Category: Ground

Construction/renovation year(s): NA

Site 29 – Gerpennes

Chaussée de Philippeville, 6280 Gerpennes

Area: 10 201 m² round

Category: Ground

Construction/renovation year(s): NA

Renter(s): Allmat

Site 30 – Marchienne-au-Pont

Rue Thomas Bonehill 30,
6030 Marchienne-au-Pont

Area: 13 604 m²

Category: Logistics

Construction/renovation year(s):

1950 - 2010

Renter(s): Staw, Proximus, Safe conduite, BPost, Icontech, Districool, Wolfs Group



Site 32 – Gosselies Chotard

Centre Commercial Espace Nord,
Route Nationale 5, 6041 Gosselies

Area: 9 247 m² + 4 965 m² ground

Category: Commerce

Construction/renovation year(s):

from 2000 to 2017

Renter(s): Bowling Circus, Carglass, Circus Belgium, Clear Channel, Espace Sun, Iconix, Laser Game Evolution, Le Roi du Matelas, L'Univers du Cuir, Magic Center, Quick, Sarro Cuisines, Shops Belgium 2, Trakks





Site 33 – Gosselies

Avenue Jean Mermoz 29, 6041 Gosselies

Area: 1 657 m²

Category: Logistics

Construction/renovation year(s):

1992 - 2017

Renter(s): Concierge, SPP, Banque Van Breda, a-Ulab

Avenue Jean Mermoz 29, 6041 Gosselies

Area: 5 935 m²

Category: Logistics

Construction/renovation year(s):

1992

Renter(s): Le Temps D'un Délice, Van Oirschot Verwarmingsgroothandel, Tibi, PSB Sonorisation, Préparation technique, Gateway Communications, Voyages Lenoir

Avenue Jean Mermoz 29, 6041 Gosselies

Area: 13 000 m² + 2 630 m² ground

Category: Logistics

Construction/renovation year(s):

2006 - 2013 - 2017

Renter(s): Clyde Bergemann, Chrome Style, Comarfin, Enercon, Jacops Sud, Kone, Veranda Pro, Chrome Style, Comarfin, Diamant Drilling Services, Verandaluver

Avenue Jean Mermoz 29, 6041 Gosselies

Area: 12 000 m² ground

Category: Ground

Construction/renovation year(s):

NA

Renter(s): My Park, Europcar



Site 34 – Gosselies

Rue des Bancroix, 6041 Gosselies

Area: 3 218 m²

Category: Commerce

Construction/renovation year(s):

2002 - 2017

Renter(s): Joggingplus, Anjali, Proximus, Le Break, Game Casch, Sportsdirect.Com, 4Murs, Tape à l'Œil, Nineteen



Site 35 – Jumet, Nouvelle Route de Bruxelles

Chaussée de Bruxelles 378, 6040 Jumet

Area: 1 894 m²

Category: Commerce

Construction/renovation year(s):

1980 - 2002 - 2012

Renter(s): On 600 Bien, RMC Optique,
Planet Coiffure, Hangar 48



Site 37 – Gerpennes, Bultia Village

Rue du Bultia 85-87, 6280 Gerpennes

Area: 6 086 m²

Category: Commerce

Construction/renovation year(s):

2013 - 2017

Renter(s):

Commerces: CBC Banque, Veritas, Damart,
Hunkemöller, Jean-Christophe Coiffeur,
Connections, Huggy's Bar, Di, Club,
Italy Meubles, Aloès, Body Concept Training
12 apartments



Site 38 – Courcelles, Lido Shopping

Rue Philippe Monnoyer 70, 6180 Courcelles

Area: 5 829 m²

Category: Commerce

Construction/renovation year(s):

2005 - 2011 - 2012

Renter(s): Action, Eldi, Leader Price, Tom & Co,
Trafic, Terre Factory Shopping



Site 36 – Leuze-en-Hainaut

Rue de Condé 62, 7900 Leuze-en-Hainaut

Area: 1 530 m² built

Category: Commerce

Construction/renovation year(s):

1930 - 1968 - 1988 - 1996

Renter(s): Match



Site 39 – Dampremy

Chaussée de Bruxelles 100, 6020 Dampremy
Area: 18 608 m² ground
Category: Ground
Construction/renovation year(s): NA (ground)
Renter(s): Decathlon



Site 42 – Péronnes-lez-Binche

Avenue Léopold III 5, 7134 Péronnes-lez-Binche
Area: 3 360 m²
Category: Commerce
Construction/renovation year(s): 2000
Renter(s): CB Invest, A & M Négoce



Site 43 – Naninne

Chaussée de Marche 878, 5100 Naninne
Area: 3 223 m²
Category: Commerce
Construction/renovation year(s): unknown - 2017
Renter(s): A.M.I. Automobile, Meubles Mailleux

Site 44 – Wierde

Chaussée de Marche 657, 5100 Wierde
Area: 2 225 m²
Category: Commerce
Construction/renovation year(s): 1990 - 1991 - 2013
Renter(s): C-Storm, Literie Prestige, The Little Gym

Site 45 – Marcinelle, Beau Bien

Avenue de Philippeville 145-157, 6001 Marcinelle
Area: 2 332 m²
Category: Commerce
Construction/renovation year(s): 2008 - 2015 - 2017
Renter(s): Commerces: BKB Dental, First Line Clothing, Hookking Lounge Bar, Le Goût du Liban, PV Distribution 2000, Toro Fusion
 6 apartments



Site 46 – Jette

Rue Henri Verrie 78, 1090 Jette

Area: 1150 m²

Category: Commerce

Construction/renovation year(s):

2015

Renter(s): Basic Fit

**Site 47 – Ypres**

Paterstraat 5, 8900 Ypres

Area: 1 483 m²

Category: Commerce

Construction/renovation year(s):

1704 - 1922 - 2015

Renter(s): Basic Fit

**Site 48 – Tournai**

Rue des Chapeliers 20, 7000 Tournai

Area: 875 m²

Category: Commerce

Construction/renovation year(s):

1935 - 1998 - 2007

Renter(s): Under presseure / Shakatopia

**Site 49 – Péruwelz**

Rue Neuve Chaussée 86, 7600 Péruwelz

Area: 7 480 m²

Category: Commerce

Construction/renovation year(s):

2011

Renter(s): Intermarché, JBC, Point Carré, Bristol

Site 50 – St-Georges-sur-Meuse

Rue Campagne du Moulin 17-57,
4470 Saint Georges sur Meuse

Area: 13 302 m²

Category: Commerce

Construction/renovation year(s):

2011 - 2014

Renter(s): Ø BAR, Aldi, Amusement Park, April, Arexo Consulting, Belsys Concept, Boucherie Renmans, Cash Piscines, Club, Di, Figura'Tif, JBC, CHR de la Citadelle, Le Délice du Pain, Life Style Fitness, Marques à Suivre, Monkey Clothing Store, My Telecoms, Protection Unit, Securitas Direct Verisure, The Hunter, Trafic, Voyages Copine



Site 51 - Loncin

Rue Alfred Deponthière 40, 4431 Alleur

Area: 4 721 m²

Category: Offices

Construction/renovation year(s):

2019

Renter(s): Ikanbi



Site 52 - Houdeng

Rue de la Reconversin 15, 7110 Houdeng-Goegnies

Area: 6 028 m²

Category: Logistics

Construction/renovation year(s):

2004

Renter(s): Pharma Belgium Belmedis





→ Site 15 - Rhode-St-Genèse - Chaussée de Waterloo 198-200 - 7,806 m² -
Offices & Commerces

PORTFOLIO VALUATION BY THE PROPERTY EXPERT

In accordance with legal provisions, the property in the WEB SA portfolio is subject to a quarterly valuation. Currently, these property valuation assignments are entrusted to CBRE Valuations Services SRPL, having its registered office at 1000 Brussels, avenue Lloyd George 7, registered in the legal entities' register under number BE 0859.928.556, and appointed for a mandate of 3 renewable years.

As from WEB SA's last Ordinary General Meeting, it has been represented for this assignment by Mr Kevin Van de Velde, Director.

Beginning of mandate: 2021 - End of mandate: 2023

For its assignments, the expert's remuneration is €61,781.36 excluding VAT, based on the number of m² of the portfolio as at the date of signing the agreement, according to the various types of property, namely logistics buildings, commercial buildings and office buildings, with a minimum amount per property of €500 excluding VAT per year. Square metres, m², means all m² valued in the superstructure calculation notes. The above fixed rate will remain in effect as long as the total m² does not change. A quarterly update is planned in the event of variations, and the fees will be adapted to the change of the total m² of the portfolio.

The valuation methods applied by the property appraiser are set out in Note 5 of the financial section of this document.

Brussels, 28 January 2022

Ladies and Gentlemen,

In accordance with the Royal Decree of 13 July 2014 in application of the Law of 12 May 2014 on Regulated Property Companies, you have given CBRE Valuation Services a mandate to evaluate the entire portfolio of Warehouses Estates Belgium SCA.

Our assignment was carried out independently. All the buildings were visited by experts from CBRE Valuation Services.

In line with standard practice, our assignment was based on the information communicated to us by Warehouses Estates Belgium with regard to the rental status, the charges and taxes to be borne by the lessor, and the works to be carried out, as well as any other factor which may influence the value of the buildings, as well as on the basis of visits carried out by CBRE experts. We assume this information to be accurate and complete. As explicitly stated in our valuation reports, these do not in any way include an assessment of the structural and/or technical quality of the buildings, nor an analysis of the possible existence of harmful materials. These factors are well known to Warehouses Estates Belgium SA, which manages its assets professionally and carries out technical and legal due diligence before acquiring each building.

The investment value can be defined as being the most probable value under normal terms and conditions of sale between fully informed and consenting parties, on the date of the appraisal, before deduction of the costs of the deeds of sale of the portfolio.

From an accounting point of view, standard practice is to use the 'fair value' principle for the preparation of the financial statements, in accordance with the IAS/IFRS standards. According to the press release by the Belgian Association of Asset Managers (BEAMA) of 8 February 2006, and as confirmed in the press release by the BE-REIT Association of 10 November 2016, the fair value can be obtained by deducting transaction costs of 2.5% of the investment value for buildings with a value of more than €2,500,000. For buildings with an investment value of less than €2,500,000, the deductible fees are 10% or 12.5%, depending on the region in which they are located.

Based on the remarks made in the preceding paragraphs, we confirm that the investment value of the property assets of Warehouses Estates Belgium SCA valued by CBRE Valuation Services as at 31 December 2021 amounts to:

€311,191,863

(three hundred and eleven million one hundred and ninety-one thousand eight hundred and sixty-three euros)

After deduction from the overall value of transfer costs in accordance with BEAMA recommendations, and your instructions for costs of deeds, we arrive at a 'Fair Value' of:

€301,743,154

(three hundred and one million seven hundred and forty-three thousand one hundred and fifty-four euros)

This amount is therefore the total value attributed to the buildings valued by CBRE Valuation Services.

Yours faithfully,

Kevin Van de Velde

MRICS

Senior Director Valuation Services

For CBRE Valuation Services

GENERAL VALUATION AT 31/12/2021

Site	Properties	Year of construction / renovation	Built-on area	Investment value	Fair Value	Occupancy rate ¹	% portfolio ²	Net rental	ERV ³	Potential return ⁴
LOGISTICS BUILDINGS										
01	Jumet - Rue de l'Industrie 12	1970-2007	5,700 m ²	€843,750	€750,000	- %	0.27%	- €	€131,100	15.54%
03	Gosselies - Av. des États-Unis 90	1999-2007	623 m ²	€1,208,875	€1,074,556	100%	0.39%	€117,315	€101,739	9.70%
05	Gosselies - Chée de Fleurus 157	1974-1975-1996-2008-2013	19,023 m ²	€10,751,824	€10,489,584	100%	3.46%	€764,143	€729,641	7.11%
08	Courcelles - Rue de la Glacerie 12	1920-1980-1990-2005-2013	33,002 m ²	€8,020,897	€7,825,265	49.14%	2.58%	€492,242	€881,800	12.49%
11	Gosselies - Rue de l'Escasse	1960	5,100 m ²	€1,026,452	€912,402	95.32%	0.33%	€96,697	€96,900	9.88%
12	Fleurus - Av. de l'Espérance 1	1992	3,800 m ²	€1,391,468	€1,236,860	100%	0.45%	€117,906	€121,600	8.47%
17	Gosselies - Aéroport	1995-2001	15,894 m ²	€6,925,507	€6,540,579	79.94%	2.23%	€457,599	€579,090	8.27%
24	Gosselies - Rue des Émailleries 1-3	1988-2000-2002-2006-2012	8,809 m ²	€5,451,238	€5,318,281	95.39%	1.75%	€421,072	€468,388	8.10%
30	Marchienne-Au-Pont - Rue T. Bonehill 30	1950-2010	13,454 m ²	€3,355,626	€3,273,781	100%	1.08%	€420,048	€345,311	12.52%
33	Gosselies - Av. Jean Mermoz 29	1992-1995-2006-2007-2013	20,678 m ²	€14,273,683	€13,925,544	100%	4.59%	€1,110,802	€1,111,615	8.61%
52	Houdeng - Rue de la Reconversion	2003	6,028 m ²	€5,011,904	€4,889,662	100%	1.61%	€383,151	€317,760	7.64%
TOTAL			132,111 m²	€58,261,224	€56,236,514	88.65%	18.72%	€4,380,976	€4,884,944	9.06%
OFFICES BUILDINGS										
15	Rhode-St-Genèse - Chée de Waterloo 198	1992	7,806 m ²	€15,233,422	€14,861,875	84.07%	4.90%	€818,758	€1,034,773	6.39%
18	Charleroi - Bd Joseph II 38-40-42	1996-2007	2,571 m ²	€3,114,215	€3,038,259	100%	1.00%	€256,051	€205,680	8.22%
22	Gosselies - Rue de Namur 138	1920-2011-2012-2013	1,230 m ²	€1,290,179	€1,146,826	100%	0.41%	€91,267	€92,250	7.07%
51	Alleu - Rue Alfred Deponthière 40	2019	4,721 m ²	€17,679,753	€17,248,540	100%	5.68%	€1,064,223	€837,905	6.02%
TOTAL			16,328 m²	€37,317,569	€36,295,500	93.50%	11.99%	€2,230,299	€2,170,608	6.39%
LAND										
28	Loverval - Chée de Philippeville		Projet	€342,833	€304,740	100%	0.11%	- €	- €	- %
29	Gerpennes - Chée de Philippeville 212		Projet	€1,234,912	€1,097,700	100%	0.40%	€65,666	€65,666	5.32%
33	Gosselies - Ave Jean Mermoz 29		Parking	€1,068,901	€950,134	100%	0.34%	€94,735	€91,000	8.86%
TOTAL			0 m²	€2,646,646	€2,352,574	100%	0.85%	€160,401	€156,666	6.06%

1 on actual rent

2 based on the investment value determined by the Property Expert

3 Estimated rental value determined by the Property Expert

4 The potential return is calculated by dividing the sum of the passing rent (PR) on the rented surface areas and the estimated rental value (ERV) on the vacant surface areas by the Investment Value44. [(PR on leased surfaces) + (ERV on empty surfaces)] / (Investment Value).

Site	Properties	Year of construction / renovation	Built-on area	Investment value	Fair Value	Occupancy rate ¹	% portfolio ²	Net rental	ERV ³	Potential return ⁴
COMMERCIAL BUILDINGS										
02	Couillet - Route de Philippeville 196-206	2006	3,075 m ²	€3,505,394	€3,419,897	100%	1.13%	€257,171	€242,500	7.34%
04	Nalines - Bultia	1998-1999-2003-2016	1,902 m ²	€4,451,777	€4,343,197	100%	1.43%	€317,207	€298,190	7.13%
09	Gosselies - Rue du Chemin de fer	2008-2011	13,098 m ²	€20,167,100	€19,675,220	100%	6.48%	€1,286,917	€1,204,105	6.38%
10	Gosselies - Demanet	1920-2011-2013 + 2005	17,009 m ²	€26,046,457	€25,411,179	92.17%	8.37%	€1,404,676	€1,541,980	5.85%
13	Gosselies - City Nord	from 1980 to 2017	30,548 m ²	€44,545,939	€43,459,455	96.22%	14.31%	€2,934,924	€2,998,385	6.85%
14	Anderlues - Chée de Mons 56-56b	2008-2013	2,450 m ²	€1,331,298	€1,183,376	100%	0.43%	€120,941	€101,250	9.08%
20	Courcelles - Av. Général de Gaulle 16-20	1950-2004	2,387 m ²	€2,508,923	€2,447,731	100%	0.81%	€177,127	€207,585	7.06%
21	Gerpennes - Chée de Philippeville 193	1920-2001	581 m ²	€1,002,905	€891,471	100%	0.32%	€65,710	€76,270	6.55%
23	Gosselies - RN 5	1980-2002-2012	5,025 m ²	€8,760,498	€8,546,828	100%	2.82%	€628,924	€592,750	7.18%
26	Lodelinsart - Chée de Bruxelles 296	1987	3,500 m ²	€3,302,047	€3,221,509	100%	1.06%	€219,600	€215,285	6.65%
32	Gosselies - Chotard	2000-2001-2002-2007	9,363 m ²	€13,443,818	€13,115,919	98.26%	4.32%	€981,379	€901,019	7.43%
34	Gosselies - Rue des Bancroix	2002	3,187 m ²	€7,692,521	€7,504,899	100%	2.47%	€533,193	€506,915	6.93%
35	Jumet - RN 5	1993-1997-2008-2011	1,894 m ²	€2,036,848	€1,810,533	100%	0.65%	€152,363	€133,791	7.48%
36	Leuze-en-Hainaut - Rue Condé 62	1930-1968-1988-1996	1,530 m ²	€1,238,716	€1,101,081	100%	0.40%	€102,268	€99,450	8.26%
37	Gerpennes - Rue du Bultia 85-87	2013	6,084 m ²	€15,135,446	€14,766,293	100%	4.86%	€842,108	€837,430	5.56%
38	Courcelles - Rue Monnoyer 70	2005-2011-2012	5,829 m ²	€6,743,260	€6,578,790	100%	2.17%	€527,758	€481,925	7.83%
39	Dampremy - Chée de Bruxelles 100	2019	6,380 m ²	€5,045,392	€4,922,334	100%	1.62%	€184,957	€184,957	3.67%
42	Péronnes-lez-Binche - Av. Léopold III 5	2000	3,360 m ²	€1,371,713	€1,219,300	100%	0.44%	€93,144	€106,425	6.79%
43	Naninne - Chée de Marche 878-880	unknown - 2013	3,119 m ²	€3,179,631	€3,102,079	100%	1.02%	€233,804	€231,960	7.35%
44	Wierde - Chée de Marche 651-657	1990-1991-2013	2,225 m ²	€2,661,684	€2,596,764	100%	0.86%	€219,239	€199,250	8.24%
45	Marcinelle - Av. de Philippeville 141-143	2009	2,332 m ²	€3,882,308	€3,787,618	100%	1.25%	€224,499	€244,215	5.78%
46	Jette - Rue H. Werrie 76	2015	1,150 m ²	€1,584,845	€1,408,751	100%	0.51%	€133,073	€103,500	8.40%
47	Ieper - Paterstraat 5	1704-1922-2015	1,483 m ²	€1,637,746	€1,488,860	100%	0.53%	€115,044	€96,395	7.02%
48	Tournai - Rue des Chapeliers 20	1935-1998-2007	875 m ²	€711,988	€632,878	100%	0.23%	€39,000	€65,625	5.48%
49	Peruwelz - Rue Neuve Chaussée 86	2010	7,455 m ²	€10,196,555	€9,947,858	66.89%	3.28%	€675,042	€704,625	6.62%
50	St-Georges s/Meuse, - R. Campagne du Moulin 17-57	2010-2014	13,302 m ²	€20,781,615	€20,274,746	97.66%	6.68%	€1,200,756	€1,250,050	5.78%
TOTAL			149,144 M²	€212,966,424	€206,858,566	96.33%	68.44%	€13,670,823	€13,625,832	6.53%
TOTAL GENERAL			297,582 m²	€311,191,863	€301,743,154	94.58%	100%	€20,442,499	€20,838,050	6.98%

1 on actual rent

2 based on the investment value determined by the Property Expert

3 Estimated rental value determined by the Property Expert

4 The potential return is calculated by dividing the sum of the passing rent (PR) on the rented surface areas and the estimated rental value (ERV) on the vacant surface areas by the Investment Value44. [(PR on leased surfaces) + (ERV on empty surfaces)] / (Investment Value).

Buildings representing more than 5%

As at 31 December 2021, the Company had 5 sites representing more than 5% of its assets.

	Investment value	Faire value	% of portfolio ¹
Gosselies - City Nord & rue des Bancroix	€52,238,460	€50,964,354	16.79%
Gosselies - Demanet	€26,046,457	€25,411,179	8.37%
Saint-Georges-sur-Meuse, Rue Campagne du Moulin 17-57	€20,781,615	€20,274,746	6.68%
Gosselies - Rue du Chemin de fer	€20,167,100	€19,675,220	6.48%
Alleur - Rue Alfred Deponthière 40	€17,679,753	€17,248,540	5.68%

These sites are more fully described (age, tenants, occupancy rate, etc.) in the section on building descriptions above.

Gosselies – City Nord & rue des Bancroix	Total lease term	Residual period ²
Abatex (Jogging +)	9	1.0
April Beauty Belgium	9	8.3
Ava Papierwaren	9	2.5
Bng (EmociÓN Restaurant)	9	2.5
Caprera (Babylon)	9	3.2
Carlo Sport & Fashion (Carlo & Fils)	9	7.9
Casa International	9	8.2
Cerese Security	9	4.3
Chaussea	27	21.7
Chaussures Maniet	9	8.0
Di	9	5.8
DSM Erembodegem (DSM Cuisines)	9	6.3
Electro Stalle (IHPO)	9	6.4
Euro Shoe Group SA (Bristol)	9	2.4
Euroventes Sprl (Literie prestige)	9	8.3

Gosselies – City Nord & rue des Bancroix	Total lease term	Residual period ²
Fnac Vanden Borre	9	3.7
Fondation Papillon	9	7.5
Forcal (Pizza Adriatic)	9	9.3
Group Protect	6	0.0
Hema Belgie	9	2.7
Icash	9	4.1
Krefel	18	5.4
Krinkels	1	1.3
Kvik	9	6.0
Leenbakker	9	6.8
Lidl Gosselies	27	16.8
Literie 2000 (Le Paradis du sommeil)	0,1	0.2
Literie 2000 (Le Paradis du sommeil)	1	1.3
Lthi (Messaline Hair & Beauty)	9	6.5
Maria Giuseppe (Laissez-vous tenter)	9	3.7

Gosselies – City Nord & rue des Bancroix	Total lease term	Residual period ²
Maria Giuseppe (L'Antica Gelateria)	9	6.5
Modal Voice	9	7.9
Nbsat	9	3.1
Odlices (Le Break)	9	5.0
Okaïdi	9	5.1
Planet Pneus New	9	7.0
Pro Bail (Rackstore)	18	11.3
R&P Food Concept (La Pause)	9	4.9
Sace (Space Donuts)	9	8.5
Sojo (Anjali coiffure)	9	7.3
Sportdirect.com	9	2.4
Studio Telecom (Proximus)	9	3.0
Tao Belgique	9	9.5
Vic Mng (Nineteen)	9	1.7
Well (4 Murs)	9	7.3

¹ based on the investment value determined by the Property Expert

² until final expiry date

² until final expiry date

² until final expiry date

Gosselies – Demanet	Total lease term	Residual period ¹
Action	27	18.8
Albert D (Rêv'Intérieur)	27	17.8
CP Retail (Paprika Cassis)	9	7.3
Cuisibras	9	5.2
Damart	9	3.7
Kid'S City	9	0.9
Maxi Zoo	9	1
Media Markt	1	0.4
Media Markt	20	3.3
Medi-Market	9	1.8
Mondial Textiles	9	8.6
Van Marcke	9	9.5

Gosselies – Chemin de Fer	Total lease term	Residual period ¹
CEP (Le Comptoir Européen du Pneu)	9	0.8
Soccer City	9	6.1
Delimmo (AD Delhaize)	27	16.1
Decor Heytens	9	5.3
Exterioo Vlanderen & Wallonië	27	24.2
Centrakor Stores	9	6.3
Bella Tavola	9	6.3
Wg Food (Foody's corner)	9	6.3
Charlesports (Intersport)	9	6.5
Media Markt (parking)	5	3.3

St-Georges-sur-Meuse	Total lease term	Residual period ¹
3D Management (Marques à suivre)	18	7.3
AC Matic (Ø BAR)	9	7.3
Aldi Gembloux	27	16.3
April Beauty Belgium	36	30.3
Arexo Consulting	9	5.9
Atzeni Raymond (Le Délice du Pain)	9	7.8
Belsys Concept	36	35.7
CHR de la Citadelle	9	1.8
Club	9	4.1
Devillers-Bigarre (Monkey Clothing Store)	36	35.0
Di	36	31.2
Evresco (Life Style Fitness)	36	34.8
Figura'Tif	9	3.3
JBC	9	7.1
My Telecoms	9	6.4
Protection Unit	36	34.9
Protection Unit	36	34.8
RMH Pool & Spa (Cash Piscines)	18	16.8
Securitas Direct Verisure	9	6.9
Skyfall (The Hunter)	9	6.2
SND (Trafic)	18	10.4
TK (Amusement Park)	9	7.3
Voyages Copine	36	26.0

Alleur – Rue Alfred Deponthière	Total lease term	Residual period ¹
Ikanbi	9	6.7

Buildings representing more than 20%

The Company does not own investment properties representing more than 20% of its property portfolio.

¹ until final expiry date

MARKET OVERVIEW¹

Offices

Overview

The city of Charleroi is the largest in Wallonia, counting a population of 202,000 and around 400,000 in the district Charleroi (January 2021). Despite its population, the office stock is estimated to be smaller than Liège and comparable to Namur.

The office market in Charleroi is concentrated around the Boulevard Tirou and Boulevard Audent in the city centre. These office buildings are typically older grade C stock. The largest occupier groups in the city centre are the public sector and the financial institutions.

More recent development can be found closer to the Airport. Notable companies with a presence here include Underside, Monkey Bridge, Promethera Biosciences, Intermire, Provera and several spin-offs of the Brussels University (ULB). Also, new offices have recently been built in the city centre and near central station as part of an effort to revitalize the city.

Modern office space in Charleroi trades at rents as from 110 eur/m²/yr up to 140 eur/m²/yr. .

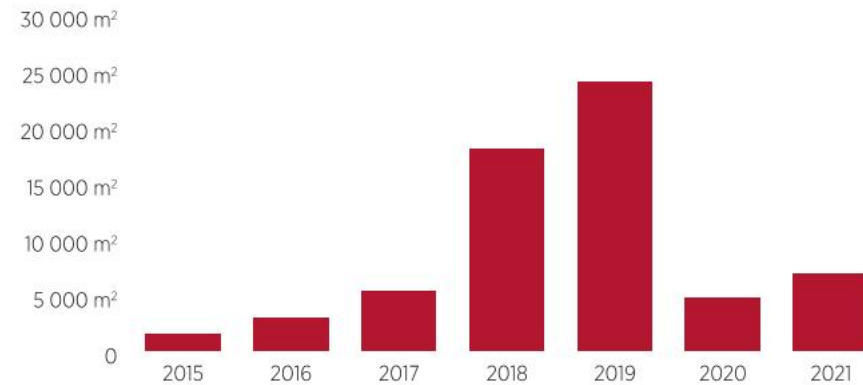
Demand

Average annual take-up over the long-term is relatively limited at around 5,000 m². Small, local deals are typically excluded from this amount. Limited available space means large deals are exclusively found in build-to-suit projects that drive spikes in take-up as in 2018 and 2019.

2020 was an average year for the Charleroi office market. 4,750 m² of new deals were noted, with the largest being Appeal Studios' 980 m² letting in Audent 14.

Throughout 2021, recorded take-up was 6,899 m², and Charleroi was the only Walloon market to see an increase in volume year-on-year. Three deals of more than 1,000 m² were secured. These were the Forem pre-letting in Devreux 36-38 (2,900 m²), the Association Repos, Joie, Santé et Solidarité letting in Courcelles (1,100 m²) and the Duchene letting in Audent 14 (1,052 m²).

CHARLEROI OFFICE TAKE-UP (2015-2021)



¹ Source: CBRE

Development

The decline of the coal and steel industries in the 20th century stymied economic growth and development. Since then, the City of Charleroi has been looking to reinvent itself as a modern city, adopting ambitious master plans and large-scale development projects to boost its image and effectiveness as a place to do business and pleasant place to live.

Charleroi is seeing a thorough renovation of central districts take place. Not only offices, but a broad range of development is ongoing, including residential, retail, hotel and leisure, cultural, and infrastructure.

Perhaps the most discussed of the projects is Left Side Business Park. Situated along the Sambre, this mixed-use project concerns some 50,000 m² of offices, 17,000 m² of housing, 3,200 m² of retail, a 150-room Van der Valk hotel and a harbour. The 23,000 m² Ohrizon office tower here is anticipated for 2024. Construction is ongoing, mostly by Eiffage.

Along Rue de Grand Central, the FGTB just completed a 5,600 m² office, with their old offices set for a renovation (3,500 m²). Next to this, IRET will develop the 17,000 m² Rivage office after receiving the permit in 2020. Just across the street, IRET will also construct the 21,000 m² mixed-use Tirou 1.

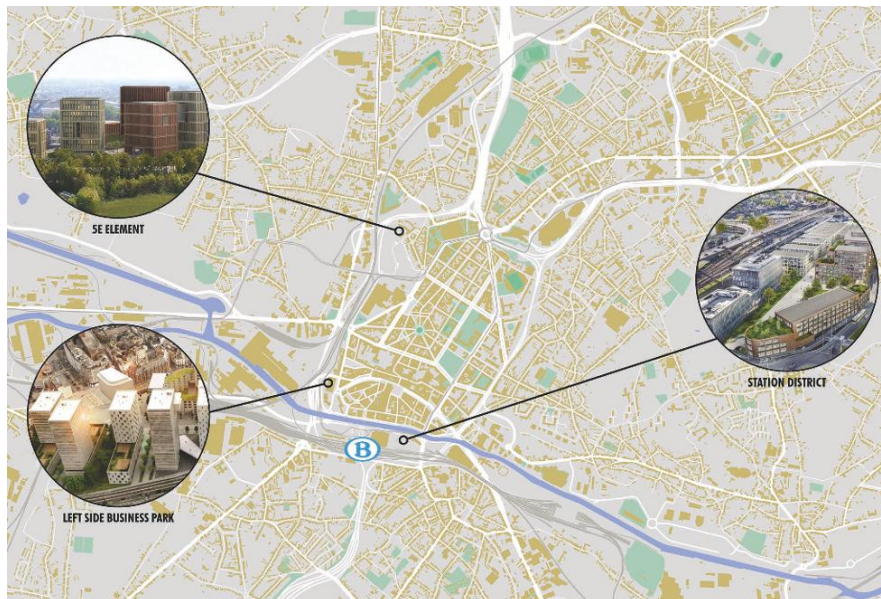
Close by, along Rue de la Garenne, the 5e Element project is underway. This will consist of 7,000 m² of offices, 4,000 m² of services, and 150 housing units.

On the southern side of the Sambre, to the right of the Charleroi-Sud train station, a new district will arise, focused on housing and high-tech businesses. The first phase encompasses 50,000 m² of new development. An innovation centre and +100 residences are expected. Sambrinvest is building a new 5,000 m² HQ for 2022/23.

Projects are also planned outside of the city centre. The BioPark in Gosselies will feature 24,000 m² of new lab and office space by 2024, with the potential of an additional 16,000 m² in the following phase.

Charleroi Airport I and II offer 30ha for development, while in Farciennes, Ecopole offers 300ha

MAP OF MAJOR CITY CENTRE DEVELOPMENT ZONES:



MAJOR PROJECT RENDERS:



Retail

Overview

The broad retail real estate had an extraordinary 2021 despite the still raging pandemic. Take-up surpassed 480,000 m². Despite this general positive picture there is considerable diversity within retail as a whole. Out-of-town was responsible for two-thirds of retail

activity in 2021, shopping centers are operating just beneath pre-pandemic numbers whilst high street is still subject to trends that began well before Covid.

Heading into 2022 retail sales figures and mobility trends indicate positive evolutions to come.

Charleroi retail

Rive Gauche

Located on Place Verte, the Rive Gauche shopping centre is a new development of 36,300 m² GLA and containing 100 retail units.

Rive Gauche boasts a strong tenant mix including the top mass-market fashion retailers (Primark, Zara, Bershka, Pull&Bear, H&M, Kiabi and C&A), a food anchor tenant (Delhaize) and plentiful restaurants (such as Burger King) and bars.

Place Verte

Inno is located in front of the Rive Gauche shopping centre on the Place Verte. It offers 12,000 m² of retail GLA with additional retailers.

Rue de la Montagne

The prime downtown retailing area used to be concentrated on the Rue de la Montagne. This street totals 38 shopping units on 200 metres and is occupied by traditional international chains.

However, the street has lost a lot of its popularity with barely any new retailers entering and a declining footfall. The completion of the Rive Gauche has resulted in the relocation of several prime retailers such as H&M, Zara, and C&A to the shopping centre, resulting in increased vacancy along the street.

Rue de Damprémy

On the Rue de Damprémy, the boutiques tend to be smaller, but fashion is still omnipresent. Next to the traditional personal equipment, this street has a decent offer of pubs & restaurants. The street totals some 44 units along a strip of 150 metres.

Ville 2

Ville 2 is located just outside the Charleroi city centre along the inner ring road. Ville 2 seems to have weathered the competition from Rive Gauche relatively well and has been able to attract a series of new retailers in recent months. Ville 2 counts 25,350 m² divided in

120 units. Its anchor tenants are Carrefour market (2,712 m²), C&A (1,728 m²), H&M (1,715 m²) and Fnac (1,100 m²).

Belle Fleur

The Belle Fleur retail park was built in 2014 and is located 3km southeast of the city centre. It offers 15,000 m² of retail space divided across 30 shops. The main tenants are Kréfel (1,965 m²) and Action (1,372 m²).

Cora Chatelineau

The Cora Chatelineau retail park was built in 1970 and renovated in 2013. It is located 4km east of the city centre. It offers 45,600 m² of retail space divided across 60 boutiques, some restaurants and one Cora hypermarket. The anchor tenants are Cora (13,500 m²), Brico Plan-it (10,338 m²), Decathlon (2,781 m²) and Cultura (1,623 m²).

City Nord

City Nord is one of the major clusters of out-of-town retail in Wallonia (built in 1990 and renovated in 2013) located 10km north of the city centre. The park offers 45,600m² of retail space consisting of 67 shops. Anchor tenants are Rack Store (7,000 m²) and Krinkels (2,150 m²).

Espace Nord

Espace Nord is also a major cluster of out-of-town retail, located next to City Nord and which accommodates about fifty units. Main tenants are Media Market (6,000 m²) and Intersport (3,000 m²).

Paranthèse

This commercial centre is located on the N5 in Gosselies has opened its doors in July 2020. The new shopping spot is positioned as a "Home and Food Pole" housing retailers such as Carrefour Market, JYSK and Vanden Borre Kitchen, occupying a total area of 10,000 m².

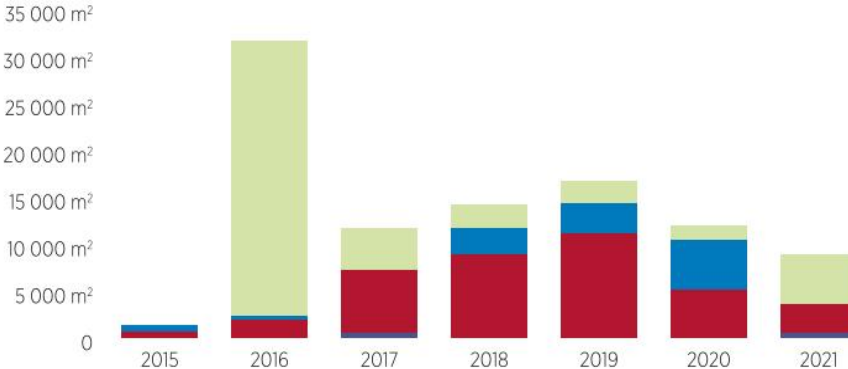
Demand

Retail take-up amounted to 426,534 m² in 2020. Retail activity in Charleroi totalled 12,024 m² of take-up in 2020. Out of town and retail park take-up accounted for almost all of this figure, occupying 10,423 m² combined. Total retail take-up in 2021 was 482,089 m² whilst the annual number for Charleroi was 8,928 m². Most of this take-up was in shopping centers with 5,325 m².

The largest deal of 2021 was MI12 Fun Center leasing 1800 m² in the Grand Rue 143. Other large deals in 2021 were Bouncewear purchasing a retail unit (1,200 m²) on the Route de la Basse Sambre and budget retailer 'Action' (970 m²) opening a store in Rive Gauche.

CHARLEROI RETAIL TAKE-UP (2015-Q4 2021)

- Shopping streets
- Out-of-town
- Commercial warehouses, retail park
- Shopping centers



→ Site 13 - Gosselies "Centre Commercial City Nord"
Avenue du Grand Vivier - 3,000 m² - Commercial building

Industrial & Logistics

Overview

Demand for industrial & logistics remains strong with the sector rapidly moving towards larger and more technologically advanced warehouses. Multi-modality is highly sought after, and e-commerce, consolidation and economies of scale are significant driver of logistics market activity, as shorter delivery times and efficiency gains are propelling the distribution sector forward.

Occupiers prefer to acquire or lease new and larger facilities developed on a 'design & build' basis, well-equipped with the latest and most innovative inventory management infrastructure. Demand is increasingly focused on multi-modality, with land and warehouses providing railway and canal connectivity and container handling proving to be extremely popular among 3PL actors.

Demand

Disruptions to the global supply chain have dominated headlines this year. Renewed consumption in 2021 combined with labour market and operational frictions have disrupted the normally finely tuned machine. As a result, companies are increasingly hedging against these headwinds via the occupier market, driving take-up to a record 2.17 million m².

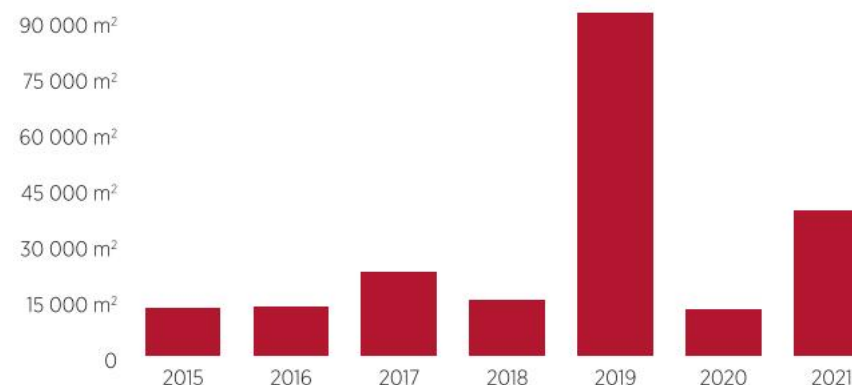
Investment

Overview

Total CRE investment in Belgium totalled €4 billion in 2021. Offices were the most popular asset class, accounting for 58% of investment volume or almost €2.3 billion. A lack of retail liquidity hindered the higher volumes. Logistics and multifamily are in high demand but assets are fairly limited. Sentiment is higher than investment volumes would suggest.

Of this amount, 343,000 m² closed in Wallonia and 99,000 m² in Hainaut Province where Charleroi is located. In Charleroi commune, 38,953 m² of I&L deals closed. Demand here and in the periphery is increasing on account of limited availabilities and increasing prices in central markets. In 2021, Bito secured 9,200 m² in Roux and Catalent secure 4,986 m² in Gosselies.

INDUSTRIAL & LOGISTICS TAKE-UP CHARLEROI (2015-2021)



Charleroi

CRE investment in the Charleroi market is typically very limited. It remains relatively unknown to institutional investors and has historically lacked investment grade assets, save for the Rive Gauche shopping centre acquired by CBRE GI in 2018. New office and residential development in the city centre may soon change that.

Most deals are purchases for own occupation or development projects, though true investment is occurring. Supermarkets have been popular investments, with three deals recorded in 2021 totalling more than €9 million. Elderly homes, however, have attracted the most capital, with three deals recorded in 2021 totalling €55 million.



→ Site 05 - Gosselies - Chaussée de Fleurus 157 - 11,820 m² - Logistic

FINANCIAL REPORT



AUDITOR'S REPORT

Appendix

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AUDITOR'S REPORT¹

In accordance with legal provisions, the accounts of WEB SA are subject to audit by PwC Reviseurs d'Entreprises SRL, Woluwe Garden, Woluwedal, 18 - 1932 Sint-Stevens Woluwe, Belgium, represented by Mr Damien WALGRAVE, Auditor, appointed for a renewable term of 3 years.

Starting: AGM 2020 – Financial period 2020 (28/04/2020) - Ending: AGM 2023 – Financial period 2022 (25/04/2023)

Fees (legal audit for an amount of €60,000, excluding VAT, was awarded to the Statutory Auditor "PwC" for the financial year under review.²

FREE TRANSLATION OF THE STATUTORY AUDITOR'S REPORT TO THE GENERAL SHAREHOLDERS' MEETING OF WAREHOUSES ESTATES BELGIUM SA ON THE ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

We present to you our statutory auditor's report in the context of our statutory audit of the annual accounts of Warehouses Estates Belgium SA (the "Company"). This report includes our report on the annual accounts, as well as the other legal and regulatory requirements. This forms part of an integrated whole and is indivisible.

We have been appointed as statutory auditor by the general meeting d.d. 5 June 2020, following the proposal formulated by the sole director and following the recommendation by the audit committee. Our mandate will expire on the date of the general meeting which will deliberate on the annual accounts for the year ended 31 December 2022. We have performed the statutory audit of the Company's annual accounts for five consecutive years.

Report on the annual accounts

Unqualified opinion

We have performed the statutory audit of the Company's annual accounts, which comprise the statement of financial position as at 31 December 2021, as well as the comprehensive income statement, the statements of changes in equity, the cash flow statement for the year then ended as well as the notes to the financial statements. These annual accounts show a total of the statutory statement of the financial position which amounts to EUR'000' 305,176 and a net result for the financial year which closes with a profit of EUR'000' 13,992

In our opinion, the annual accounts give a true and fair view of the Company's net equity and financial position as at 31 December 2021, as well as of its results and its cash flows for the financial year ended on this date, in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union and implemented by the Royal Decree of 13 July 2014.

Basis for unqualified opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Belgium. Furthermore, we have applied the International Standards on Auditing as approved by the IAASB which are applicable to the year-end and which are not yet approved at the national level. Our responsibilities under those standards are further described in the "*Statutory Auditor's responsibilities for the audit of the annual accounts*" section of our report. We have fulfilled our ethical responsibilities in accordance with the ethical requirements that are relevant to our audit of the annual accounts in Belgium, including the requirements related to independence.

We have obtained from the sole director and Company officials the explanations and information necessary for performing our audit.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

1 WEB SA's statutory annual accounts prepared under IFRS are summarised at the end of the chapter in accordance with Article 3.117 of the Companies and Associations code. The complete version of WEB SA's statutory annual accounts, the management report and the statutory auditor's report relating thereto will be filed with the National Bank of Belgium within the legal deadlines. The statutory auditor has issued an unqualified report on these statutory annual accounts.

2 WEB SA: €50,000, SPI La Louvière SA: €5,000, Business Park Allieur SA: €5,000

Key audit matters

The key audit matters are those matters which, in our professional judgement, were of most significance in the audit of the annual accounts for the current period. These matters were

Valuation of investment properties**Key audit matter**

The Company has, to its assets, investment properties for an aggregate amount of EUR'000' 301,743 as of 31 December 2021. International Financial Reporting Standards require investment properties to be valued at their fair value. The determination of this fair value depends heavily on estimates, the most significant of which are the rental value of the building, its occupancy rate, the estimated maintenance and repair costs and the discount rate used.

In accordance with the regulations applicable to regulated real estate companies, investment properties are appraised by an appointed external appraiser. The fair value of investment properties included in the assets of the statement of financial position is that determined by the appointed external appraiser.

The valuation of investment properties is an essential part of our audit because of their materiality to the financial statements and the complexity and subjectivity of the valuation process.

For more information on the valuation of investment properties, we refer to note 5 of the annual accounts.

Valuation of doubtful debts**Key audit matter**

The Company has gross trade receivables of an aggregated amount of EUR'000' 3,355 as at 31 December 2021. The impairment recorded on these receivables amounts to EUR'000' 1,899.

International Financial Reporting Standards require that receivables be written down based on the recoverability of the receivables, determined on the basis of expected losses (and

discussed in the context of our audit of the annual accounts taken as a whole and in forming our opinion on them. We do not express a separate opinion on these matters.

How our audit addressed the key audit matter

We assessed the reliability of the external valuation and determined the reasonableness of the parameters used:

- with regards to the external valuation, we have reconciled the report of the appointed external appraiser with the financial statements as at 31 December 2021;
- we have assessed the objectivity, independence and expertise of the appointed external appraiser;
- with our property valuation experts, we assessed, for all the buildings, the reasonableness of the main parameters used by the external appraiser;
- for a sample of properties, we ensured that the valuations carried out by the external appraiser were based on correct information, as far as this information is available from the Company's accounts and inventory records;
- with our valuation experts, we have reviewed the reasonableness of the changes in fair value of all investment properties compared to 31 December 2020;
- we compared the realisable values of the investment properties disposed of during the year with their fair values in the financial statements before disposal;
- finally, we ensured the reasonableness of the disclosures in the notes to the financial statements and their compliance with International Financial Reporting Standards.

The procedures mentioned above made it possible to obtain sufficient audit evidence to respond to the key point of the audit relating to the valuation of investment properties.

not only incurred losses). This requires loss recognition based on statistical modelling. This statistical model is based on a historical and contextual analysis of the risk of non-recovery. Because of the effective Management judgment required to apply this accounting principle, we considered the determination of these write-downs to be a key element of the audit.

For more information on the valuation of doubtful debts, we refer to note 8 of the annual accounts.

How our audit addressed the key audit matter

- we verified whether the recovery possibilities estimated by the effective Management were reasonable for the rent receivables reported as being at risk. In this respect, we verified the assumptions of the effective Management by corroborating them with the available supporting documents used for the assessment of the doubtful receivables. In addition, we verified the completeness of the clients indicated as being at risk by the effective Management on the basis of a review of the aged trial balance of trade receivable;
- during the 2020 and 2021 financial years, the Company issued credit notes in favor of certain tenants whose business was affected by the Covid-19 sanitary crisis. The vast majority of these credit notes are conditional and have been, or will be, definitively acquired as soon as the condition attached to their granting is met. Invoices to be issued have been recognised for the amount of the credit notes issued and have been written down in full. We have verified the existence and accuracy of the amounts recorded based on the agreements with the tenants and we have verified that the reversals of the write-downs recorded were justified;
- we checked whether the provision recorded on the basis of the "expected loss" model was in line with the loss history observed in the Company while considering the increased risk relating to the Covid-19 pandemic;
- we verified the losses realised on certain clients in 2021 against the provisions set up at 31 December 2020
- we ensured that any payment defaults occurring after the balance sheet date would not cause us to reconsider the conclusions of our analysis;
- finally, we ensured the reasonableness of the disclosures in the notes to the financial statements and their compliance with International Financial Reporting Standards.

Based on the procedures implemented, we noted that the results of the valuation of doubtful debts carried out by the effective Management were consistent with the results of our procedures.

Responsibilities of the sole director for the preparation of the annual accounts

The sole director is responsible for the preparation of annual accounts that give a true and fair view in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union and implemented by the Royal Decree of 13 July 2014 and with the legal and regulatory requirements applicable in Belgium, and for such internal control as he determines is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the sole director is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the sole director either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Statutory auditor's responsibilities for the audit of the annual accounts

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts.

In performing our audit, we comply with the legal, regulatory and normative framework applicable to the audit of the annual accounts in Belgium. A statutory audit does not provide any assurance as to the Company's future viability nor as to the efficiency or effectiveness of the sole director' current or future business management. Our responsibilities in respect of the use of the going concern basis of accounting by the sole director are described below.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- Assess the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the sole director, as well as the related disclosures made by him;
- Conclude on the appropriateness of the sole director's application of the going concern basis of accounting and, based on the evidence obtained, whether there is any material uncertainty associated with events or circumstances that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw the attention of the readers of our report to the information provided in the financial statements about that uncertainty or, if that information is not adequate, to express a modified opinion. Our conclusions are based on the evidence obtained up to the date of our report. However, future events or circumstances may cause the Company to cease operations;
- Evaluate the overall presentation, structure and content of the annual accounts and assess whether the annual accounts reflect the underlying transactions and events in a manner that gives a true and fair view.

We communicate with the audit committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the audit committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all

Other legal and regulatory requirements

Responsibilities of the sole director

The sole director is responsible for the preparation and the content of the directors' report and the other information included in the annual report, as well as for the compliance with the legal and regulatory requirements regarding bookkeeping, with the Companies' and Associations' Code and the Company's articles of association.

Statutory auditor's responsibilities

In the context of our engagement and in accordance with the Belgian standard which is complementary to the International Standards on Auditing (ISAs) as applicable in Belgium, our responsibility is to verify, in all material respects, the directors' report and the other information included in the annual report, as well as compliance with the articles of association and of certain requirements of the Companies' and Associations' Code and to report on these matters.

Aspects related to the directors' report and to the other information included in the annual report

In our opinion, the management report is consistent with the annual accounts for the same financial year and has been prepared in accordance with articles 3:5 and 3:6 of the Companies and Associations Code.

In the context of our audit of the annual accounts, we are also responsible for considering, in particular based on the knowledge acquired resulting from the audit, whether the directors' report and the other information included in the annual report, containing the following sections:

- Profile
- Letter to shareholders
- Key figures 2021
- History
- Risk factors
- Real estate report

relationships and other matters that may reasonably be thought to impact our independence, and where applicable, related safeguards.

From the matters communicated with the audit committee, we determine those matters that were of most significance in the audit of the annual accounts of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter.

is materially misstated or contains information which is inadequately disclosed or otherwise misleading. In light of the procedures we have performed, there are no material misstatements we have to report to you.

Statement related to independence

- Our registered audit firm and our network did not provide services which are incompatible with the statutory audit of the annual accounts and our registered audit firm remained independent of the Company in the course of our mandate.
- The fees for additional services which are compatible with the statutory audit of the annual accounts referred to in article 3:65 of the Companies' and Associations' Code are correctly disclosed and itemized in the notes to the annual accounts.

European Single Electronic Format (ESEF)

We have also verified, in accordance with the draft standard on the verification of the compliance of the financial statements with the European Uniform Electronic Format (hereinafter "ESEF"), the compliance of the ESEF format with the regulatory technical standards established by the European Delegate Regulation No. 2019/815 of 17 December 2018 (hereinafter: "Delegated Regulation").

The sole director is responsible for the preparation, in accordance with ESEF requirements, of the financial statements in the form of an electronic file in ESEF format (hereinafter "financial statements") included in the annual financial report.

Our responsibility is to obtain sufficient appropriate evidence to conclude that the format of the digital financial statements comply in all material respects with the ESEF requirements under the Delegated Regulation.

Based on the work we have performed, we believe that the format of the digital financial statements included in the annual financial report of Warehouses Estates Belgium SA per 31 December 2021 comply in all material respects with the ESEF requirements under the Delegated Regulation.

Other statements

- Without prejudice to formal aspects of minor importance, the accounting records were maintained in accordance with the legal and regulatory requirements applicable.
- There are no transactions undertaken or decisions taken in breach of the Company's articles of association or the Companies' and Associations' Code that we have to report to you.
- During the year an interim dividend has been distributed in relation to which we have prepared the attached report, in accordance with the legal requirements.

This report is consistent with the additional report to the audit committee referred to in article 11 of the Regulation (EU) N° 537/2014.

Diegem, 24 March 2022

The statutory auditor

PwC Reviseurs d'Entreprises SRL

Represented by

Damien Walgrave

Reviseur d'Entreprises

Enclosure: Statutory Auditor's report to the sole director concerning the distribution of an interim dividend, drawn up in accordance with article 7:213 of the Companies and Associations Code

Appendix

FREE TRANSLATION OF THE STATUTORY AUDITOR'S REVIEW REPORT OF WAREHOUSES ESTATES BELGIUM SA ON THE STATEMENT OF ASSETS AND LIABILITIES IN CONNECTION WITH THE DISTRIBUTION OF AN INTERIM DIVIDEND (ART. 7:213 CAC)

In our capacity of statutory auditor, we issue our review report on the statement of assets and liabilities as of 30 September 2021 to the sole director of Warehouses Estates Belgium SA (hereafter "Company"), in accordance with article 7:213 of the Companies' and Associations' Code (hereafter "CAC") and the Company's articles of Association.

We have performed the review of the accompanying statement of assets and liabilities of the Company as of 30 September 2021 prepared in accordance with the International Financial Reporting Standards ("IFRS") as adopted by the European Union and implemented by the Royal Decree of 13 July 2014 related to regulated real estate companies and the Companies' and Associations' Code.

Responsibility of the sole director for the preparation of the statement of assets and liabilities

The sole director is responsible for the preparation of this statement of assets and liabilities of the Company as of 30 September 2021 in accordance with the International Financial Reporting Standards ("IFRS") as adopted by the European Union and implemented by the Royal Decree of 13 July 2014 related to regulated real estate companies and the Companies' and Associations' Code and with the principles of article 3:1, §1, 1° CAC, and for the compliance with the requirements of article 7:213, 2° of the Companies' and Associations' Code.

Responsibility of the statutory auditor

Our responsibility is to express a conclusion on the summary statement of assets and liabilities based on our review.

We conducted our review in accordance with ISRE 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". Such review of the Statement consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (ISAs) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit.

Accordingly, we do not express an audit opinion on this summary statement of assets and liabilities.

Conclusion

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying statement of assets and liabilities of the Company as of 30 September 2021, showing a balance sheet total of EUR 305,904,738 and a distributable result of the current year of Eur 7.048.828, has not been prepared, in all material respects, in accordance with the International Financial Reporting Standards ("IFRS") as adopted by the European Union and implemented by the Royal Decree of 13 July 2014 related to regulated real estate companies and the Companies' and Associations' Code.

Limitation of use of our report

This report is prepared solely to address the requirements of article 7:213 of the Companies' and Associations' Code and may not be used for any other purpose.

Sint-Stevens-Woluwe, 26 November 2021

The statutory auditor,

PwC Bedrijfsrevisoren BV/PwC Reviseurs d'entreprises SRL

represented by

Damien Walgrave

Réviseur d'Entreprises / Bedrijfsrevisor

Appendix: Statement of assets and liabilities as of 30 September 2021

COMPTES STATUTAIRES

1. BILAN STATUTAIRE - (EN €)

	IFRS 30/09/2021
ACTIF	
I. Actifs non courants	299.825.176
C. Immeubles de placement	299.825.176
- Immeubles disponibles à la location	299.825.176
- Projets de développement	0
E. Actifs financiers non courants	0
- Prêts et créances	0
• Autres	0
- Autres	0
• Participations dans des entreprises liées ou avec lien de participation	0
G. Créances commerciales et autres actifs non courants	0
II. Actifs courants	6.079.562
A. Actifs détenus en vue de la vente	1.535.149
- Immeubles de placement	1.535.149
B. Actifs financiers courants	0
- Prêts et créances	0
D. Créances commerciales	2.421.436
E. Créances fiscales et autres actifs courants	0
- Autres	0
F. Trésorerie et équivalents de trésorerie	834.567
G. Comptes de régularisation	1.288.411
- Charges immobilières payées d'avance	651,127
- Autres	637,284
TOTAL DE L'ACTIF	305.904.738

	IFRS 30/09/2021
TOTAL DES CAPITAUX PROPRES	162.172.171
A. Capital	8.403.938
- Capital souscrit	10.000.000
- Frais d'augmentation de capital	-1.596.062
B. Primes d'émission	26.924.110
C. Réserves	116.784.840
- a. Réserve Légale	40,376
- b. Réserve du solde des variations de juste valeur des biens immobiliers	96.728.754
- c. Réserve des frais et droits de mutation estimés intervenant lors de l'aliénation hypothétique des immeubles de placement	-9.590.329
- e. Réserve du solde des variations de juste valeur des instruments de couverture autorisés auxquels la comptabilité de couverture telle que définie en IFRS n'est pas appliquée	-1.803.363
- m. Autres réserves	0
- n. Résultats reportés des exercices antérieurs	31.409.403
D. Résultat net de l'exercice	10.059.284
- Résultat de l'exercice	10.059.284

	IFRS 30/09/2021
PASSIF	
I. Passifs non courants	118.145.018
A. Provisions	53,000
B. Dettes financières non courantes	118.092.018
a) Etablissements de crédit	117.930.995
c) Autres	161,023
- Garanties locatives reçues	161,023
F. Passifs d'impôts différés	0
II. Passifs courants	25.587.549
B. Dettes financières courantes	18.133.474
a) Etablissements de crédit	18.133.474
C. Autres passifs financiers courants	1.241.929
- Instruments de couverture autorisés	1.241.929
D. Dettes commerciales et autres dettes courantes	5.254.828
a) Exit Tax	1.399.491
b) Autres	3.855.338
- Fournisseurs	1.518.404
- Impôts, rémunérations et charges sociales	2.336.934
E. Autres passifs courants	24,859
- Dettes envers entreprises liées	0
- Autres	24,859
F. Comptes de régularisation	932,459
- Revenus immobiliers perçus d'avance	863,591
- Intérêts et autres charges courus non échus	68,868
TOTAL DES CAPITAUX PROPRES ET DU PASSIF¹	305.904.738

TAUX D'ENDETTEMENT =	46,26%
+ Passifs non courants	118.145.018
+ Passifs courants	25.587.549
- Provision	-53.000
- Instruments de couverture autorisés	-1.241.929
- Comptes de régularisation du passif	-932.459
TOTAL DES CAPITAUX PROPRES ET DU PASSIF	305.904.738

¹ au 30/09/2021, la Société dispose de ligne de crédit non utilisées s'élevant à kEUR 16.455

1. BILAN STATUTAIRE - (EN €)

	IFRS 30/09/2021
I. Revenus locatifs	13.580.464
A. Loyers	13.664.243
C. Gratuités locatives	-83.779
E. Indemnités de rupture anticipée de bail	0
III. Charges relatives à la location	116,252
A. Loyers à payer sur locaux pris en location	0
B. Réductions de valeur sur créances commerciales	-465.924
C. Reprises de réductions de valeur sur créances commerciales	582,175
RÉSULTAT LOCATIF NET	13.696.716
IV. Récupération de charges immobilières	0
A. Indemnités perçues au titre de dégâts locatifs	0
V. Récupération de charges locatives et de taxes normalement assumées par le locataire sur immeubles loués	2.479.565
A. Refacturation de charges locatives exposées par le propriétaire	857,026
B. Refacturation de précomptes et taxes sur immeubles loués	1.622.539
VI. Frais incombant aux locataires et assumés par le propriétaire sur dégâts locatifs et remise en état au terme du bail	-65.562
VII. Charges locatives et taxes normalement assumées par le locataire sur immeubles loués	-3.081.906
A. Charges locatives exposées par le propriétaire	-1.185.905
B. Précomptes et taxes sur immeubles loués	-1.896.002
VIII. Autres recettes et dépenses relatives à la location	151
RÉSULTAT IMMOBILIER	13.028.963
IX. Frais techniques	-2.075.081
A. Récurrents	-140.901
- Primes d'assurance	-140.901
B. Non récurrents	-1.934.180
- Grosses réparations	-1.626.704
- Sinistres	-307.475

	IFRS 30/09/2021
X. Frais commerciaux	-109.453
A. Commissions d'agence	-98.939
B. Publicité	-10.514
C. Frais juridiques	0
XII. Frais de gestion immobilière	-1.572.724
A. Honoraires versés aux gérants (externes)	-1.372.705
- Honoraires de la gérance	-431.063
- Rémunération des organes de gouvernance	-885.576
- Honoraires de l'expert immobilier	-56.067
B. Charges de gestion d'immeubles	-200.019
- Avocats	-49.219
- Taxes et redevances	-150.799
- Charges (internes) de gestion d'immeubles	0
CHARGES IMMOBILIÈRES	-3.757.257
RÉSULTAT D'EXPLOITATION DES IMMEUBLES	9.271.706
XIV. Frais généraux de la société	-1.053.217
XV. Autres revenus et charges d'exploitation	318,220
A. Etalement des gratuités	0
B. Autres	318,220
RÉSULTAT D'EXPLOITATION AVANT RÉSULTAT SUR PORTEFEUILLE	8.536.709
XVI. Résultat sur vente d'immeubles de placement	24,207
A. Ventes nettes d'immeubles (prix de vente - frais de transaction)	24,207
B. Valeur comptable des immeubles vendus	0
XVIII. Variations de la juste valeur des immeubles de placement	789,595
A. Variation positive de la juste valeur des immeubles de placement	7.329.904
B. Variation négative de la juste valeur des immeubles de placement	-6.540.309
XIX. Autre résultat sur portefeuille	1.518.967
RÉSULTAT D'EXPLOITATION	10.869.479

	IFRS 30/09/2021
XX. Revenus financiers	358,452
A. Intérêts et dividendes perçus	358,452
XXI. Charges d'intérêts nettes	-1.715.120
A. Intérêts nominaux sur emprunt	-1.172.557
C. Charges résultant d'instruments de couverture autorisés	-542.563
XXII. Autres charges financières	-14.962
A. Frais bancaires et autres commissions	-14.962
XXIII. Variations de la juste valeur des actifs et passifs financiers	561,434
A. Instruments de couverture autorisés	561,434
- Instruments de couverture autorisés auxquels la comptabilité de couverture telle que définie en IFRS n'est pas appliquée	561,434
RÉSULTAT FINANCIER	-810.195
RÉSULTAT AVANT IMPÔT	10.059.284
XXV. Impôt des sociétés	0
Impôt	0
XXVI. Exit tax	0
RÉSULTAT NET DES ACTIVITÉS CLÉS DE L'EXERCICE	10.059.284
RÉSULTAT GLOBAL	10.059.284
RÉSULTAT DE BASE ET DILUÉ PAR ACTION¹	3,18
RESULTAT DISTRIBUABLE	7.048.828
RESULTAT DISTRIBUABLE PAR ACTION	2,23

1 Règlement ESMA juillet 2016 - Indicateur Alternatif de Performances IAP "Le Résultat de base et dilué par action" s'obtient en divisant le "Résultat Global" par le nombre d'actions

FINANCIAL STATEMENTS

1. Accounts

STATEMENT OF FINANCIAL POSITION (IN €)

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
ASSETS			
I. Non-current assets		300,993,154	291,307,520
C. Investment property	5	300,993,154	273,481,530
- Property available for rent		300,993,154	273,481,530
E. Non-current financial assets	6	-	17,824,940
- Loans and receivables		-	8,367,731
• Other		-	8,367,731
- Others		-	9,457,209
• Investments in affiliated or related companies		-	9,457,209
G. Non-current trade receivables and other assets		-	1,050
II. Current assets		4,182,988	8,316,863
A. Assets held for sale	5 / 7	750,000	1,978,662
- Investment property		750,000	1,978,662
B. Current financial assets		-	180,000
- Loans and receivables		-	180,000
D. Trade receivables	8 / 14	1,456,659	4,565,684
E. Fiscal receivables and other current assets	9 / 14	23,619	232,672
- Other		23,619	232,672
F. Cash and cash equivalents	10	550,984	346,455
G. Adjustment accounts	11	1,401,726	1,013,390
- Property charges paid in advance		741,750	489,542
- Other		659,977	523,847
TOTAL ASSETS		305,176,143	299,624,383

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
TOTAL SHAREHOLDERS' EQUITY		162,938,109	157,653,977
A. Capital	12	8,403,938	8,403,938
- Capital subscribed		10,000,000	10,000,000
- Capital Increase costs		-1,596,062	-1,596,062
B. Share premiums		26,924,110	26,924,110
C. Reserves	13	116,784,840	117,752,310
- a. Legal reserve		40,376	40,376
- b. Reserve for the balance of changes in fair value of property		96,728,754	95,563,383
- c. Reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties		-9,590,329	-8,772,989
- e. Reserve for the balance of c in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied		-1,803,363	-1,944,265
- n. Retained earnings		31,409,403	32,865,806
D. Net result for the financial period		10,825,221	4,573,619
- Result for the financial period		10,825,221	4,573,619

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
LIABILITIES			
I. Non-current liabilities	15	120,778,235	94,283,836
A. Provisions		75,000	20,000
B. Non-current financial debts	14 / 17	120,703,235	94,263,836
a) Credit institutions		120,542,940	94,121,675
c) Others		160,295	142,161
- Rental guarantees received		160,295	142,161
F. Deferred tax liabilities			
II. Current liabilities		21,459,799	47,686,569
B. Current financial debts	14 / 16 / 17	17,989,367	40,975,762
a) Credit institutions		17,989,367	40,975,762
C. Other current financial liabilities	14 / 16	961,290	1,803,363
- Authorised hedging instruments	18	961,290	1,803,363
D. Trade and other current payables	19	1,558,319	1,456,728
a) Exit Tax		-	636
b) Others		1,558,319	1,456,092
- Suppliers	14	1,035,728	1,225,988
- Taxes, remunerations and social charges		522,591	230,104
E. Other current liabilities	20	41,792	24,859
- Others		41,792	24,859
F. Adjustment accounts	21	909,031	3,425,857
- Property income received in advance		855,464	3,297,413
- Interest and other accrued charges not yet due		53,566	128,443
TOTAL EQUITY AND LIABILITIES		305,176,143	299,624,383

COMPREHENSIVE INCOME STATEMENT (IN €)

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
I. Rental income	22	18,498,729	17,512,217
A. Rental		18,619,605	17,604,296
C. Free rental		-120,876	-92,080
III. Rental charges	23	134,231	-1,436,344
B. Write-downs in value of trade receivables		-575,452	-1,439,104
C. Reversals of write-downs in value of trade receivables		709,683	2,760
NET RENTAL RESULT		18,632,960	16,075,873
IV. Recovery of property charges		-	1,000
A. Compensation received for rental damage		-	1,000
V. Recovery of rental charges and duties normally assumed by the tenant on rented properties	24	2,843,506	2,764,897
A. Re-invoicing of rental charges incurred by the owner		1,185,406	1,166,951
B. Re-invoicing of withholding taxes and duties on rented properties		1,658,099	1,597,946
VI. Costs incumbent on the tenants and assumed by the owner for rental damage and restoration at the end of the lease	25	-65,562	-
V. Recovery of rental charges and taxes normally assumed by the tenant on rented properties	24 / 26	-3,440,068	-3,324,177
A. Rental charges incurred by the owner		-1,585,616	-1,552,280
B. Withholding taxes and duties on rented properties		-1,854,452	-1,771,897
VIII. Other rental income and expenses		-2	2,753
PROPERTY RESULT		17,970,834	15,520,346
IX. Technical costs	27	-2,584,865	-1,480,907
A. Recurring		-179,878	-174,166
- Insurance premiums		-179,878	-174,166
B. Non-recurring		-2,404,988	-1,306,741
- Major repairs		-2,180,072	-1,103,820
- Claims		-224,916	-202,921
X. Commercial costs	28	-148,971	-82,582
A. Agency commissions		-135,269	-40,913
B. Advertising		-13,702	-41,669
XII. Property management costs	29	-2,248,035	-2,283,133
A. Fees paid to managers		-1,814,789	-1,821,358
- Management fees		-574,750	-574,750
- Remuneration of governing bodies		-1,165,283	-1,169,666
- Fees of the property expert		-74,755	-76,943
B. Property management charges		-433,247	-461,774
- Lawyers		-60,721	-46,227
- Fees and charges		-164,409	-225,969
- Property management charges (internal)		-208,117	-189,578

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
PROPERTY CHARGES		-4,981,872	-3,846,621
OPERATING RESULT FROM PROPERTIES		12,988,963	11,673,725
XIV. Company general expenses	30	-1,347,041	-1,391,945
XV. Other operating income and expenses	31	398,282	185,907
B. Others		398,282	185,907
OPERATING RESULT BEFORE PORTFOLIO RESULT		12,040,204	10,467,687
XVI. Result on sale of investment properties	32	-7,958	-
A. Net sales of properties (sale price - transaction costs)		832,042	400,000
B. Book value of properties sold		-840,000	-400,000
XVIII. Changes in the fair value of investment properties	33	1,518,921	135,690
A. Positive changes in fair value of investment properties		8,690,929	7,461,094
B. Negative changes in the fair value of investment properties		-7,172,008	-7,325,403
XIX. Other portfolio result	34	1,518,967	-
OPERATING RESULT		15,070,134	10,603,377
XX. Financial income	35	358,461	391,380
A. Interest and dividends received		358,461	391,380
XXI. Net interest charges	36	-2,236,361	-2,113,057
A. Nominal interest on loans		-1,580,867	-1,422,084
C. Charges resulting from authorised hedging instruments		-655,494	-690,972
XXII. Other financial expenses		-16,010	-3,185
A. Bank charges and other commissions		-16,010	-3,185
XXIII. Changes in the fair value of financial assets and liabilities	37	842,074	140,902
A. Authorised hedging instruments		842,074	140,902
- Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied		842,074	140,902
FINANCIAL RESULT		-1,051,837	-1,583,960
RESULT BEFORE TAX		14,018,297	9,019,417
XXV. Corporate income tax	38	-26,739	-12,926
Tax		-26,739	-12,926
NET RESULT FROM KEY ACTIVITIES FOR THE FINANCIAL PERIOD		13,991,558	9,006,491
COMPREHENSIVE RESULT¹		13,991,558	9,006,491
BASIC AND DILUTED EARNINGS PER SHARE²		4,42	2,84

¹ The comprehensive result is equal to the net result from key activities for the financial period. No other item should be taken into account.

² The "Basic earnings per share" is obtained by dividing the "Comprehensive result" by the number of shares representing the Company's share capital. IAS 33.73 and 33.73A: Dilution is a reduction in earnings per share or an increase in loss per share resulting from the hypothesis of the conversion of convertible instruments, the exercise of options or warrants, or issuance of common shares if certain specified conditions are met. For the calculation of diluted earnings per share, an entity must adjust the net result attributable to ordinary shareholders of the parent entity, as well as the weighted average number of shares in circulation, with the effects of all potentially dilutive ordinary shares. As the Company has not issued any dilution instrument, the basic earnings per share and the diluted earnings per share are therefore identical.

CASH FLOW STATEMENT (IN €)

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
CASH AND CASH EQUIVALENTS AT THE START OF THE FINANCIAL PERIOD¹		346,455	203,012
Result for the financial period		13,991,558	9,006,491
+/- Financial result (excluding changes in the fair value of financial instruments)		1,893,910	1,724,862
+/- Changes in the fair value of financial instruments	37	-842,074	-140,902
+ Tax charge (- tax product)	38	26,739	12,926
Non-cash items		-1,645,194	1,300,653
- Increase (+ decrease) in the fair value of investment properties	33	-1,518,921	-135,690
- Capital gains (+ losses) realised on investment properties	32	7,958	-
+ Impairment losses (- reversals of impairment losses) on trade receivables	23	-134,231	1,436,344
Changes in working capital requirement		918,804	-3,723,197
Movements of assets		3,243,972	-1,951,283
Trade receivables	8 / 14	3,243,256	-1,423,752
Other receivables		389,053	-358,956
Deferred charges and receivables	11	-388,337	-168,575
Movements of liabilities		-2,325,168	-1,771,914
- Trade payables	19	-190,260	-342,309
- Long term provisions		55,000	20,000
- Changes in fiscal and social accounts payable		291,851	-1,365,831
- Other payables		35,066	-76,970
- Accrued charges and deferred income	21	-2,516,826	-6,804
- Change in non-current assets		1,050	10,200
- Taxes paid (+ taxes collected)	38	-26,739	-12,926
Other		-	-

¹ cf. statements of changes in equity

	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
CASH FLOWS FROM OPERATING ACTIVITIES (A)	3	14,318,055	
- Investment property acquisitions	5	-22,179,420	
- Development projects and development works	5	-3,424,621	-4,175,463
+ Recovery of VAT		-	645,668
+ Asset disposals held for sale	5 / 32	832,042	400,000
- Non-current financial assets		8,367,731	-8,367,731
- Acquisition of shares of property companies		9,457,209	-9,457,209
CASH FLOWS FROM INVESTING ACTIVITIES (B)	3	-6,947,059	-20,954,736
+ Increase in financial debts		29,610,632	23,240,000
- Reduction in financial debt		-26,175,762	-204,274
- Interest paid	36 / 37	-2,252,371	-2,116,242
- Interest received	35	358,461	391,380
- Interim dividend for the financial period		-3,166,337	-4,432,872
- Dividends paid		-5,541,090	-3,957,921
CASH FLOWS FROM FINANCING ACTIVITIES (C)¹	3	-7,166,467	12,920,071
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL PERIOD		550,984	346,454

¹ see IFRS 7.44 in Note 3 of the RFA - Change in liabilities resulting from financing activities

Statements of changes in equity (in €)

	Capital	Share premiums	Reserves					Retained earnings	Shareholders' equity
			Legal reserve ¹	Fair value reserve ²	Hedging instrument reserve ³	Costs & rights reserve ⁴	Other reserves ⁵		
At 31/12/2019	8,403,938	26,924,110	40,376	97,986,614	-1,523,938	-8,724,958	-	33,932,138	157,038,279
Allocation of 2019 result to reserves				-2,423,231	-420,327	-48,031	-	2,891,590	-
Balance dividend on result 2019								-3,957,921	-3,957,921
Interim dividend 2020								-4,432,872	-4,432,872
Result for the 2020 financial period								9,006,491	9,006,491
At 31/12/2020	8,403,938	26,924,110	40,376	95,563,383	-1,944,265	-8,772,989	-	37,439,426	157,653,977
Allocation of 2020 result to reserves				1,165,371	140,902	-817,340		-488,933	-
Balance dividend 2020								-5,541,090	-5,541,090
Interim Dividend 2021								-3,166,337	-3,166,337
Result for the 2021 financial period								13,991,558	13,991,558
At 31/12/2021	8,403,938	26,924,110	40,376	96,728,754	-1,803,363	-9,590,329	-	42,234,624	162,938,109

The Group's equity increased by €5,284k compared to 31 December 2020. This increase is explained, on the one hand, by the payment of the balance of the dividend of €3.15 per share, as decided by the general meeting of 27 April 2021, as well as the interim dividend of

€1.00 per share, paid in December 2021, and on the other hand, by the result for the year under review.

1 Legal reserve
2 Reserve of balance of changes in fair value of property
3 Reserve of balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied
4 Reserve of estimated costs and transfer rights arising from the hypothetical disposal of investment properties
5 Other reserves

2. Notes to the financial statement

General information on the Group

Warehouses Estates Belgium SA (hereinafter referred to as “WEB SA” or the “Company”) is a regulated property company (Société Immobilière Réglementée - SIR) governed by Belgian law. The closing date for the Company's accounting periods is 31 December of each year. Its registered office is established at 6041 Gosselies, Avenue Jean Mermoz 29 (Belgium). The Company is listed on Euronext Brussels (ISIN code BE0003734481).

The Company hereby presents the financial statements as at 31 December 2021. The Board of Directors approved the financial statements on 15 March 2022, and authorised their publication.

Certain financial information contained in this annual financial report has been rounded up or down, and consequently the numbers appearing in total in this report may differ slightly from the exact arithmetic sum of the numbers preceding them.

KEY FIGURES	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
Shareholders' equity	[A]	162,938,109	157,653,977
Weighted average number of outstanding ordinary shares	[B]	3,166,337	3,166,337
Intrinsic unit value of a share ¹	[A] / [B]	€51.46	€49.79
Share price on the closing date	[C]	€42.00	€42.40
Basic net earnings per share		€4.42	€2.84
Diluted earnings per share		€4.42	€2.84
Market capitalisation	[B] * [C]	€132,986,154	€134,252,689
Investment properties available for rent		€300,993,154	€273,481,530
Investment properties held for sale		€750,000	€1,978,662
Value of property assets (fair value)		€301,743,154	€275,460,192
Debt ratio according to Art. 27 of RD of 14/07/2014		45.97%	45.63%

Detailed calculation of the debt ratio	NOTES	IFRS 31/12/2021	IFRS 31/12/2020
Debt ratio calculation method	(a+b+c+d)/e	45.97%	45.63%
+ Non-current liabilities	a	€120,703,235	€94,263,836
+ Current liabilities	b	€21,459,799	€47,686,569
- Authorised hedging instruments	c	€-961,290	€-1,803,363
- Liability adjustment accounts	d	€-909,031	€-3,425,857
/ Total equity and liabilities	e	€305,176,143	€299,624,383

¹ The intrinsic unit value of a share reflects the total shareholders' equity divided by the number of shares representing the Company's share capital.

NOTE 01 - Principal accounting policies

1.1 BASIS OF PREPARATION

The financial statements as at 31 December 2021 have been prepared in accordance with IFRS (International Financial Reporting Standards), as adopted by the European Union. They are presented in Euros and rounded to the nearest Euro, unless otherwise stated. Accounting methods have been applied consistently for the years presented.

Adoption status of new standards as at 10 December 2021

The amendments to the following standards are mandatory for the first time from the accounting year beginning on 1 January 2021 and have been adopted by the European Union:

- Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform - Phase 2 (effective 1 January 2021). These amendments address matters that could have an impact on financial reporting after the reform of an interest rate benchmark, including its replacement by other benchmark rates. The amendments are effective for annual periods beginning on 1 January 2021, with earlier application permitted.
- Amendments to IFRS 16 'Leases' related to COVID-19 (effective 1 June 2020, early application possible). If certain conditions are met, this amendment would allow tenants to exempt themselves from assessing whether rent concessions related to COVID-19 are contract modifications. Instead, tenants who apply this exemption account for these rent concessions as if they were not contract modifications.

This amendment has no impact on the financial statements of the Company. At present, the benchmark indices used in the calculation of interest rates on borrowings have not been reviewed.

This amendment has no impact on the financial statements of the Company insofar as it is a lessor and not a lessee.

The following amendments have been published but are not yet mandatory for accounting years starting on 1 January 2021 and have been adopted by the European Union:

- Amendments to IFRS 16 'Leases' related to COVID-19 beyond June 2021 (effective 1 April 2021, early application possible). The amendments extend the May 2020 amendment by one year, which allows lessees to apply the simplification measure concerning rent relief granted in connection with COVID-19 to rent relief whose reduction relates only to payments initially due on or before 30 June 2022 (rather than only payments originally due on or before 30 June 2021). The amendment is effective for financial years beginning on or after 1 April 2021 (earlier application will be permitted, including for financial statements not yet authorised for publication at the time of publication of the amendment).
- Amendments to IFRS 3 'Business Combinations'; IAS 16 'Tangible fixed assets'; IAS 37 'Provisions, Contingent Liabilities and Contingent Assets' as well as annual improvements (effective 1 January 2022). The group of amendments includes amendments of limited scope to three standards as well as annual improvements to IFRSs, which are changes that clarify text or correct minor implications, oversights or conflicts between requirements of the standards.
- Amendments to IFRS 3 'Business Combinations' update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.
- Amendments to IAS 16 'Tangible Fixed Assets' prohibit an enterprise from deducting from the cost of tangible fixed assets amounts received from the sale of items produced while it prepares the asset for its intended use. Instead, a company should recognise these sales proceeds and the related cost in profit or loss.
- Amendments to IAS 37 'Provisions, Contingent Liabilities and Contingent Assets' clarify which costs a company includes when assessing whether a contract will be onerous.
- Annual Improvements make minor changes to IFRS 1 'First-Time Adoption of IFRS', IFRS 9 'Financial Instruments', IAS 41 'Agriculture' and the Illustrative Examples that accompany IFRS 16 'Leases'.

These amendments will have a limited impact on the financial statements of the Company insofar as they are minor clarifications or corrections.

The following amendments to the standards have been published but are not yet mandatory for accounting years beginning on January 1, 2021 and are not yet adopted by the European Union:

- Amendments to IAS 1, 'Presentation of financial statements: classification of liabilities as current or non-current' (effective 1 January 2023). These amendments affect only the presentation of liabilities in the statement of financial position and not the amount or timing of recognition of an asset, the income or expense of the liability, or the information that entities disclose about these elements. They:
 - clarify that the classification of liabilities as current or non-current should be based on the rights that exist at the end of the reporting period, align the wording in all relevant paragraphs to refer to the "right" to defer settlement of at least 12 months from the current time, and specify that only rights in force "at the end of the reference period" should affect the classification of a liability;
 - clarify that the classification is not affected by expectations as to whether an entity will exercise its right to defer settlement of a liability; and clarify that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.
- Amendments to IAS 1 'Accounting Disclosures on accounting policies' (draft amendment to IAS 1 and IFRS 2 Practice Statement) (effective 1 January 2023). The amendments are intended to improve disclosures about accounting policies and to help users of financial statements distinguish between changes in accounting estimates and changes in accounting policies. The IAS 1 amendment requires entities to disclose all of their

significant accounting policies, rather than their primary accounting policies. In addition, the amendment to IAS 1 specifies that insignificant information on accounting methods should not be disclosed. To support these changes, the IASB has also provided guidance and examples to explain and illustrate the application of the four-step process, described in the Practice Notice on IFRS 2 Making Materiality Judgments, to disclosures on accounting methods. The changes are effective for annual reporting periods beginning on or after 1 January 2023. Earlier application is permitted (subject to any local approval process).

- Amendments to IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors' (effective January 1, 2023). The amendment to IAS 8 clarifies how companies should distinguish changes in accounting policies from changes in accounting estimates. The changes are effective for annual reporting periods beginning on or after 1 January 2023. Earlier application is permitted (subject to any local approval process).
- Amendments to IAS 12 'Income Taxes': Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction (Draft Amendments to IAS 12) (effective 1 January 2023). The amendment clarifies how companies account for deferred tax on decommissioning obligations and leases. Amendments are effective for financial years beginning on or after 1 January 2023. Earlier application is permitted.

1.2 INVESTMENT PROPERTIES

Investment properties are land and/or buildings held by WEB SA to generate rents or to realise a capital gain, or both.

In accordance with IAS 40 Investment properties, they are initially valued at their cost and recognised, at their first valuation, at their fair value. Any variations noted are recognised directly in the income statement.

At the time of acquisition of the property, the investment value, including transfer rights, is recognised under balance sheet assets. At the time of the first valuation by the property expert, recording is made based on fair value (i.e. excluding transfer rights). The difference, positive or negative, between these two values is recognised in the income statement. However, after the approval of the allocation of the result by the General Meeting, the difference between the fair value of the properties and their investment value is allocated to reserves via "Transfer to/from the reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties".

The fair value corresponds to the amount for which a property could be exchanged between well informed parties, with their agreement, and under conditions of normal competition. From the seller's point of view, it must be understood net of registration fees.

Registration fees vary between 10% and 12.5%, depending on the location of the property in question. The investment value, transfer rights and fair value are estimated by an independent expert every 3 months.

The Company's independent expert determines the investment value of the property portfolio. Its assessment is based in particular on the present value of the net rental income, in accordance with the "International Valuation Standards" of the "International Valuation Standards Committee". For properties with an investment value of more than €2.5M (including costs), the probable realisable value corresponds to the fair value, as defined by the IFRS 13 standard, which can be obtained by deduction of an amount of fees equivalent to 2.5% of the investment value. For properties with an investment value of less than €2.5M, the fees to deduct are equivalent to the fees in force (10% or 12.5%), according to the region of Belgium where they are located.

The independent expert determines the investment value of the property portfolio in detail at the end of each accounting period. In the context of quarterly closings, the expert updates its assessment according to market developments, and the specific characteristics of the properties. Any profit or loss resulting from a change in fair value is recognised in the income statement, including those resulting from the first valuation.

In accordance with IFRS 5, the Company classifies a property as held for sale in its financial statements if its book value will be recovered mainly by its sale rather than by its continuous use. This means that the property must be available for immediate sale in its current condition, and that the sale must be highly probable. Such an asset is then valued at the lower amount between its book value and its fair value, less costs to sell if there are any. Effectively, the sale is normally and operationally carried out by employees of the Company, and it follows that any other costs are borne by the purchaser. It therefore

1.3 COMMISSIONS PAID TO PROPERTY AGENTS AND OTHER TRANSACTION FEES

The initial book value of the assets includes the commissions relating to the acquisition of investment properties. The same applies when purchasing shares in a property company, a contribution in kind of a building in return for new shares, or a contribution of assets by merger or takeover of a property company. However, if the transaction constitutes a

1.4 WORK IN INVESTMENT PROPERTIES

The accounting treatment for work carried out in investment properties depends on the type of work:

Improvement work

This is work carried out occasionally to develop the functionality of a building, or to significantly improve its comfort, with the aim of increasing the rent and the estimated rental value. The cost of this work is included in the book value of the building, insofar as the independent expert recognises, following this work, an increase in the value of the building. Example: installation of an air conditioning system in a building that did not previously have this.

Major renovation work

These are works undertaken at the end of a building life cycle to renovate the building in depth using modern techniques, generally retaining the existing structure.

The cost of these works is included in the book value of the building.

1.5 PROPERTIES HELD FOR SALE

Investment properties available for immediate sale, the completion of which is highly probable, are recorded as assets held for sale, and valued at their fair value, in accordance with IAS 40. In accordance with IFRS 5 - Non-current assets held for sale and discontinued

1.6 CAPITAL

The costs directly linked to the issue of new shares or options are recognised in equity, net of tax, as a deduction from the amount raised.

follows from this operating method that the transaction costs are generally almost zero and are known a posteriori, and therefore recorded under the income statement heading "General costs". It should be noted that, if the sale is not expected within the year, any sales costs must be updated. When the sale takes place, the Reserves of "Balance of changes in fair value of property assets" (equity section C.b) and "Estimated costs and transfer rights arising from the hypothetical disposal of investment properties" (equity section C.c) are cleared.

business combination, the costs associated with the transaction are directly recognised as expenses in the income statement.

Commissions relating to the rental of properties are recognised as expenses in the income statement.

In accordance with standard IAS 23 - Borrowing Costs, the borrowing costs are capitalised and recorded in the balance sheet under the heading "Investment property", provided that the property in question does not generate income during this period. Following the same logic, property withholding taxes, duties and other property charges on projects (properties under construction or under development for own account), and which do not generate income, are recorded as assets on the balance sheet.

Maintenance and repair work

Costs relating to maintenance and repair work which do not develop the functionality of the building and do not improve its comfort are recognised as expenses in the income statement.

operations, a sale is only considered highly probable if the management of WEB SA is committed to a sale plan, if the building is actively marketed at a reasonable price, and if completion of the sale is expected within a maximum of one year.

Dividends are recognised as a liability when they are declared by the General Meeting of Shareholders

1.7 FINANCIAL INSTRUMENTS

Trade receivables and payables

Current trade payables and receivables are valued at amortised cost, which corresponds to their nominal value, reduced by an estimate of impairment losses for doubtful debts.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, at-sight and short-term deposits, and highly liquid investments, which are easily convertible into cash, have an initial maturity of less than 3 months, and are subject to negligible risk of a change in value. They are valued at their nominal value.

Financial debts

Financial debts are initially valued at their fair value, net of the transaction costs incurred. They are subsequently carried at amortised cost in application of the effective interest rate method, in accordance with IAS 39 - Financial instruments: recognition and measurement.

1.8 PROVISIONS

In accordance with IAS 37 - Provisions, Contingent Liabilities and Contingent Assets, a provision is recognised if the Company has a current obligation (legal or implicit) resulting from a past event, if it is probable that this obligation will result in an outflow of resources,

1.9 RENTAL INCOME

In accordance with IFRS 16 - Leases, the leases entered into by WEB SA constitute operating leases, as the Company retains the main risks and advantages associated with the ownership of the investment properties.

The rents received are recognised as rental income on a straight-line basis over the duration of the rental contract.

1.10 TAXES

Income taxes

The income tax expense includes current and deferred taxes, recognised in accordance with IAS 12 - Income taxes. Deferred taxes are recorded based on the temporary differences

Derivative instruments

The Company only uses derivative financial instruments to hedge the risks of changes in interest rates (interest rate swaps). These derivative instruments are recognised in the balance sheet as financial assets or liabilities, and are measured at their fair value. Changes in the fair value of all interest rate hedges subscribed to by the SIR are recorded in financial income, unless the strict conditions set out in IAS 39 for a cash flow hedge are met, in which case these variations are recognised in equity. To date, all changes in the fair value of hedging instruments are recognised in the income statement, as these do not meet the strict conditions set out in IAS 39. However, their valuation is included at fair value in the statement of the Company's financial position.

and if the amount of the obligation can be reliably estimated. The amount recognised as a provision corresponds to the best estimate of the expenditure necessary to settle the current obligation on the balance sheet date.

Rental gratuities and other benefits granted to customers are recognised on a straight-line basis over the first firm period of the lease. This accrual is recognised in the "Rental income - Free rental" (section I.c.) heading of the income statement.

Recovery of property costs

At the end of each lease, an inventory is carried out. Any damage is assessed and charged to the outgoing tenant.

between the tax base of assets and liabilities and their book value. They are valued using the tax rates applicable when these temporary differences are realised or settled.

NOTE 2 - Significant accounting judgments and main sources of uncertainty with regard to estimates

2.1 SIGNIFICANT JUDGMENTS CONCERNING THE ACCOUNTING POLICIES

For buildings leased on a long-term basis, barring limited exceptions, the Company concluded that almost all of the risks and advantages inherent in ownership of the assets were not transferred to the lessee and, therefore, that these contracts constituted simple leases in accordance with IFRS 16 - Leases.

Furthermore, the Company did not have to make any significant judgments in the application of its accounting policies.

2.2 MAIN SOURCES OF UNCERTAINTY RELATING TO ESTIMATES

The main estimates identified in the accounts are as follows:

- the fair value of investment properties established by the independent property expert,
- the fair value of interest rate hedging instruments (IRS) established by trading rooms,
- write-downs on trade receivables.

Beyond the uncertainties relating to the estimates, the spread of COVID-19 on the territory of Belgium has had an impact on the Company, as expressed in particular below. The Board of Directors has examined the potential risks and uncertainties that may influence the Company's activities.

Estimation of the fair value of investment properties

The investment properties, which constitute almost all of WEB's assets, are estimated at their fair value by an independent expert approved by the FSMA, in application of the principles explained in the accounting policies.

For its evaluation as at 31 December 2021, WEB SA called on the services of CBRE.

The pandemic and the response to COVID-19 continue to affect the economy and property markets on a global scale. Nonetheless, as of the valuation date, most markets have started

Collectability of trade receivables

Trade receivables are written down to cover the risk of non-recoverability.

As at 31 December, this risk is quantified and limited, however this does not take into account a possible resumption of the pandemic during the course of 2022. Consequently,

Estimation of fair value of derivative products

The financial instruments which are recorded under WEB SA's liabilities are estimated at their fair value by the dealing rooms of the credit institutions with which they have been subscribed.

The Company stresses that the war in Ukraine could generate significant socio-economic impacts in Belgium, any potential spread of the conflict excluded. Potential impacts may be related to prices, or to energy shortages, which could disrupt the distribution installations in the stores and beyond if the duration of the conflict were to be prolonged.

As at 31 December 2021, the liquidity that could be withdrawn amounted to €21,151k, in the form of straight loans and cash (Cf. Note 10). Based on knowledge as at 31 December, the Company does not anticipate any subsequent operational difficulty.

It should be noted that the Company does not lease any property itself.

to recover, with trading volumes providing sufficient comparable market evidence on which to base the determination of fair value.

The Company notes that the valuation of its portfolio of investment properties no longer suffers from a discount, regardless of the segment considered, and as a result of taking COVID into account.

the recoverability of certain trade receivables has been and could still be compromised following the bankruptcy or liquidity difficulties of certain tenants.

We refer to Note 08 - IV of the financial statements for more details on the possible impact of COVID-19 on trade receivables.

NOTE 3 - Change in liabilities resulting from financing activities (in €)

IAS 7.44	Financing activities				
	Increase in financial debts	Reduction in financial debts	Interest	Balance dividend 2020	Interim dividend 2021
Bank debt ST - Belfius		-1,500,000			
Bank debt ST - BNP Paribas Fortis		-11,550,000			
Bank debt CI - BNP Paribas Fortis		-75,725			
Bank debt RO - BNP Paribas Fortis		-13,000,000			
Bank debt CI - BNP Paribas Fortis		-1,150			
Bank debt CI - BNP Paribas Fortis		-4,601			
Bank debt CI - BNP Paribas Fortis		-10,000			
Bank debt CI - BNP Paribas Fortis		-34,286			
Bank debt RO - BNP Paribas Fortis	6,500,000				
Bank debt RO - BNP Paribas Fortis	6,500,000				
Bank debt RO - BNP Paribas Fortis	4,000,000				
Bank debt RO - Belfius	4,175,000				
Bank debt RO - Belfius	6,700,000				
Bank debt RO - Belfius	1,735,632				
CASH FLOW FROM FINANCIAL ACTIVITIES AT 31/12/2021	29,610,632	-26,175,762	-1,893,910	-5.541.090	-3.166.337
					-7.166.467

IAS 7.44	Investing activities				
	Building acquisitions	Building disposals	Merger of subsidiaries	Recovery of VAT	Capitalised costs
Bank debt ST - Belfius					
Bank debt ST - BNP Paribas Fortis					
Bank debt CI - BNP Paribas Fortis					
Bank debt RO - BNP Paribas Fortis					
Bank debt CI - BNP Paribas Fortis					
Bank debt CI - BNP Paribas Fortis					
Bank debt CI - BNP Paribas Fortis					
Bank debt CI - BNP Paribas Fortis					
Bank debt RO - BNP Paribas Fortis					
Bank debt RO - BNP Paribas Fortis					
Bank debt RO - BNP Paribas Fortis					
Bank debt RO - Belfius					
Bank debt RO - Belfius					
Bank debt RO - Belfius					
CASH FLOW FROM FINANCIAL ACTIVITIES AT 31/12/2021	-22,179,420	832,042	17,824,940	-	-3,424.621
					-6.947.059

IAS 7.44	Operating activities					
	Result for the financial period	Interest on bank debts	Change in fair value interest Swap	Non-cash items	Change in working capital requirements	Change in non-current assets
Bank debt ST - Belfius						
Bank debt ST - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt RO - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt RO - BNP Paribas Fortis						
Bank debt RO - BNP Paribas Fortis						
Bank debt RO - BNP Paribas Fortis						
Bank debt RO - Belfius						
Bank debt RO - Belfius						
Bank debt RO - Belfius						
CASH FLOW FROM FINANCIAL ACTIVITIES AT 31/12/2021	13,991,558	1,893,910	-842,074	-1,645,194	918,804	1.050
						14.318.055

NOTE 4 - Sectorial information (in €)

The Group hold a property portfolio made up of 3 major sectors, namely, in decreasing order of importance: commercial buildings, logistic halls and offices. The sector "Other" includes land and residential rentals.

The portfolio's description is explained in the chapter "Property Report".

STATEMENT OF FINANCIAL POSITION (IN €)	OFFICES		LOGISTICS HALLS		COMMERCIAL	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020	31/12/2021	31/12/2020
ASSETS						
I. Non-current assets						
C. Investment property	36,295,500	18,397,498	55,486,514	49,304,703	206,858,566	203,440,734
E. Non-current financial assets	-	15,169,504	-	2,655,436	-	-
G. Non-current trade receivables and other assets	-	-	-	-	-	1,050
II. Current assets						
A. Assets held for sale	-	494,524	750,000	819,421	-	664,717
B. Current financial assets	-	-	-	180,000	-	-
D. Trade receivables	72,209	315,384	380,329	941,643	931,570	3,119,156
E. Fiscal receivables and other current assets	-3	368	32	2,012	67,602	83,861
F. Cash and cash equivalents	-	-	-	-	-	-
G. Adjustment accounts	58,145	55,243	553,254	266,092	667,505	600,357
TOTAL ASSETS	36,425,850	34,432,521	57,170,129	54,169,307	208,525,244	207,909,875
TOTAL SHAREHOLDERS' EQUITY						
A. Capital						
B. Share premiums						
C. Reserves						
D. Net result for the financial period	1,970,689	578,405	1,511,999	2,024,814	10,825,732	7,006,650
LIABILITIES						
I. Non-current liabilities						
A. Provisions	-	-	-	-	75,000	20,000
B. Non-current financial debts	-	-	-	-	-	-
II. Current liabilities						
B. Current financial debts	-	-	-	-	-	-
C. Other current financial liabilities	-	-	-	-	-	-
D. Trade and other current payables	133,880	94,201	187,583	216,219	703,219	901,101
E. Other current liabilities	-	-	-	-	-	-
F. Adjustment accounts	76,422	301,176	202,390	800,935	682,477	2,294,479
TOTAL EQUITY AND LIABILITIES	2,180,992	973,782	1,901,972	3,041,968	12,286,428	10,222,230

STATEMENT OF FINANCIAL POSITION (IN €)	OTHER		NOT ALLOCATED	TOTAL
	31/12/2021	31/12/2020	31/12/2020	31/12/2020
ASSETS				
I. Non-current assets				291,307,520
C. Investment property	2,352,574	2,338,595		273,481,530
E. Non-current financial assets	-			17,824,940
G. Non-current trade receivables and other assets	-			1,050
II. Current assets				8,316,863
A. Assets held for sale	-			1,978,662
B. Current financial assets	-			180,000
D. Trade receivables	72,551	189,501		4,565,684
E. Fiscal receivables and other current assets	195	195	146,236	232,672
F. Cash and cash equivalents	-		346,455	346,455
G. Adjustment accounts	80,386	48,734	42,964	1,013,390
TOTAL ASSETS	2,505,706	2,577,025	535,655	299,624,383
TOTAL SHAREHOLDERS' EQUITY				157,653,977
A. Capital			8,403,938	8,403,938
B. Share premiums			26,924,110	26,924,110
C. Reserves			116,784,840	117,752,310
D. Net result for the financial period	-316,447	-603,377	-4,432,872	4,573,619
LIABILITIES				
I. Non-current liabilities				94,283,836
A. Provisions				20,000
B. Non-current financial debts			94,263,836	94,263,836
II. Current liabilities				47,686,569
B. Current financial debts	-		40,975,762	40,975,76
C. Other current financial liabilities	-		1,803,363	1,803,363
D. Trade and other current payables	11,161	14,466	230,740	1,456,728
E. Other current liabilities	-		24,859	24,859
F. Adjustment accounts	62,697	144,223	-114,957	3,425,857
TOTAL EQUITY AND LIABILITIES	-242,588	-444,687	284,863,620	299,624,382

INCOME STATEMENT (IN €)	OFFICES		LOGISTICS HALLS		COMMERCIAL	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020	31/12/2021	31/12/2020
NET RENTAL RESULT	1,491,004	1,060,047	4,284,882	3,514,573	12,308,201	10,964,310
PROPERTY RESULT	1,307,128	907,317	3,979,489	3,258,878	12,292,403	10,965,210
IX. Technical costs	-391,626	-195,416	-1,101,372	-377,200	-1,041,479	-810,541
X. Commercial costs	-10,434	-10,394	-84,870	-10,781	-52,296	-60,142
XII. Property management costs	-93,798	-83,595	-778,265	-773,547	-1,052,232	-1,107,382
XIV. Company general expenses	-59,647	-71,388	-467,181	-453,835	-630,209	-681,491
XV. Other operating income and expenses	58,174	75,616	92,903	289,782	210,867	-215,245
XVI. Result on sale of investment properties	-18,906	-	-13,259	-	-	-
XVIII. Changes in the fair value of investment properties	-462,585	-345,665	231,661	769,664	1,763,341	-136,808
XIX. Other portfolio result	1,357,897	-	161,071	-	-	-
OPERATING RESULT	1,686,202	276,475	2,020,177	2,702,959	11,490,396	7,953,603
FINANCIAL RESULT	301,464	316,559	-487,626	-689,834	-661,735	-926,910
RESULT BEFORE TAX	1,987,666	593,034	1,532,552	2,013,126	10,828,661	7,026,693
TAXATION	-1,214	-1,115	-9,165	-222	-12,613	-11,496
NET RESULT	1,986,452	591,918	1,523,387	2,012,903	10,816,048	7,015,196

INCOME STATEMENT I (IN €)	OTHER		NOT ALLOCATED		TOTAL	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020	31/12/2021	31/12/2020
NET RENTAL RESULT	548,873	536,943			18,632,960	16,075,873
PROPERTY RESULT	391,814	388,943			17,970,834	15,520,346
IX. Technical costs	-50,388	-97,750			-2,584,865	-1,480,907
X. Commercial costs	-1,371	-1,265			-148,971	-82,582
XI. Charges and duties on unrented properties						
XII. Property management costs	-323,740	-318,609			-2,248,035	-2,283,133
XIV. Company general expenses	-190,004	-185,232			-1,347,041	-1,391,945
XV. Other operating income and expenses	36,338	35,754			398,282	185,907
XVI. Result on sale of investment properties	24,207	-			-7,958	-
XVIII. Changes in the fair value of investment properties	-13,49	-151,501			1,518,921	135,690
XIX. Other portfolio result	-	-			1,518,967	-
OPERATING RESULT	-126,641	-329,660			15,070,134	10,603,377
FINANCIAL RESULT	-203,941	-283,775			-1,051,837	-1,583,960
RESULT BEFORE TAX	-330,582	-613,43			14,018,297	9,019,417
TAXATION	-3,747	-92			-26,739	-12,926
NET RESULT	-334,329	-613,527			13,991,558	9,006,491

NOTE 5 - Assessment of the fair value of investment properties (in €)

From the first application of IFRS 13, all the properties in the portfolio were classified in level 3 category (“fair value based mainly on unobservable data”), as defined by the standard.

The valuation of investment properties, properties held for sale (IAS 40.9.a), and property occupied by the Company (IAS 40.9.c), as shown in the financial statements as at 31 December 2020, is established at Fair Value.

It should be noted that, as at 31 December 2020, the Group occupies offices in the building located at 29 avenue Jean Mermoz at 6041 Gosselies, which is part of a site with a total built-on area of 20,678 m². This building has a total surface of 1,657 m², of which 441 m² are occupied by the Company. These offices are not subject to any separate valuation.

FAIR VALUE HIERARCHY (IFRS 13.72 TO 13.80)

Several valuation techniques are used by the Company's independent experts to determine the fair value of the properties in the portfolio. The valuation methods used by the Property Expert are detailed below.

In the Company's financial statements, all of the Company's investment properties are valued at fair value each quarter by the independent property expert. The fair value of a building corresponds to its investment value, namely its value including registration fees and other transaction costs (also called “value deed in hand”), from which a fixed rate reduction of 2.5% is deducted for properties with an investment value greater than €2.5M, and 10% or 12.5%, depending on the region, for properties with an investment value less than €2.5M. This reduction rate of 2.5%, common to the SIR sector, results from an analysis by the independent expert of a large number of transactions observed in the market, and represents the average of the transaction costs actually paid during said transactions. The fair value thus obtained can be defined as the estimated amount for which, on the valuation date, an investment property can be negotiated between a willing buyer and a seller of an objective and rational transaction preceded by a negotiation, where the parties are well informed and willing to complete a transaction.

In the case of a valuation by capitalisation of income, the valuations are carried out on the basis of a calculation of the gross yield, where the gross market rents are capitalised. The valuations obtained are corrected on the basis of the net present value (NPV) of the difference between the current rent and the estimated rental value at the date of the valuation, covering the period until the next possibility of termination of current lease contracts. Reductions in rent and periods of free rental are taken into account. For properties which are completely or partially unoccupied, the valuation is calculated on the basis of the estimated rental value, minus the vacancy (in number of months) and costs (rental costs, advertising costs and rental benefits) for the unoccupied parts.

The assessment has been made by an independent evaluator with a relevant and recognised professional qualification, and recent experience as to the geographic situation and the categories of the investment properties which are the subject of the valuation (IAS 40.75.e).

Fair value as defined by IFRS 13.9 can be defined as the estimated amount for which, on the valuation date, an investment property can be priced between a willing buyer and a seller for an objective and rational transaction, preceded by a thorough negotiation, where the parties are well informed and ready to complete the transaction.

The yields used are specific for the type of property, the location, the state of maintenance and the rental possibilities of each building. The basis for determining yields is formed by taking account of similar transactions, supplemented by specific knowledge relating to the market and properties.

In the case of a valuation using the “Discounted Cash Flows” method, financial modelling is therefore carried out on the basis of an estimate of future positive and negative indexed income flows (on the basis of an “inflation rate”), to which a discount is applied (the “discount rate”), in order to reflect the value of these financial flows on the valuation date (the “net present value” or “NPV”).

In the case of undeveloped land or land under development for which a permit has been obtained, the Expert applies the “residual value” method. This method consists of taking the realisable value of the property after development, and deducting the construction costs and the developer's profit margin from the same. The value thus obtained is the value at which the property could be sold in its current state to a developer. The unobservable data used is: estimated rental value and capitalisation rate (in order to determine the realisable value of the property after redevelopment); promotion margin (calculated on the basis of construction costs and reflecting the various risks associated with promotion such as permit risk, construction risk, future marketing risk and interest rate risk); and unforeseen costs (calculated on the basis of construction costs).

Finally, in the case of undeveloped land for which no permit has been filed or no programme has been drawn up, the Expert applies the “Comparable” method, enabling the determination of a price per m² of the existing land area. The basis for determining this price is therefore formed by taking account of similar transactions, supplemented by specific knowledge relating to the market and properties.

CHANGE IN VALUE OF THE PORTFOLIO OF PROPERTIES AVAILABLE FOR RENT (IN €)

	31/12/2021	31/12/2020
BALANCE AT CLOSING DATE N-1	273,481,530	270,975,284
Acquisitions	22,179,420	-
<i>Alleur (via merger)</i>	17,286,080	-
<i>Houdeng (via merger)</i>	4,893,340	-
Capitalised expenses	3,410,262	4,175,463
Recovery of VAT	-	-645,668
Transfer of properties held for sale	630,000	-1,159,240
<i>Jumet - Rue Frison</i>	-	-494,523
<i>Tournai</i>	630,000	-664,717
Increase/(decrease) in fair value	1,291,942	135,690
BALANCE AT CLOSING DATE N	300,993,154	273,481,530

Acquisitions

On 10 September 2021, the Company's Extraordinary General Meeting approved the merger by absorption of the Company's two wholly-owned subsidiaries Business Park Alleur SA and SPI La Louvière SA. Following these mergers, the Company acquired 2 buildings for a total value of €22,179k.

Capitalised expenses

During the financial year, the Company incurred capitalised expenditure relating to buildings available for lease for an amount of €3,410k. These expenditures have made it possible to develop the functionality of the buildings and to significantly improve their comfort.

These are mainly the following expenses:

- Site 15 (Rhode-Saint-Genèse) - €1,076k - 11 new leases,
- Site 30 (Marchienne-au-Pont) - €967k - 4 new leases,
- Site 13 (Gosselies - City Nord) - €425k - 3 new leases,
- Site 08 (Courcelles - Glacerie) - €294k - 1 new leases
- Site 50 (Saint-Georges-s/Meuse) - €246k - 3 new leases.

Transfer of buildings held for sale

During the 2021 financial year, a building located in Tournai which had been classified as an asset held for sale was reclassified as an investment property. The empty building was let during the year and the Company decided not to sell it.

Increase / (decrease) in fair value

During the financial year 2021, the fair value of investment properties increased by €1,292k (net amount), broken down as follows:

Increase in fair value

- Site 09 (Gosselies - Fer): +€423k due to the increase in the estimated rental value following the work carried out,
- Site 30 (Marchienne-au-pont): +€379k following the conclusion of 4 new leases,
- Site 33 (Gosselies - Mermoz): +€376k following the conclusion of 5 new leases,
- Site 10 (Gosselies - Demanet): +€302k following the conclusion of a new lease,
- Site 38 (Courcelles - Lido): +€263k following the conclusion of 2 new leases,
- Site 43 (Naninne): +€258k following renovation works,
- Site 49 (Péruwelz): +€254k following work carried out for the benefit of 4 new tenants.

Decrease in fair value

- Site 08 (Marchienne-au-Pont): -€655k following the departure of the tenant Tailormade Logistics,
- Site 15 (Rhode-Saint-Genèse): -€475k despite the conclusion of 11 new leases, including 7 at 4 years maximum, the potential yield (on net rent + estimated rental value) has been revised downwards by 0.10%.

QUANTITATIVE INFORMATION REGARDING FAIR VALUE MEASUREMENT BASED ON UNOBSERVABLE DATA (LEVEL 3)

As at 31 December 2021, the information can be broken down as follows:

Asset category	Valuation technique	Unobservable data	Asset category - Minimum	Asset category - Maximum	Asset category - Weighted average
Logistics buildings	Capitalisation of the estimated rental value	Estimated Rental Value(ERV)	€19.00/m ²	€45.00/m ²	€35.36/m ²
		Capitalisation rate	6.60%	10.90%	8.13%
Commercial buildings	Capitalisation of the estimated rental value	Estimated Rental Value(ERV)	€23.73/m ²	€159.06 €/m ²	€94.68/m ²
		Capitalisation rate	5.62%	8.13%	6.36%
Office buildings	Capitalisation of the estimated rental value	Estimated Rental Value(ERV)	€55.00/m ²	€145.00/m ²	€129.87/m ²
		Capitalisation rate	5.10%	8.87%	5.78%
Land without a permit	Comparable	Unit prices	€101.25/m ²	€101.25/m ²	€101.25/m ²
Rented land	Discounted Cash Flow (DCF)	Discount rate	6.00%	7.00%	5.88%
		Inflation	1.50%	1.50%	1.50%
		Residual term (lease)	47.16 year(s)	48.00 year(s)	44.88 year(s)

SENSITIVITY OF THE FAIR VALUE OF PROPERTIES (INCLUDING BUILDINGS HELD FOR SALE) TO CHANGES IN UNOBSERVABLE DATA (IN €)

In the event of the hypothetical adaptation of non-observable factors such as the Estimated Rental Value ("ERV"), the capitalisation rate ("Cap rate") and the passing rent ("Passing Rent"), all other things remaining equal, the fair value of the portfolio would vary as follows:

Properties	ERV +5%	ERV -5%	Cap Rate - 25bps	Cap Rate + 25bps	Passing Rent +1%	Passing Rent -1%
LOGISTICS BUILDINGS						
Jumet - Rue de l'Industrie 12	1,022,038	1,018,260	1,049,596	991,955	750,000	750,000
Gosselies - Avenue des Etats-Unis 90	1,112,599	1,036,513	1,109,887	1,041,386	1,077,692	1,071,419
Gosselies - Chaussée de Fleurus 157	10,940,415	10,038,754	10,899,670	10,109,195	10,504,314	10,474,855
Courcelles - Rue de la Glacerie 12	7,894,516	7,601,900	7,943,673	7,561,844	7,832,50	7,818,026
Gosselies - Rue de l'Escasse	955,120	869,684	938,034	888,12	912,982	911,821
Fleurus - Avenue de l'Espérance 1	1,283,794	1,189,926	1,274,589	1,201,289	1,239,842	1,233,878
Gosselies - Aéroport	6,828,314	6,247,065	6,756,470	6,337,773	6,548,457	6,532,700
Gosselies - Rue des Emailleries 1-3	5,529,454	5,106,227	5,489,207	5,157,506	5,326,948	5,309,614
Marchienne-Au-Pont - Rue T. Bonehill 30	3,383,280	3,164,283	3,350,671	3,200,457	3,284,764	3,262,798
Gosselies - Avenue Jean Mermoz 29	14,500,868	13,340,043	14,387,975	13,492,230	13,950,787	13,895,852
Houdeng - Rue de la Reconversion	5,050,213	4,729,111	5,072,980	4,719,595	4,906,449	4,872,875
TOTAL AFTER CHANGE	58,500,611	54,341,766	58,272,752	54,701,356	56,334,740	56,133,838
TOTAL BEFORE CHANGE	56,236,514	56,236,514	56,236,514	56,236,514	56,236,514	56,236,514
Change	2,264,097	-1,894,748	2,036,238	-1,535,158	98,226	-102,676
	4.0%	-3.4%	3.6%	-2.7%	0.2%	-0.2%
COMMERCIAL BUILDINGS						
TOTAL AFTER CHANGE	214,545,861	198,353,298	215,486,053	198,693,249	207,239,482	206,441,429
TOTAL BEFORE CHANGE	206,858,566	206,858,566	206,858,566	206,858,566	206,858,566	206,858,566
Change	7,687,295	-8,505,268	8,627,487	-8,165,317	380,916	-417,137
	3.7%	-4.1%	4.2%	-3.9%	0.2%	-0.2%
OFFICE BUILDINGS						
Rhode-Saint-Genèse - Chaussée de Waterloo 198	15,501,503	14,221,911	15,505,417	14,267,794	14,882,605	14,841,078
Charleroi - Boulevard Joseph II 38-40-42	3,169,555	2,906,962	3,153,943	2,930,945	3,042,381	3,034,136
Gosselies - Rue de Namur 138	1,175,692	1,112,151	1,190,280	1,106,424	1,152,521	1,141,131
Alleur - Rue Alfred Deponthière 40	17,822,675	16,674,404	18,102,572	16,474,964	17,306,198	17,190,882
TOTAL AFTER CHANGE	37,669,425	34,915,428	37,952,212	34,780,127	36,383,705	36,207,227
TOTAL BEFORE CHANGE	36,295,500	36,295,500	36,295,500	36,295,500	36,295,500	36,295,500
Change	1,373,925	-1,380,072	1,656,712	-1,515,373	88,205	-88,273
	3.8%	-3.8%	4.6%	-4.2%	0.2%	-0.2%

Properties	ERV +5%	ERV -5%	Cap Rate - 25bps	Cap Rate + 25bps	Passing Rent +1%	Passing Rent -1%
LAND						
Loverval - Chaussée de Philippeville	304,740	304,740	304,740	304,740	304,740	304,740
Gerpinnes - Chaussée de Philippeville 212	1,097,700	1,097,700	1,148,391	1,050,722	1,097,700	1,097,700
Gosselies - Avenue Jean Mermoz 29	982,605	910,041	979,431	922,540	959,924	940,343
Total after change	2,385,045	2,312,481	2,432,562	2,278,002	2,362,364	2,342,783
Total before change	2,352,574	2,352,574	2,352,574	2,352,574	2,352,574	2,352,574
Change	32,471	-40,093	79,988	-74,572	9,79	-9,791
GENERAL TOTAL (AFTER CHANGE)	313,100,942	289,922,973	314,143,579	290,452,734	302,320,291	301,125,277
GENERAL TOTAL (BEFORE CHANGE)	301,743,154	301,743,154	301,743,154	301,743,154	301,743,154	301,743,154
	11,357,788	-11,820,181	12,400,425	-11,290,420	577,137	-617,877
	3.8%	-3.9%	4.1%	-3.7%	0.2%	-0.2%

The sensitivity of fair value to a change in the main unobservable data mentioned above is generally shown as follows (all other things being equal):

UNOBSERVABLE DATA	EFFECT ON FAIR VALUE	
	in the event of a decrease in the value of the unobservable data	in the event of an increase in the value of the unobservable data
ERV/m ²	negative	positive
Capitalisation rate	positive	negative
Inflation	negative	positive
Discount rate	positive	negative
Residual term (lease)	negative	positive

USE OF PROPERTIES

The Effective Management considers that the current use of investment properties stated at fair value on the balance sheet is optimal, taking into account the possibilities offered by the rental market and their current technical characteristics.

Note 06 – Non-current financial assets (in €)

	31/12/2021	31/12/2020
E. Non-current financial assets	-	17,824,940
- Loans and receivables	-	8,367,731
- Investments in related companies or companies with equity link	-	9,457,209

As of 31 December 2020, this account included a receivable from one of the two subsidiaries which was absorbed on 01 September 2021, as well as the book value (acquisition cost in accordance with IAS 27) of the investments in them. For more details on the result of the merger, see Note 34.

NOTE 07 - Assets held for sale (in €)

INVESTMENT PROPERTY	31/12/2021	31/12/2020
A. Assets held for sale	750,000	1,978,662
- Investment property	750,000	1,978,662

As part of its commercial strategy, the Group looks to maintain relevant rental units in its property portfolio. This approach leads it to periodically sell properties that are no longer

relevant, whether in terms of modernity, location or other criteria making the unit less attractive to rent.

	31/12/2021	31/12/2020
CLOSING BALANCE N-1	1,978,662	1,219,422
Transfer of buildings available for lease	-630,000	1,159,241
<i>Tournai</i>	-630,000	664,717
<i>Jumet (offices)</i>		494,524
Capitalised expenses	14,359	
VAT recovery		
Disposals	-840,000	-400,000
<i>Courcelles</i>		-400,000
<i>Jumet (Frison)</i>	-515,000	
Jumet (Industrie)	-325,000	
Increase / (decrease) in fair value	226,979	
CLOSING BALANCE N	750,000	1,978,662

Compared to 31 December 2020, properties held for sale varied as follows:

Transfers

During the 2021 financial year, a building located in Tournai which had been classified as an asset held for sale was reclassified as an investment property. The building, empty, was rented during the financial year and was therefore withdrawn from sale.

Sales

During the second half of 2021, the Company sold part of Site 01 (Jumet - Rue de l'industrie) and the Site 19 (Jumet - Rue Frison). These disposals took place at a value close to their fair value.

The Company also sold land forming part of site 08. Given the small size of the land compared to the total site, it was not valued.

Increase / (decrease) in fair value

The fair value of buildings held for sale varied by €227k during the year mainly due to the positive variation of Site 01 prior to its sale (€255k).

As at 31 December 2021, assets held for sale were only made up of the unsold part of Site 01 (actually empty). The sale of this building occurred in February 2022 at the price mentioned in the following table:

Building	Sector	Annual rental income	Fair value as at 31/12/2021	Selling price
Site 01 - Jumet (part)	Logistics	-	750,000	750,000

NOTE 08 - Trade receivables and doubtful debts (in €)

Trade receivables arise either from rentals, from the re-invoicing of rental charges, or from the re-invoicing of duties.

The risk linked to trade receivables (risk linked to rents/rental vacancies) is described in the "Risk factors" section of the annual report.

The Company does not have a customer whose rental income corresponds to 10% or more of the total rental income. The Top 10 tenants are included in the chapter "Property report".

Proximity with tenants and frequent interchanges also make it possible to anticipate, as far as possible, any financial problems and, if necessary, to find adequate solutions with these tenants.

If arrears are noted despite the measures taken, the customer claims department will carry out an analysis of the potential risk incurred on the basis of its experience and historical data of the customer, its profile, its solvency, the guarantees issued, etc.

In the event of non-payment 30 days after the due date, at the discretion of the case manager, a formal notice will be sent by registered mail to the debtor. In the absence of a reaction from the latter, the file will be sent to the Company's legal counsel, all costs and interest being borne by the debtor.

The movements of receivables are detailed below.

SEGMENTATION OF THE "TRADE RECEIVABLES" BALANCE		31/12/2021	31/12/2020
D. Trade receivables		1,456,659	4,565,684
Customers	I.	560,242	3,581,467
Customer credit balances		-	-5,091
Invoices pending		251,636	305,651
Invoices pending - COVID-19	II.	735,242	634,276
Credit notes receivable		-	8,154
Doubtful debtors	III.	1,808,251	2,074,169
Impairment charges for doubtful debts	IV.	-1,898,711	-2,032,942

The balance of trade receivables decreased by €3,109k compared to 31 December 2020 and stands at €1,457k.

This decrease is due to:

- A decrease in trade receivables (classic trade receivables) of €3,021k following the invoicing in January 2022 of rents for the 1st quarter of 2022, whereas those for the 1st quarter of 2021 were invoiced in December 2020 (timing difference in invoicing);

- An increase in invoices to be issued due to COVID-19 of €101k following the issuance of new conditional credit notes during the financial year (+€387k), and the taking into account of definitively acquired credit notes (-€286k);
- A decrease in doubtful debtors of €266k, mainly explained by an agreement signed with a debtor in litigation (GTM / GEGI) (-€226k), by the declared bankruptcies of Bricourcelles and Corposana (-€137k) and the addition of new doubtful debts;
- A decrease in write-downs on trade receivables of €134k detailed in point IV.

Considering the above, the Company notes an improvement over 2021 in the aging of receivables in accordance with the details presented in the tables below.

I. CUSTOMERS

Segmentation of the "Customer" balance by ageing	31/12/2021	31/12/2021
Customers	560,242	3,581,467
Due < 30 days	130,863	2,712,896
Due 30 - 59 days	64,023	225,234
Due 60 - 89 days	41,406	161,031
Due > 90 days	323,950	482,306

Segmentation of the "Customer" balance by type of tenant	31/12/2021	31/12/2020
Customers	560,242	3,581,467
Public institutions	-	74,774
Companies	529,542	3,392,840
Natural persons	30,700	113,854

II. INVOICES TO ESTABLISH - COVID-19

During the financial year 2020 and 2021, the Company issued credit notes in favour of certain tenants who were forced to close during the COVID-19 pandemic. These credit notes are for a great majority of them conditional and are only definitively acquired when the condition is met (between 2021 and 2025).

Consequently, the Company recognises invoices to be issued for the amount of the credit notes issued when the condition is not yet met. These invoices to be issued are subject to a 100% reduction in value (see Point IV below).

III. DOUBTFUL DEBTORS

Doubtful debtors - table of movements	31/12/2021	31/12/2020
Prior period closing balance	2,074,169	672,340
Amount of receivables reclassified as Doubtful debtors	219,740	1,823,361
Amount of receivables considered doubtful and having been recovered from said customers	-103,218	-2,760
Amount of doubtful debts definitively lost for which a write-off has been recorded	-382,440	-418,771
Closing balance at end of financial period	1,808,251	2,074,169

As at 31 December 2021, the "Doubtful debtors" line item decreased by €266k with a cumulative balance of €1,808k. This item includes receivables from customers in bankruptcy, in receivership proceedings, or in payment difficulty.

IV. WRITE-DOWNS ON TRADE RECEIVABLES

WRITE-DOWNS RECORDED ON RECEIVABLES	31/12/2021	31/12/2020
Write-downs on customers (see point I.) - expected loss rate	38,063	203,944
Write-downs on invoices to be issued - COVID-19 (see point II.)	735,242	634,276
Write-downs on doubtful debtors (see point III.)	1,125,405	1,194,722
TOTAL	1,898,711	2,032,942

As at 31 December 2021, the reductions in value recorded on trade receivables amount to €1,898k. They are divided into three categories:

- €1,125k for debtors in litigation, in receivership proceedings or in bankruptcy;
- €735k following “conditional” agreements entered into with certain tenants closed to the public and active in the Retail segment due to the health crisis;

- €38k for lump sum reduction in value resulting from the application of the IFRS 9 standard based on past statistical experience of payments. The decrease in fixed reductions is explained by the decrease in trade receivables which is detailed above and the decrease in the expected loss rate over the reference period.

WRITE-DOWNS RECORDED ON TRADE RECEIVABLES - TABLE OF MOVEMENTS	31/12/2021	31/12/2020
Balance at end of previous year	-2,032,942	-604,251
Amount of new write-downs recorded	-574,770	-1,850,223
Amount of write-downs reversed following the recovery of doubtful debts	93,515	2,760
Amount of write-downs reversed relating to definitively lost receivables for which a capital loss has been realized	132,256	418,771
Amount of other write-downs reversed	483,231	
Balance at end of year	-1.898.711	-2.032.942

V. RECEIVABLE DAYS OUTSTANDING

ROTATION		31/12/2021	31/12/2020
Trade receivables (Assets II.D.)	a	€1,456,659	€4,565,684
Rents (Comprehensive result I.A)	b	€18,619,605	€17,604,296
Duration of year in days	c	365	365
Average days outstanding	$d=(a: b)*c$	28.6	94.7

On average, receivables are paid by our debtors within 29 calendar days. The decrease in the number of days outstanding is mainly explained by the fact that the 1st quarter of 2022

was invoiced in January 2022, whereas the 1st quarter of 2021 was invoiced in December 2020.

NOTE 09 - Fiscal receivables and other current assets (in €)

	31/12/2021	31/12/2020
E. Fiscal receivables and other current assets	23,619	232,672
Other	23,619	232,672

As at 31 December 2021, this account mainly includes corporate tax to be recovered.

The open balance as at 31 December 2020 related to VAT to be recovered relating to the development carried out on Site 09 (Law of 14 October 2018 which entered into force on 01

January 2019) was recovered during the 2021 financial year. As at December 2021, the Company presents a VAT debt to the administration, which is recognised as a liability.

NOTE 10 - Cash and cash equivalents (in €)

	31/12/2021	31/12/2020
F. CASH AND CASH EQUIVALENTS	550,984	346,455

The balances indicated correspond to availability on a current account, and there is no cash equivalent. IAS 7.48 does not apply.

The Company still has a current account balance of €551k in its financial statements as at 31 December 2021. This balance is the result of the ongoing use of operating cash flow, intended to repay loans in order to minimise the financial interest expense for the financial period.

As a result, WEB SA signed available credit lines for €159,132k, of which only €138,532k was used as at 31 December 2021, resulting in a residual and additional credit capacity of €20,600k, immediately available in the form of a fixed-term advance.

The available cash balance added to the residual borrowing capacity of drawdown of unused credits is €551k + €20,600k; i.e. €21,151k. This amount takes into account the interim dividend for the year 2021, paid in December 2021, i.e. €3,166k.

NOTE 11 - Asset adjustment accounts (in €)

	31/12/2021	31/12/2020
G. Adjustment accounts	1,401,726	1,013,390
Property charges paid in advance	741,750	489,542
Other	659,977	523,847

The balance of the adjustment accounts increased by €388k compared to 31 December 2020, amounting to €1,402k as at 31 December 2021. This increase is mainly explained by the rental gratuities granted by one of the subsidiaries (SPI SA) and recognised following the merger by absorption of this (+€176k), by the provision of VAT to be recovered on the general expenses of 2021 (+€155k), and by the remaining insurance indemnity (VAT) to be received on the "The Room" claim (+€36k).

As at 31 December 2021, the adjustment accounts mainly consist of:

- Rental gratuities for an amount of €339k;
- Commissions from property agents to be spread over the duration of the contracts for €128k;
- Prepaid charges for €60k;
- Relief from property withholding taxes for the years 2020 and 2021 for €253k (reliefs for rental vacancies);
- VAT to be recovered (overheads) for the years 2020 and 2021 for €305k;
- Insurance compensation to be received of €73k;
- Prepaid insurance charges of €214k.

NOTE 12 - Share Capital

CAPITAL - IAS 1.134

The objective of the Company relating to its equity (as shown in the statutory financial statements) is to guarantee its continuity, to offer a sustainable return to the share-holders, and to generate added value for the other interested parties, as well as to maintain a capital structure which is aimed at lowering its financing costs.

In this spirit, the company's objectives include maximising its return on a constant scope basis, as well as applying a strict acquisition policy which allows it to manage its debt ratio. These operational dimensions are subject to the company's strategy.

The debt ratio therefore remains a prudently managed dimension, both for the purpose of limiting the exposure to upward fluctuations in interest rates, and in order not to precipitate the opening up of its capital, since the latter is the most expensive source of funding for the Company.

For more information on the debt ratio, please refer to the calculation presented on page 106

SHAREHOLDING STRUCTURE AND DECLARATION OF SIGNIFICANT HOLDINGS DURING THE PERIOD UNDER REVIEW

In application of the legal rules relating to the disclosure of significant holdings in issuers whose shares are admitted to trading on a regulated market, and in addition to the legal thresholds, Article 15 paragraph 2 of WEB SA's Articles of Association also provides for a threshold set at 3%, the exceeding of which gives rise to a notification obligation.

The same notification is also compulsory in the event of a direct or indirect transfer of securities conferring the right to vote, if, following this transfer, the voting rights fall below one of the thresholds referred to above.

If, as a result of events which change the distribution of voting rights, the percentage of voting rights attached to securities, held directly or indirectly, reaches, exceeds or falls below the thresholds set above, the same notification is mandatory, even if there has been no acquisition or transfer.

The notification must be made as soon as possible, and at the latest within four (4) trading days, starting on the trading day following the date on which the person required to notify

becomes aware of the acquisition or transfer, or of the right to exercise voting rights, or of which said person should have been aware, having regard to the circumstances.

Finally, a declaration is also required if persons acting in concert conclude, modify or terminate their agreement, with the consequence that their voting rights reach, exceed or fall below one of the abovementioned thresholds.

At WEB SA level, there is a concert agreement between the members of the WAGNER family (namely Mr Robert Jean WAGNER, Mr Robert Laurent WAGNER, Ms Valérie WAGNER and Ms Claire FONTAINE), both directly and through the Stichting Administratie Kantoor Valaur (S.A.K.). Concerted shareholding concerns the exercise of voting rights, with a view to carrying out a sustainable common policy, as well as the acquisition and transfer of securities conferring the right to vote. In total, this concerted shareholding represents 49.03% of the total voting rights.

CHANGES IN THE SHARE CAPITAL OF THE SIR

As at 31 December 2021, the share capital of the Company amounted to €10,000,000. It is represented by 3,166,337 shares without a given nominal value, all fully paid up, each representing one / three million one hundred and sixty-six thousand three hundred and thirty-seventh (1/3,166,337th) part of the capital, and conferring the same rights and benefits. The capital may be subscribed to and paid up, both by the General Partner WEPS SA, and by the Shareholders.

Date	Share capital	Number of shares	Comments
17/09/1998	€4,969,837	2,028,860	IPO
26/02/1999	€4,973,268	2,028,996	Issue of 136 shares following the merger by absorption of SA IMMOWA
06/10/2000	€4,984,671	2,029,982	Issue of 986 shares following the merger by absorption of SA CEMS and SA WINIMO
	€5,000,000	2,029,982	Conversion of capital into euros, and increase of the latter by €15,329 by capitalisation of retained earnings
30/09/2004	€6,700,000	2,302,791	Issue of 272,809 shares following the merger by absorption of SA IMOBEC
08/12/2010	€9,212,498	3,166,337	Issue of 863,546 shares following a capital increase with preferential rights
30/06/2011	€10,000,000	3,166,337	Increase in share capital by incorporation of the "Share Premium" account for an amount of €787,502

NOTE 13 - Reserves (in €)

	31/12/2021	31/12/2020
C. RESERVES	116,784,840	117,752,310
a. Legal Reserve ¹	40,376	40,376
b. Reserve for the balance of changes in fair value of property	96,728,754	95,563,383
c. Reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties	-9,590,329	-8,772,989
e. Reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied	-1,803,363	-1,944,265
m. Other reserves	-	-
n. Retained earnings	31,409,403	32,865,806

The reserves are shown before allocation of the result for the financial period, which will be subject to the approval of the Ordinary General Meeting of 26 April 2022.

For more details, we refer to the Statement of changes in equity at the beginning of the financial section of this report.

NOTE 14 - Categories of financial instruments (in €)

	31/12/2021		31/12/2020		Fair value hierarchy
	Book value	Fair value	Book value	Fair value	
FINANCIAL ASSETS					
Financial assets available for sale					Level 3
Loans and receivables					
Deposits paid					Level 2
Trade receivables	1,456,659	1,456,659	4,565,684	4,565,684	Level 2
Other receivables	23,619	23,619	232,672	232,672	Level 2
Cash and cash equivalents	550,984	550,984	346,455	346,455	Level 2
FINANCIAL LIABILITIES					
Fair value through income statement					
Authorised hedging instruments	961,290	961,290	1,803,363	1,803,363	Level 2
Amortised cost					
Short-term financial debts	17,989,367	17,989,367	40,975,762	40,975,762	Level 2
Long-term financial debts	120,703,235	120,687,399	94,263,836	94,280,436	Level 2
Trade payables	1,035,728	1,035,728	1,225,988	1,225,988	Level 2
Other payables	41,792	41,792	24,859	24,859	Level 2

¹ This is an old legal reserve (previously constituted).

The modifications relating to current and non-current borrowings are detailed in Notes 15 and 16 of this financial report.

The fair value of financial instruments is prioritised according to IFRS 13 in 3 levels (1 to 3) each corresponding to a degree of observability of the fair value:

- Level 1 fair value measurements are those based on quoted prices (unadjusted) on the financial markets for identical assets or liabilities;
- Level 2 fair value measurements are those based on data other than quoted prices at Level 1, and are observable, either directly (i.e. prices) or indirectly (i.e. data derived from prices);
- Level 3 fair value measurements are those based on valuation techniques that are not based on observable market data (unobservable data).

NOTE 15 - Non-current liabilities (in €)

	31/12/2021	31/12/2020
I. Non-current liabilities	120,778,235	94,283,836
A. Provisions	75,000	20,000
B. Non-current financial debts	120,703,235	94,263,836
- Credit institutions	120,542,940	94,121,675
- Amortisable investment credit BNP Paribas Fortis	403,678	481,675
- Roll over Belfius	-	13,000,000
- Roll over Belfius	2,280,000	2,280,000
- Roll over Belfius	6,080,000	6,080,000
- Roll over Belfius	-	6,840,000
- Roll over Belfius	6,600,000	6,600,000
- Roll over Belfius	2,640,000	2,640,000
- Roll over Belfius	3,960,000	3,960,000
- Roll over Belfius	2,875,000	2,875,000
- Roll over Belfius	2,615,000	2,615,000
- Roll over Belfius	3,000,000	-
- Roll over Belfius	4,175,000	-

PROVISIONS

A provision of €75k was made on 31 December 2021 in order to meet the costs relating to a dispute with a tenant (€20k on 31 December 2020). Effectively, following the collapse of part of the ceiling, the tenant considers that it has suffered damage as a result of the closure of its business.

The fair value of financial instruments has been determined using the following methods:

- for short-term financial instruments, such as trade receivables and payables, the fair value is considered to be not significantly different from the book value, on the basis of the amortised cost;
- for variable rate loans, the fair value is considered to be not significantly different from the book value, on the basis of the amortised cost;
- for fixed rate loans, the fair value is determined by discounting future rates based on a market rate on the closing date;
- for interest rate hedging instruments, the fair value is determined by discounting future cash flows based on forward interest rate curves, on the closing date.

	31/12/2021	31/12/2020
- Roll over Belfius	13,000,000	-
- Roll over Belfius	6,700,000	-
- Roll over BNP Paribas Fortis	3,800,000	3,800,000
- Roll over BNP Paribas Fortis	700,000	700,000
- Roll over BNP Paribas Fortis	250,000	250,000
- Roll over BNP Paribas Fortis	6,500,000	-
- Roll over BNP Paribas Fortis	6,500,000	-
- Roll over BNP Paribas Fortis	4,000,000	-
- Bullet investment credit Belfius	9,500,000	9,500,000
- Bullet investment credit BNP Paribas Fortis	-	4,000,000
- Bullet investment credit BNP Paribas Fortis	5,000,000	-
- Bullet investment credit BNP Paribas Fortis	9,000,000	9,000,000
- Bullet investment credit BNP Paribas Fortis	6,000,000	6,000,000
- Amortisable investment credit Belfius	1,464,262	-
- Rental guarantees received	160,295	142,161

NON-CURRENT FINANCIAL DEBTS

It should be noted that no credit is covered by a surety, whatever the amount, the term, the rate and the credit institution.

In compliance with previously applicable covenants and without surety granted, non-current financial debts increased by €26,439k compared to the previous financial year. This increase is mainly explained by:

- the refinancing, for the same nominal value, of the contract which expired on 31/01/21 by 2 new BNP Paribas Fortis roll-overs of €6,500k each with respective maturities in January 2024 and January 2026 (margins 1.79% and 1.82%);
- the refinancing of the contract which expired on 30/04/21 by a Belfius investment loan of €3,000k, maturing in May 2026 (margin 1.41%);
- the refinancing of the contract which expired on 30/09/21 by a BNP Paribas Fortis investment loan of €5,000k, maturing in September 2026 (margin 1.55%);

Long term Roll Overs

- On 23 September 2016, WEB SA entered into a variable rate credit opening contract with Belfius Bank for €8.5M. This contract will end on 30 September 2023. The interest rate is set on the basis of the 3-month Euribor plus 0.85% per year.

A non-use commission of 0.20% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- On 16 March 2017, WEB SA entered into a variable rate credit opening contract with BNP Paribas Fortis bank for an amount of €3.8M. This contract will end on 30 April 2024. The interest rate is set on the basis of the 3-month Euribor plus 1.15% per year.

A non-use commission of 0.1085% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- On 16 March 2017, the Company entered into a variable rate credit opening contract with BNP Paribas Fortis bank for an amount of €0.7M. This contract will end on 30 April 2024. The interest rate is set on the basis of the 3-month Euribor plus 1.15% per year.

A non-use commission of 0.1085% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- On 26 June 2017, the former subsidiary Centre Commercial St Georges SA, absorbed on 1st September 2018 from an accounting viewpoint, entered into a variable rate credit opening contract with BNP Paribas Fortis bank for an amount of €1.15M. This contract will end on 30 June 2023. The interest rate is set on the basis of the 3-month Euribor plus 1.25% per year.

A non-use commission of 0.25% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- On 24 May 2018, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €2.28M. This contract will end on 30 June 2025. The interest rate is set on the basis of the 3-month Euribor plus 1.07% per year.

A non-use commission of 0.35% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- a new revolving loan from Belfius of €4,175k refinancing Capex 2020, maturing in May 2027 (margin 1.45%);
- a new revolving loan from Belfius of €6,700k refinancing the investments linked to Site 09, maturing in August 2028 (margin 1.53%);
- a new revolving loan from BNP Paribas Fortis of €4,000k financing Capex 2021, maturing in January 2026 (margin 1.35%);
- the incorporation of an amortisable Belfius investment loan following the merger by absorption of SPI for an amount of €1,555k;
- the transfer to Current financial debt of an amount of €11,009k (maturity before 31 December 2022);
- the increase in rental guarantees received by €18k.

Non-current financial debts to credit institutions are detailed as follows:

- On 24 May 2018, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €6.08M. This contract will end on 30 June 2024. The interest rate is set on the basis of the 3-month Euribor plus 0.97% per year.

A non-use commission of 0.35% per year is payable quarterly per period started, calculated pro rata temporis on the unused amounts of the credit line;

- On 3 January 2019, WEB SA renewed a variable rate credit opening contract with BNP Paribas Fortis bank for an amount of €5M. This contract will end on 2 January 2025. The interest rate is set on the basis of the 3-month Euribor plus 0.90% per year.

A non-use commission of 0.145% per quarter is calculated on the unused amount of the credit.

- On 30 September 2019, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €6.6M. This credit line was made available on 22 January 2020, and will end on 20 January 2026. The interest rate is set on the basis of the 3-month Euribor plus 1.34% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 30 September 2019, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €2.64M. This credit line was made available on 22 January 2020, and will end on 20 January 2027. The interest rate is set on the basis of the 3-month Euribor plus 1.41% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 30 September 2019, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €3.96M. This credit line was made available on 22 January 2020, and will end on 20 January 2027. The interest rate is set on the basis of the 3-month Euribor plus 1.41% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 6 June 2020, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €2.88M. This credit line was made available on 30 June 2020, and will end on 30 June 2025. The interest rate is set on the basis of the 3-month Euribor plus 1.49% per year.

A non-use commission of 0.2% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 6 June 2020, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €2.61M. This credit line was made available on 30 June 2020, and will end on 30 June 2026. The interest rate is set on the basis of the 3-month Euribor plus 1.57% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 31 May 2021, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €3.0M. This credit line was made available on 31 May 2021, and will end on 31 May 2026. The interest rate is set on the basis of the 3-month Euribor plus 1.41% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 31 May 2021, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €4.18M. This credit line was made available on 1 June 2021, and will end on 31 May 2027. The interest rate is set on the basis of the 3-month Euribor plus 1.45% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 31 May 2021, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €13.0M. This credit line was made available on 12 August 2021, and will end on 12 May 2025. The interest rate is set on the basis of the 3-month Euribor plus 1.13% per year.

Long-term investment credits

- On 9 July 2007, the absorbed company “Bromley SA” entered into a fixed-rate credit opening contract with BNP Paribas Fortis bank at the rate of 2.68% for an amount of €1,318k. This contract was concluded for a period of 20 years and its expiry is therefore scheduled for 30 September 2027.
- On 1st January 2013, the subsidiary SPI La Louvière SA entered into an amortisable fixed-rate credit opening contract with Belfius Bank for an amount of €3,800k. The rate for this contract was revised in January 2020 to 1.95%. This contract will end on 31 December 2027;
- On 23 September 2016, the Company entered into a 1.15% fixed-rate credit opening contract with Belfius Bank for €9.5M. This contract will end on 30 September 2023;
- On 16 March 2017, the Company entered into a 1.60% fixed-rate credit opening contract with BNP Paribas Fortis bank for an amount of €9M. This contract will end on 30 April 2024;

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 31 May 2021, WEB SA entered into a variable rate credit opening with the Belfius bank for an amount of €6.7M. This credit line was made available on 01 October 2021, and will end on 31 August 2028. The interest rate is set on the basis of the 3-month Euribor plus 1.53% per year.

A non-use commission of 0.35% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 06 January 2021, WEB SA entered into a variable rate revolving credit opening contract with BNP Paribas Fortis bank for an amount of €6.5M. This credit line was made available on 31 January 2021, and will end on 31 January 2024. The interest rate is set on the basis of the 3-month Euribor plus 1.79% per year.

A non-use commission of 0.14% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 6 January 2021, WEB SA entered into a variable rate revolving credit opening contract with BNP Paribas Fortis bank for an amount of €6.5M. This credit line was made available on 31 January 2021, and will end on 31 January 2026. The interest rate is set on the basis of the 3-month Euribor plus 1.82% per year.

A non-use commission of 0.14% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 25 May 2021, WEB SA entered into a variable rate revolving credit opening contract with BNP Paribas Fortis bank for an amount of €4.0M. This credit line was made available on 31 January 2021, and will end on 31 January 2026. The interest rate is set on the basis of the 3-month Euribor plus 1.35% per year.

A non-use commission of 0.04% per year is calculated prorata temporis on the unused amounts of the credit line.

- On 26 June 2017, the former subsidiary Centre Commercial St Georges SA, absorbed on 01 September 2018 from an accounting viewpoint, entered into a 1.57% fixed-rate credit opening contract with BNP Paribas Fortis bank for an amount of €6M. This contract will end on 30 June 2023;
- On 22 September 2021, WEB SA entered into a fixed-rate investment credit facility agreement with BNP Paribas Fortis bank for an amount of €5.0M. This line of credit, which was made available on 30 September 2021, ends on 30 September 2026. The interest rate is fixed on the basis of 3-month Euribor plus 1.55% per year. A non-use commission of 0.08% per quarter is calculated on the unused amount of the credit.

RENTAL GUARANTEES RECEIVED

Part of the rental guarantees is paid directly to the Company's bank accounts. At the end of the lease, an inventory is organised in the presence of the parties concerned. If there is

nothing to the contrary, the rental guarantee is then returned to the tenant. Otherwise, the guarantee is used to return the rental property to its original state.

NOTE 16 - Current financial debts and derivative instruments (in €)

	31/12/2021	31/12/2020
B. Current financial debts	17,989,367	40,975,762
- Straight loan Belfius	4,000,000	5,500,000
- Straight loan BNP Paribas Fortis	2,800,000	14,350,000
- Long term loans BNP Paribas Fortis (maturing during the year)		13,000,000
- Long term loans BNP Paribas Fortis (maturing during the year)		5,000,000
- Long term loans BNP Paribas Fortis (maturing during the year)	4,000,000	
- Long term loans Belfius (maturing during the year)		3,000,000
- Long term loans Belfius (maturing during the year)	6,840,000	
- Short term loans BNP Paribas Fortis		1,150
- Short term loans BNP Paribas Fortis		4,601
- Short term loans BNP Paribas Fortis	77,997	75,725
- Short term loans BNP Paribas Fortis		34,286
- Short term loans BNP Paribas Fortis		10,000
- Short term loans Belfius	271,370	
C. Other current financial liabilities	961,290	1,803,363
- Fair value of derivative instruments	961,290	1,803,363

The decrease in current financial debts of €22,986k is mainly explained by:

- Reimbursement of three lines of credit in the amount of €13,000k, €5,000k and €3,000k expiring during the year;
- The decrease in the amounts drawn on the two "straight loans" (BNP Paribas Fortis and Belfius) of €13,050k (partly following the refinancing of CAPEX 2020 and the reduction in the interim dividend);

- The current transfer of an amount of €11,009k (maturity on 31 December 2022);
- The incorporation of a depreciable investment credit (short-term part) Belfius following the merger by absorption of SPI for an amount of €270k.

Current financial debts to credit institutions were detailed in the AFR for the previous year.

Note 17 - Current and non-current financial debts

The table below shows the Company's future commitments until the expiry of these various contracts in accordance with IFRS 7.39(a). The interest amounts calculated correspond to the contractual undiscounted cash flows in accordance with IFRS 7 (B11D).

DETAILED TABLE OF USES OF BANK CREDITS AS AT 31/12/2021 AND FUTURE CASH FLOWS ARISING FOR THE COMPANY (IN €)

Building	Organisation	Type	Rate	End of loan date	Rate	< or = 1 year Nominal	> 1 & < 5 year Nominal	> 5 year Nominal	Nominal - total 31/12/2021	Gross contractual interest - total 31/12/2021
Berchem	BNP Paribas Fortis	LT	Fixed	30/09/2027	2,68%	77,997	336,110	67,568	481,675	46,413
All	Belfius	LT	Variable	30/09/2023	Euribor + fixed marg.	-	8,500,000	-	8,500,000	117,348
All	Belfius	LT	Variable	12/05/2025	Euribor + fixed marg.	-	13,000,000	-	13,000,000	258,705
All	BNP Paribas Fortis	ST	Variable	Unlimited	Euribor + fixed marg.	2,800,000	-	-	2,800,000	653
All	Belfius	ST	Variable	Unlimited	Euribor + fixed marg.	4,000,000	-	-	4,000,000	933
All	Belfius	LT	Fixed	30/09/2023	1,15%	-	9,500,000	-	9,500,000	193,615
All	BNP Paribas Fortis	LT	Fixed	30/11/2022	1,48%	4,000,000	-	-	4,000,000	54,924
St-Georges	BNP Paribas Fortis	LT	Variable	30/04/2024	Euribor + fixed marg.	-	3,800,000	-	3,800,000	103,302
St-Georges	BNP Paribas Fortis	LT	Variable	30/04/2024	Euribor + fixed marg.	-	700,000	-	700,000	19,029
St-Georges	BNP Paribas Fortis	LT	Variable	30/06/2023	Euribor + fixed marg.	-	250,000	-	250,000	4,740
St-Georges	BNP Paribas Fortis	LT	Fixed	30/04/2024	1,60%	-	9,000,000	-	9,000,000	340,400
St-Georges	BNP Paribas Fortis	LT	Fixed	30/06/2023	1,57%	-	6,000,000	-	6,000,000	142,870
Site 9	BNP Paribas Fortis	LT	Variable	02/01/2025	Euribor + fixed marg.	-	5,000,000	-	5,000,000	50,173
Péruwelz	Belfius	LT	Variable	30/06/2025	Euribor + fixed marg.	-	2,280,000	-	2,280,000	40,357
Péruwelz	Belfius	LT	Variable	30/06/2024	Euribor + fixed marg.	-	6,080,000	-	6,080,000	61,457
Péruwelz	Belfius	LT	Variable	30/06/2022	Euribor + fixed marg.	6,840,000	-	-	6,840,000	3,405
Alleur	Belfius	LT	Variable	20/01/2026	Euribor + fixed marg.	-	6,600,000	-	6,600,000	363,832
Alleur	Belfius	LT	Variable	20/01/2027	Euribor + fixed marg.	-	-	2,640,000	2,640,000	190,876
Alleur	Belfius	LT	Variable	20/01/2027	Euribor + fixed marg.	-	-	3,960,000	3,960,000	170,367
Alleur	Belfius	LT	Variable	30/06/2025	Euribor + fixed marg.	-	2,875,000	-	2,875,000	151,954
Houdeng	Belfius	LT	Variable	30/06/2026	Euribor + fixed marg.	-	2,615,000	-	2,615,000	187,259
Houdeng	Belfius	LT	Fixed	31/12/2027	1,95%	271,370	1,164,639	299,624	1,735,632	104,932
Rhode-St-Genèse	BNP Paribas Fortis	LT	Variable	31/01/2024	Euribor + fixed marg.	-	6,500,000	-	6,500,000	245,951
Rhode-St-Genèse	BNP Paribas Fortis	LT	Variable	31/01/2026	Euribor + fixed marg.	-	6,500,000	-	6,500,000	490,288
All	Belfius	LT	Variable	31/05/2026	Euribor + fixed marg.	-	3,000,000	-	3,000,000	189,410
All	Belfius	LT	Variable	31/05/2027	Euribor + fixed marg.	-	-	4,175,000	4,175,000	332,452
Site 9	Belfius	LT	Variable	31/08/2028	Euribor + fixed marg.	-	-	6,700,000	6,700,000	434,600
All	BNP Paribas Fortis	LT	Variable	31/01/2026	Euribor + fixed marg.	-	4,000,000	-	4,000,000	223,800
All	BNP Paribas Fortis	LT	Fixed	30/09/2026	1,55%	-	5,000,000	-	5,000,000	373,292
						17,989,367	102,700,749	17,842,191	138,532,307	4,897,338

CONTRACTUAL COVENANTS WITH PARTNER BANKS

The general conditions for the opening of credits to companies can be obtained on request from the financial institutions concerned.

The Company:

- declares that it has full ownership of all of its assets and holdings detailed in its financial statements, which are not and/or will not be encumbered by any right, lien, mortgage or seizure;
- undertakes to maintain the status of a regulated property company (SIR), and to comply with its legal frame-work, in accordance with the Law of 12 May 2014 and its Royal Decree of 13 July 2014, and their successive adaptation(s);
- undertakes not to exceed a debt ratio of maximum 55% of the assets or, if applicable, a lower debt ratio as imposed by the Financial Services and Markets Authority (FSMA). The indebtedness is calculated in accordance with the provisions of the Royal Decree relating to SIRs;

- undertakes to entrust its financial partners with a volume of financial transactions proportional to the credit lines granted;
- undertakes, throughout the term of the credit, to apply the same accounting rules as those which were applied to the previous figures published;
- undertakes to comply with a Debt Service Cover Ratio (DSCR) > 2, and this, as long as the Bank is not fully reimbursed in principal, interest and incidental costs;
- undertakes to respect a debt service cover ratio ("Debt service cover ratio" or "DSCR") > 2, and this, on a non-consolidated basis, as long as the Bank has not been reimbursed in full in principal, interest and accessories.

As at 31 December 2021, the Company's financial statements show a DSCR¹ = Rents (see Section "Rents") / (XXI. Net interest charges (see Section XXI) + Capital repayment of investment loans) of 7.6 compared to 7.6 as at 31 December 2020.

In addition, the Company undertakes, throughout the duration of the credit, to apply the same accounting rules as those which were applied to the last figures published.

NOTE 18 - Hedging instrument contracts (in €)

In order to cover the fluctuation risk of the 3-month Euribor rate paid on variable-rate financial debts, the Group has entered into a certain number of conventional IRS contracts.

As at 31 December 2021, the nominal value of all of these interest rate hedges was €52.4M (including €10.7M of forward start derivatives) compared to €102.8M of variable rate bank loans, which gives a coverage rate of 51% (in accordance with the directives of the Board of Directors) the details of the calculation of which are provided in the table below.

Building	Organisation	Nominal (bank loans)	Fixed rate loans	Loans at variable rate	Variable rate loans covered by an IRS	Variable rate loans not covered by an IRS	Impact on net Result of a Var. of + 10 bp Euribor 3 month for 1 years
Berchem	BNP Paribas Fortis	481,675	481,675				
All	Belfius	8,500,000		8,500,000	8,500,000		
All	Belfius	13,000,000		13,000,000	13,000,000		
All	BNP Paribas Fortis	2,800,000		2,800,000		2,800,000	2,800
All	Belfius	4,000,000		4,000,000		4,000,000	4,000
All	Belfius	9,500,000	9,500,000				
All	BNP Paribas Fortis	4,000,000	4,000,000				
St-Georges	BNP Paribas Fortis	3,800,000		3,800,000		3,800,000	3,800
St-Georges	BNP Paribas Fortis	700,000		700,000		700,000	700
St-Georges	BNP Paribas Fortis	250,000		250,000		250,000	250
St-Georges	BNP Paribas Fortis	9,000,000	9,000,000				
St-Georges	BNP Paribas Fortis	6,000,000	6,000,000				
Site 09	BNP Paribas Fortis	5,000,000		5,000,000	5,000,000		
Péruwelz	Belfius	2,280,000		2,280,000	2,280,000		

¹ Debt service coverage ratio

Building	Organisation	Nominal (bank loans)	Fixed rate loans	Loans at variable rate	Variable rate loans covered by an IRS	Variable rate loans not covered by an IRS	Impact on net Result of a Var. of + 10 bp Euribor 3 month for 1 years
Péruwelz	Belfius	6,080,000		6,080,000	6,080,000		
Péruwelz	Belfius	6,840,000		6,840,000	6,840,000		
Alleur	Belfius	6,600,000		6,600,000		6,600,000	6,600
Alleur	Belfius	2,640,000		2,640,000		2,640,000	2,640
Alleur	Belfius	3,960,000		3,960,000	3,960,000		
Alleur	Belfius	2,875,000		2,875,000		2,875,000	2,875
Houdeng	Belfius	2,615,000		2,615,000		2,615,000	2,615
Houdeng	Belfius	1,735,632	1,735,632				
Rhode-St-Genèse	BNP Paribas Fortis	6,500,000		6,500,000		6,500,000	6,500
Rhode-St-Genèse	BNP Paribas Fortis	6,500,000		6,500,000		6,500,000	6,500
All	Belfius	3,000,000		3,000,000		3,000,000	3,000
All	Belfius	4,175,000		4,175,000		4,175,000	4,175
Site 09	Belfius	6,700,000		6,700,000	6,700,000		
All	BNP Paribas Fortis	4,000,000		4,000,000		4,000,000	4,000
All	BNP Paribas Fortis	5,000,000	5,000,000				
	TOTAL	138,532,307	35,717,307	102,815,000	52,360,000	50,455,000	50,455
	Relative %	100%	25.78%	74.22%			
	Relative %			100%	50.93%	49.07%	

The table below shows the Group's future commitments up to the expiry of these rate hedging contracts, in accordance with IFRS 7.39 (b). The calculated interest amounts correspond to the undiscounted contractual cash flows, in accordance with IFRS 7.B11.

Organisation	Start date	End date	Nominal IRS	Fixed rate	Floor	Net interest expense payable < or = 1 year	Net interest expense payable > 1 year and < 5 years	Net interest expense payable > 5 years
Belfius	12/08/2021	12/05/2025	13,000,000	0.53%		68,250	161,813	-
Belfius	29/06/2018	30/06/2022	6,840,000	0.31%		10,602	-	-
Belfius	30/09/2016	29/09/2023	8,500,000	0.51%		43,350	32,393	-
Belfius	29/06/2018	28/06/2024	6,080,000	0.62%		37,392	55,985	-
Belfius	29/06/2018	30/06/2025	2,280,000	0.75%		17,100	42,843	-
BNP Paribas Fortis	02/01/2019	01/01/2025	5,000,000	0.16%		8,000	16,088	-
Current derivatives			41,700,000					
Belfius ¹	31/12/2022	31/08/2028	6,700,000	0.49%		-	131,320	55,378
Belfius ²	01/01/2024	20/01/2027	3,960,000	0.52%	-1.53%	-	61,776	1,301
Forward derivatives			10,660,000					

1 forward start; effective date 31/12/2022

2 forward start; effective date 01/01/2024

NOTE 19 - Trade and other current payables (in €)

	31/12/2021	31/12/2020
D. Trade and other current payables	1,558,319	1,456,728
a. Exit Tax	-	636
b. Other	1,558,319	1,456,092
Suppliers	1,035,728	1,225,988
Taxes, remunerations and social charges	522,591	230,104

SUPPLIERS

The decrease in trade payables of €190k compared to 31 December 2020 is mainly explained by the decrease in creditors (-€92k) and credit notes to be issued (-€158k) following the COVID-19 agreements occurring at the start of 2021.

TAXES, SALARIES AND SOCIAL CHARGES

The increase is explained by the VAT payable of €111k and the later receipt compared to the previous year of the notice of assessment relating to property tax.

NOTE 20 - Other current liabilities (in €)

	31/12/2021	31/12/2020
E. Other current liabilities	41,792	24,859
Dividends on overdue coupons	24,859	24,859
Miscellaneous liabilities	16,933	-

All coupons that are due but not yet collected by Shareholders are included in this section.

Miscellaneous liabilities correspond to a transfer received in error and which must be reimbursed to its sender.

NOTE 21 - Liability adjustment accounts (in €)

	31/12/2021	31/12/2020
F. Adjustment accounts	909,031	3,425,857
Property income received in advance	855,464	3,297,413
Interest and other accrued charges not yet due	53,566	128,443

The line item "Property income received in advance" exclusively relates to rents and charges received in advance for all of the Company's tenants.

The balance of adjustment accounts decreased by €2,517 k compared to 31 December 2020, amounting to €909k at 31 December 2021.

The line item "Interest and other accrued charges not yet due" includes the prorated financial interest charge as at 31 December 2021 accrued and not yet paid.

As at 31 December 2021, the adjustment accounts mainly consist of:

- Charges to be allocated of €53k;
- Advance payments received from tenants of €835k (payments received relating to Q1 2022 rents not yet invoiced as at 31 December 2021);
- Deferred income of €20k.

NOTE 22 - Rental income (in €)

	31/12/2021	31/12/2020
I. Rental income	18.498.729	17.512.217
A. Rental	18.619.605	17.604.296
C. Free rental	-120.876	-92.080

The above table shows the different component parts of rental income. In addition to rents, rental income also includes:

- items relating to the periodical distribution of the rental gratuities granted, recognised in accordance with IFRS standards;
- compensation for early termination of leases, if applicable.

The Company leases its investment properties, mainly on the basis of commercial lease agreements or common law, which are simple rental contracts within the meaning of IAS 17. In addition, the Company occasionally enters into precarious type agreements (leases renewed from month to month, from 6 months to 6 months, or even from year to year; this type of contract represents a negligible percentage compared to all the leases in force.

Most rental contracts include clauses intended to limit the negative effects on the Group in the event of a negative change in the index.

A bank guarantee corresponding to 3 months' rent is required. Despite the fact that rents are usually payable in advance on a monthly or quarterly basis.

The SIR owns 4 parcels of land which it rents to tenants, some of which have constructed their own building there. In such case, it should be noted that the constructions become the

The decrease is mainly explained by the modification of the timing of invoicing of rents and rental charges. As at 31 December 2020, the adjustment accounts recorded all of the revenue for the 1st quarter of 2021 invoiced in December 2020, while as at 31 December 2021, they only recorded the amount of rents actually received in advance (since the invoicing of the 1st quarter 2022 was made in January 2022).

property of the lessor in the event of the tenant's departure, or at the end of the lease if the latter is not renewed.

There are no current rental contracts which contain a building purchase clause.

As at 31 December 2021, the rental income amounted to €18,499k as against €17,512k for the previous year (+€987k).

The increase compared to 31 December 2020 is explained by the following items:

- The integration of rental income from the two subsidiaries absorbed from 1 September 2021 (+€482k);
- The arrival of new tenants, including Tailormade, which had taken over the space left empty following the departure of Cedicora, and which alone led to an increase in rental income of €450k in 2021 compared to 2020;
- These rent increases are partly offset by the COVID credit notes issued in 2020-2021 which were definitively acquired by the tenants during the year (-€287k).

The table below shows all future non-indexed rents which will be collected up until their next expiration date.

Additional information relating to rental income in terms of leases and tenants is included in the "Property report" section of this report.

NON-INDEXED FUTURE RENT

	31/12/2021	31/12/2020
At less than one year	18,916,262	18,677,058
Between one and five years	25,948,717	24,799,179
At more than five years	12,586,397	15,405,986
TOTAL	57,451,376	58,882,222

NOTE 23 - Rental charges (in €)

	31/12/2021	31/12/2020
III. Rental charges	134,231	-1,436,344
A. Rents payable on rented premises	-	-
B. Write-downs in value of trade receivables	-575,452	-1,439,104
C. Reversal of write-downs in value of trade receivables	709,683	2,760

As mentioned in Note 5, WEB SA occupies its own premises, and therefore does not pay any rent to third parties.

The write-downs and reversals of write-downs of trade receivables are detailed in Note 08 "Trade receivables and doubtful debts".

NOTE 24 - Recovery of rental charges and duties normally assumed by the tenant on rented properties (in €)

	31/12/2021	31/12/2020
V. Recovery of rental charges and duties	2,843,506	2,764,897
A. Re-invoicing of rental charges incurred by the owner at the expense of the tenant	1,185,406	1,166,951
B. Re-invoicing of withholding taxes and duties on rented properties	1,658,099	1,597,946

The Company's leases provide for re-invoicing of charges which the Lessor a priori incurs, but which are the concern of the tenant, namely:

- site maintenance works (surroundings and parking spaces) and security;
- consumables (water, gas, electricity) if appropriate, according to actual consumption;
- withholding taxes (except for private apartments above shopping centres) and duties.

	31/12/2021	31/12/2020
VII. Rental charges and duties	-3,440,068	-3,324,177
A. Rental charges incurred by the owner	-1,585,616	-1,552,280
B. Withholding taxes and duties on rented properties	-1,854,452	-1,771,897

A comparison between the two headings V and VII below shows that the recovery rates are as follows:

	31/12/2021	31/12/2020
A. Rental charges incurred by the owner	74.8%	75.2%
B. Withholding taxes and duties on rented properties	89.4%	90.2%

Note 25 – Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease (in €)

	31/12/2021	31/12/2020
VI. Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease	-65,562	-

During the financial year, the Company suffered a negative, non-recurring impact of €66k, generated by the restoration of rental damage observed after the departure of certain tenants.

NOTE 26 - Rental charges and duties normally assumed by the tenant on rented properties (in €)

	31/12/2021	31/12/2020
VII. Rental charges and duties	-3,440,068	-3,324,177
A. Rental charges incurred by the owner	-1,585,616	-1,552,280
B. Withholding taxes and duties on rented properties ¹	-1,854,452	-1,771,897

The charges incurred by the owner but payable by the tenant are the consumption of water, electricity and gas, as well as the maintenance and security of certain rented properties.

A statement of the various meters is produced quarterly and sent for re-invoicing to customers who do not have their own meters,

Regular maintenance of green spaces and parking areas is carried out. This service is organised by the Company and, barring contractual exceptions, is invoiced to tenants. This amount is fixed on the basis of the surface area occupied, and is indexed annually.

Property sites for which security is organised are also subject to a flat-rate recharge.

For some tenants, rental charges are subject to provisional periodic invoicing. In this regard, there may be a slight difference between the charges actually invoiced and those

effectively incurred by the Company during the financial year, as the adjustment is made annually.

Certain charges incurred by tenants may also be assumed by WEB SA. This concerns the common lighting of property sites, and the maintenance referred to above relating to unoccupied properties.

It should be noted that certain property withholding taxes are subject to requests for tax relief from the Tax Administration. In the event of reimbursement, the latter is recognised as a reduction under the heading VII.A “Rental charges incurred by the owner”.

Finally, property withholding taxes for residential apartments within commercial buildings remain the responsibility of the lessor (sites 20, 37 and 45 in particular).

¹ see Note 24

NOTE 27 - Technical costs (in €)

	31/12/2021	31/12/2020
IX. Technical costs	-2,584,865	-1,480,907
A. Recurring	-179,878	-174,166
Insurance premiums	-179,878	-174,166
B. Non-recurring	-2,404,988	-1,306,741
Major repairs	-2,180,072	-1,103,820
Claims	-224,916	-202,921

Expenditure on major repairs covered during the period amounted to €2,180k. They increased by €1,076k compared to the previous financial year.

This increase is explained by a number of works carried out for repairs or restoration of certain buildings. In particular, the Company had to carry out road repairs, cleaning of facades, repairs and waterproofing of roofs.

These non-recurring costs are not likely to improve the building or renovate it to any great extent (see Note 1.4), and are therefore charged to the financial year.

The Company carried out some major interventions on the following sites:

- Site 15 (Rhode-Saint-Genève) for €325k: repair of leaks, painting, maintenance of the building and various tree-cutting works, maintenance of the lifts, cleaning of the facades, and repair of the car park;
- Site 30 (Marchienne-au-Pont) for €296k: clean-up of cellars, repair of overhead crane, cleaning, repair of doors and lighting, installation of a protective net;

- Site 8 (Courcelles – Glacerie) for €201k: restoration of doors and loading docks, repairs to the roof and roads, compliance;
- Site 50 (Saint-Georges) for €159k: repair of the roof;
- Site 13 (Gosselies – City Nord) for €145k: repair of sidewalks, repair of leaks, beams and doors, repair of inspection chamber;
- Site 33 (Gosselies – Mermoz) for €131k: fence repair and miscellaneous restoration;
- Site 45 (Marcinelle) for €122k: repair and renovation of the roof;
- Site 24 (Gosselies - Emaillerie) for €82k: repair of the roof and repair of leaks;
- Site 05 (Gosselies - Emaillerie) for €75k: repair of the roof and car park;
- Site 47 (Ypres) for €72k: repair and renovation of the roof, restoration (painting and electricity);
- Site 09 (Gosselies - Chemin de fer) for €53k: various restoration works.

Claims increased by €22k compared to 31 December 2020. Insurance indemnities relating to claims are recognised in section XV. Other operating income and expenses.

Note that the comparative figures have been restated. See Note 29 for more details on this adjustment.

NOTE 28 – Commercial costs (in €)

	31/12/2021	31/12/2020
X. Commercial costs	-148,971	-82,582
Agency commissions	-135,269	-40,913
Advertising	-13,702	-41,669

The SIR uses property intermediaries, who support the internal team in order to limit the rental vacancy as much as possible. This line item lists the commissions paid to them. The increase in agency commissions of €94k is linked to new lease contracts entered into during the financial year.

In order to improve its visibility and to promote the various commercial sites, the Company takes part in trade fairs, as well as in cultural, sporting and other activities. Advertising costs decreased from last year due to the COVID-19 pandemic.

NOTE 29 - Property management costs (in €)

	31/12/2021	31/12/2020
XII. Property management costs	-2,248,035	-2,283,133
A. Fees paid to managers	-1,814,789	-1,821,358
Management fees (incl. VAT)	-574,750	-574,750
Remunerations of governing bodies	-1,165,283	-1,169,666
Fees of the Property Expert ¹	-74,755	-76,943
B. Property management charges	-433,247	-461,774
Lawyers	-60,721	-46,227
Duties and fees	-164,409	-225,969
Depreciation on buildings	-	-
Property management costs (internal)	-208,117	-189,578

The remuneration of governing bodies is broken down as follows:

REMUNERATION OF GOVERNING BODIES (IN €)	31/12/2021	31/12/2020
Effective Managers	1,010,418	1,014,471
of which CEO	353,647	366,079
Board directors	127,036	122,525
Audit committee	27,830	32,670
TOTAL	1,165,283	1,169,666

MANAGEMENT FEES

As WEB SA has the form of a limited partnership with share capital, administered by a legal entity director (WEPS SA), the fees paid to the managers were set at the last Ordinary General Meeting in April 2021 at €475k excluding VAT for a 12 months financial period, i.e. €575 k incl. VAT.

REMUNERATION OF GOVERNANCE BODIES

Remuneration of governance bodies is in line with the previous year.

TAXES AND FEES

The decrease in taxes and fees is mainly explained by a request for a property withholding tax rebate for an abandoned building, which had been recorded for site 39 in 2019, and which was refused in 2020, impacting in a non-recurring and negative way the income statement of the previous financial year.

PROPERTY MANAGEMENT COSTS (INTERNAL)

In order to align with the accounting treatment carried out by other SIR's in Belgium, the remuneration of the persons in charge of facility and property management has been reclassified from general expenses and technical costs (where they were initially recorded) to property management costs under the heading "(property management costs (internal)". To ensure adequate comparability, comparative figures have been adjusted. We present below the three categories concerned before and after this reclassification.

Before reclassification	31/12/2021	31/12/2020
IX. Technical costs	-2,726,907	-1,613,943
XII. Property management costs	-2,039,919	-2,093,554
XIV. Company general expenses	-1,413,116	-1,448,488
TOTAL	-6,179,942	-5,155,985

After reclassification	31/12/2021	31/12/2020
IX. Technical costs	-2,584,865	-1,480,907
XII. Property management costs	-2,248,035	-2,283,133
XIV. Company general expenses	-1,347,041	-1,391,945
TOTAL	-6,179,942	-5,155,985

NOTE 30 - Company general expenses (in €)

	31/12/2021	31/12/2020
XIV. Company general expenses	-1,347,041	-1,391,945
Financial and accounting fees	-283,055	-270,375
Auditors' fees	-95,856	-79,598
External experts' fees	-182,370	-201,595
Legal fees	-33,688	-38,907
Vehicle and operating equipment costs	-64,155	-61,540
Office supplies	-68,224	-93,847
Report printing costs	-30,860	-48,568
Secretarial and marketing costs	-305,044	-329,576
Computer services and supplies	-132,599	-84,991
Participation in seminars, training, trade fairs, receptions, sponsoring	-8,140	-18,919
Legal formalities and contributions	-125,051	-145,210
Other operating expenses	-17,998	-18,819

As at 31 December 2021, general expenses show a decrease of €45k, which is explained as follows:

- Fees for external and legal experts decreased (-€24k);
- IT services increased (+€48k) following several non-recurring projects;
- Office supplies decreased (-€26k) compared to the previous financial year following non-recurring purchases in 2020 aimed at meeting health obligations related to Covid;

- Secretarial and marketing costs decreased (-€25k) following the departure of an employee during the 2020 financial year who was not replaced;
- Legal formalities and contributions decreased (-€20k).

We note that the comparative figures have been restated. Refer to Note 29 for more details on this restatement.

AUDIT FEES IN 2021 (ART. 3:65 CSA)

	Audit	Other special assignments	Non-audit
WEB	51,250	18,000	-
TOTAL	51,250	18,000	-

Other special assignments include fees for the interim dividend (€14k) and additional fees for the limited review of the consolidation as at 30 June 2021 (€4k).

NOTE 31 - Other operating income and expenses (in €)

	31/12/2021	31/12/2020
XV. Other operating income and expenses	398,282	185,907
Insurance compensation	222,842	163,116
Trade receivables written off	-169,283	-418,771
Allocation to provisions for risks and charges	-55,000	-20,000
Other miscellaneous income and expenses	399,722	461,562

The item "Insurance compensation" reflects the intervention of insurance companies for restoration costs incurred following various claims. The indemnity of €223k mainly corresponds to insurance indemnities (damage) following the "The Room" incident on site 32 (€209k).

The line item "Trade receivable written off" reflects the impact of bankruptcies that occurred during this financial period for which provisions were partly made in prior periods. The expense for the year mainly includes the following losses recorded: GTM/GEJI (€88k), Corposana (€30k) and Bricourcelles (€29k).

The line item "Allocation to provisions for risks and charges" corresponds to a provision made for a dispute with a tenant (Cf. Note 15).

The item "Other miscellaneous income and expenses" is mainly made up of €155k relating to VAT to be recovered from general expenses for 2021, €134k of rental interruption compensation following the "The Room" incident and €90k of financial and accounting costs invoiced to subsidiaries prior to their merger with the Company.

NOTE 32 - Result on sale of investment property (in €)

	31/12/2021	31/12/2020
XVI. Result on sale of investment properties	-7,958	-
Net sales of properties (Sale price - transaction costs)	832,042	400,000
Book value of properties sold	-840,000	-400,000

During the year 2021, the Company recorded the sale of 2 buildings and 1 land. Details of the fair value of the buildings sold and the net sale price are given in the table below:

	Fair Value	Sale price
Site 08 - Glacerie (land)	-	24,207
Site 19 - Jumet	-515,000	496,094
Site 01 - Jumet	-325,000	311,741
TOTAL	-840,000	832,042

NOTE 33 - Changes in the fair value of investment properties (in €)

	31/12/2021	31/12/2020
XVIII. Changes in fair value	1,518,921	135,690
A. Positive change in fair value of investment properties	8,690,929	7,461,094
B. Negative change in the fair value of investment properties	-7,172,008	-7,325,403

For more details, the reader is referred to Notes 05 and 07, as well as the property section of this report.

NOTE 34 - Other portfolio result (in €)

	31/12/2021	31/12/2020
XIX. Other portfolio result	1,518,967	-

During the first half of 2020, the Company had acquired two subsidiaries (BPA and SPI). On 10 September 2021, the general meeting of shareholders decided to merge these two subsidiaries by absorption. The transaction was completed with effect from 01 September 2021.

Following this merger, the Company recorded a result of €1,519k corresponding to the difference between the price paid (shareholdings recorded at acquisition cost in accordance with IAS 27) and the share in the shareholders' equity of the merged companies.

This net tax amount of €1,519k, which is made up of cash items (mainly the rents obtained during the ownership of the buildings less the two interim dividends paid in 2020 and 2021) for €330k and non-cash elements for €1,189k (essentially the increase in the fair value of the buildings during the holding period prior to the mergers), does not fall within the minimum distributable amount calculated in accordance with the Royal Decree of 13 July 2014. We note that the estimated cash amount of €330k will be allocated to the available reserves, and therefore will be included in the distribution reserve calculated according to the CSA (Art. 7:212).

The other portfolio results are detailed as follows:

	BPA	SPI	Total
Investment buildings	17,286,080	4,893,340	22,179,420
Current assets	550,753	380,248	931,001
Non-current liabilities	-8,367,731	-1,561,807	-9,929,538
Current liabilities	-1,309,432	-895,274	-2,204,706
Shareholders' equity acquired	8,159,670	2,816,507	10,976,177
Acquisition value	6,801,773	2,655,436	9,457,209
Result	1,357,897	161,071	1,518,968

Note 35 – Financial income (en €)

	31/12/2021	31/12/2020
XX. Financial income	358,461	391,380
A. Interest and dividend income	358,461	391,380

Both in 2021 and 2020, the subsidiary Business Park Alleur SA paid WEB an interim dividend of €250k. As a reminder, this subsidiary was absorbed on 01 September 2021.

NOTE 36 - Net interest charges (in €)

	31/12/2021	31/12/2020
XXI. Net interest charges	-2,236,361	-2,113,057
A. Nominal interest on loan	-1,580,867	-1,422,084
B. Charges resulting from authorised hedging financial instruments	-655,494	-690,972

The “Net interest charges” increased by €123k as against the same period of the previous year. This increase is mainly due to:

- The increase in the nominal amount borrowed as a result of the conclusion of new Roll Over type credit lines with a maturity of more than 3/5 years (refinancing of investments which had initially been financed by straight loan at a lower rate);
- The renewal for €21M of 3 lines of credit that expired during the year;
- The conclusion of new derivative contracts (SWAP) expiring in 2021;
- The increase, resulting from the uncertainties of the health crisis, in the interest rate on the BNP Paribas Fortis straight loan (from 1.2% to 1.7%), which will subsequently be reduced to 1.35% from July 2021;
- The absorption of SPI, which had an investment loan (fixed rate of 1.95%).

As at 31 December 2021, the average borrowing rate, calculated by dividing the net interest charges for the period by the financial debts at the closing date, amounts to 1.61% compared to 1.56% for the previous year.

The line item “Charges resulting from authorised hedging financial instruments” represents the interest flows paid by the Company following the subscription to the derivatives detailed in Note 17.

Regarding the details of the risks associated with financial instruments, these are included in this report under the heading “Risk factors: interest rate volatility risks”.

NOTE 37 - Changes in the fair value of financial assets and liabilities (in €)

	31/12/2021	31/12/2020
XXIII. Changes in the fair value of financial assets and liabilities	842,074	140,902
Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied	842,074	140,902

Changes in the fair value of financial assets represent the positive (+) or negative (-) change in fair value excluding interest flows from derivatives that do not meet the strict conditions imposed by IAS 39 for cash flow hedges.

The positive result of €842k in 2021 is explained by the sustained inflationary pressure, and the upturn in the forward financing rate in anticipation of the 3-month Euribor rate

returning to zero, which in January 2021 was expected to occur in November 2028, as against February 2023 at the beginning of 2022.

Details of the hedging instruments are set out in Note 18 to this report.

A sensitivity analysis is also provided in the risk report in the first part of the annual report, see the Risk factors section: 4.3. Interest rate volatility risk.

NOTE 38 - Income tax (in €)

	31/12/2021	31/12/2020
XXV. Corporate income tax	-26,739	-12,926
Current tax	-	-
Belgian tax	-26,739	-12,926

WEB SA benefits from a different taxation regime from that of commercial companies. This statute provides for the application of Belgian corporate income tax (at the ordinary rate) applied to a reduced taxable base, i.e. mainly on non-deductible expenses.

The corporate tax charge for the financial year is mainly explained by the corporate income tax relating to the 2022 tax year (balance sheet closed on 31 December 2021).

NOTE 39 - Net result (in €k)

The variation between the 2020 net result and the 2021 net result is broken down as in the table below, with a reference to the Notes to this report.

Breakdown of variations between 31/12/2020 and 31/12/2021	Notes	k€
Net result for the prior financial period		9,006
I. Rental income	22	987
III. Rental charges	23	1,571
IV - VIII Recovery of rental charges	24 to 26	-107
IX - XII Property charges	27 to 29	-1,135
XIV. Company general expenses	30	45
XV. Other operating income and expenses	31	212
XVI. Result on sale of investment properties	32	-8
XVIII. Changes in the fair value of investment properties	33	1,383
XIX. Other portfolio result	34	1,519
XX. Financial income	35	-33
XXI. Net interest charges	36	-123
XXII. Other financial expenses		-13
XXIII. Changes in the fair value of financial assets and liabilities	37	701
XXV. Corporate income taxes	38	-14
XXVI. Exit tax		0
Net Result for the financial period		13,992
Change in net result at 31/12/2021		4,985

NOTE 40 - Earnings per share

WEB SA is included in compartment B of Euronext Brussels.

In accordance with IFRS standards, the basic earnings per share are obtained by dividing the result for the financial period (numerator) by the weighted average number of shares in circulation during the period (denominator). Insofar as there are no dilutive instruments at WEB SA, the basic and diluted results are identical.

INFORMATION CONCERNING SHARES (IAS 33.73 AND 33.73A) IN €

	31/12/2021	31/12/2020
Net result for the period (numerator)	13,991,558	9,006,491
Weighted average number of shares in circulation (denominator)	3,166,337	3,166,337
Basic net earnings per share	4,42	2,84
Diluted earnings per share	4,42	2,84

OTHER INFORMATION PER SHARE

	31/12/2021	31/12/2020
Net Assets	€162,938,109	€157,653,977
Number of shares	3,166,337	3,166,337
Intrinsic unit value of a company share	€51.46	€49.79
Market share price on the closing date	€42.00	€42.40
	31/12/2021	31/12/2020
Operating result before portfolio result	€3.80	€3.31
Portfolio result	€0.96	€0.04
Operating result	€4.76	€3.35
Financial result	€-0.33	€-0.50
Financial result excluding changes in fair value	€-0.60	€-0.54
Result before tax	€4.43	€2.85
Tax	€-0.01	€-0.00
Basic and diluted earnings per share	€4.42	€2.84

DISTRIBUTABLE RESULT	31/12/2021		31/12/2020	
	€	€ / share	€	€ / share
Net result for the period (numerator)	13,991,558	4.42	9,006,491	2.84
Write-downs in value of trade receivables	575,452	0.18	1,439,104	0.45
Reversals of write-downs in value of trade receivables	-709,683	-0.22	-2,760	-0.00
Result on sale of investment properties	7,958	-	-	-
Positive change in fair value of investment properties	-8,690,929	-2.74	-7,461,094	-2.36
Negative change in the fair value of investment properties	7,172,008	2.27	7,325,403	2.31
Other portfolio results	-1,518,967	-0.48	-	-
Changes in the fair value of financial assets and liabilities	-842,074	-0.27	-140,902	-0.04
Distributable result	9,985,324	3.15	10,166,243	3.21
Number of shares	3,166,337	3,166,337	3,166,337	3,166,337
Distributable result for the period, basic and diluted per share	3.15	3.15	3.21	3.21

NOTE 41 - Transactions with related parties (in €)^{1,2}

The table below sets out, within the meaning of IAS 24, all of the transactions with parties that are related to WEB SA. Certain Shareholders and/or Directors of the WEB SA are also Shareholders and/or Directors of the companies listed below, and could therefore exert a certain influence on these companies.

The Company reiterates that these related parties do not have other post-employment benefits (IAS 19) of any kind.

With regard to the Effective Management, which within the meaning of IAS 24.9 are considered to be key members of management, we would refer to Note 29 of the financial statements.

TRANSACTIONS

RELATED COMPANIES	TYPES OF SERVICES PROVIDED	31/12/2021	31/12/2020
WEPS SA BE0463 639 412	Sole Administrator:		
	- Sole Administrator fees	574,750	574,750
	- Financial and accounting costs	283,055	270,375
	- Secretarial and marketing costs	304,744	329,576
	- Property management costs	120,262	111,833
	- Facility management costs	66,075	56,543
	- Vehicle costs	132,731	144,068
	- Remuneration Directors, Audit Committee and expenses	137,335	140,965
	- IT services and supplies	132,259	84,507
	- Other costs	129,016	151,305
W.Team SA BE0478.981.050	Service company, maintenance and minor repairs on investment properties	737,100	697,945
	Service company, major repairs on investment properties	139,384	170,569
	Miscellaneous	1,906	2,742

1 The transactions covered by this note are also covered by Art. 37 of the RD of 13/07/2014 relating to SIRs. During the two accounting periods, none of these operations were entered into under conditions outside of the normal business framework of the SIR.

2 The positive amounts correspond to payables or charges of the SIR, while the negative amounts correspond to receivables or income.

RELATED COMPANIES	TYPES OF SERVICES PROVIDED	31/12/2021	31/12/2020
SPP SA BE0864 622 465	Office tenant	-19,778	-38,058
	Re-invoicing of charges (income)	-9,560	-12,501
	Miscellaneous	-	1,083

All related party transactions are listed above. However, in the absence of legal criteria making it possible to itemise the transactions with related parties which may be entered into under conditions other than market conditions, no information on this subject is included in this

document. Notwithstanding, the invoices of the Sole Administrator WEPS SA, which undertakes the operational management of the Company in accordance with Article 4 of the law of 12 May 2014 relating to SIRs, are re-invoiced at arm's length rates (see Note 29).

BALANCES

RELATED COMPANIES	31/12/2021	31/12/2020
WEPS SA - BE0463.639.412	-329,558	-326,243
W.Team SA - BE0478.981.050	-9,193	-11,576
SPP SA - BE0864.622.465	-	-1,083

NOTE 42 - Significant events after the balance sheet date

We refer the reader to the 1st part of this report in the "Management report - Post-closing events". In any event, to the best of our knowledge, the financial statements as at 31 December 2021 as presented, are not susceptible to adjustment (IAS 10).

NOTE 43 - Financial service

The Company's financial service is provided by the company Euroclear Belgium, Boulevard du Roi Albert II 1 in 1210 Brussels. The remuneration for the financial period under review amounts to €14k, including VAT.

Note 44 - Summary of COVID-19 impact

The Company estimates that COVID-19 had a negative impact of €281k on the net result for the year, and €337k on the distributable result.

IMPACTS	NOTE	NET RESULT	DISTRIBUTABLE RESULT
Rents (contingent credit notes acquired)	22	-286,325	-286,325
Rents (unconditional credit notes)	22	-51,299	-51,299
Write-downs on trade receivables	8	-387,291	
Reversals of write-downs on trade receivables	8	286,325	
Changes in the fair value of investment properties	5	157,517	
TOTAL		-281.073	-337.624

During the 2021 financial year, the Company granted unconditional credit notes for an amount of €51k. Conditional credit notes, issued during the previous financial year, were definitively acquired during the financial year for an amount of €286k. The rents were therefore reduced during the year by an amount of €337k.

As at 31 December 2021, write-downs relating to the conditional credit notes granted were recorded for an amount of €387k. Reversals of write-downs relating to definitively acquired credit notes were recorded for an amount of €286k (see previous point).

The Company estimates that, as at 31 December 2021, there is no longer any COVID impact on the fair value of the property portfolio.

NON-DISTRIBUTABLE SHAREHOLDERS' FUNDS ACCORDING TO ARTICLE 7:212 OF THE COMPANIES AND ASSOCIATIONS CODE (IN €)

The table below is presented after allocation of result to reserves.

After the capital remuneration of €8,992,397 (i.e. €2.84/share) proposed for the 2021 financial year, and therefore subject to the approval of the AGM of 26 April 2022, the total amount of reserves and the statutory result of the SIR will be a positive amount of €157,112,049 while the amount still distributable according to the rule defined by Article 7:212 of the Companies and Associations Code will reach €34,201,788.

(in €)	Before 2021 allocation	2021 allocation	After 2021 allocation
Paid-up capital or, if higher, called-up capital (+)	8,403,938		8,403,938
Share premiums unavailable under the Articles of Association (+)	26,924,110		26,924,110
Reserve for the positive balance of changes in the fair value of property assets (+)	96,728,754	1,223,081	97,951,835
Reserve for estimated transfer costs and duties occurring on the hypothetical disposal of investment properties (-)	-9,590,329	141,621	-9,448,708
Reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (+/-)	-1,803,363	842,074	-961,290
Legal reserve (+)	40,376		40,376
NON-DISTRIBUTABLE SHAREHOLDERS' FUNDS ACCORDING TO ARTICLE 7:212 OF THE COMPANIES AND ASSOCIATIONS CODE	120,703,485	2,206,776	122,910,261
Net assets (Total assets - provisions - debts - unamortised set-up costs)			162,938,109
Distribution of dividends and participation plan			-5,826,060
NET ASSETS AFTER DISTRIBUTION			157,112,049
MAXIMUM DISTRIBUTABLE AMOUNT			34,201,788

OBLIGATION TO DISTRIBUTE ACCORDING TO THE ROYAL DECREE OF 13/07/2014 RELATING TO SIRS

Distribution obligation calculation table (art 13 1 st para - RD 13/07/2014) ¹	2021	2020
Net result for the financial period	13,991,558	9,006,491
+ Depreciation	-	-
+ Reductions in value	575,452	1,439,104
- Reversals of reductions in value	-709,683	-2,760
- Reversals of rents transferred and discounted	-	-
+/- Other non-monetary items	-2,361,041	-140,902
+/- Result on sale of property	7,958	-
+/- Changes in the fair value of property	-1,518,921	-135,690
= Corrected result (A)	9,985,324	10,166,243
+/- Capital gains and losses realised on property during the financial period	373,334	-
- Capital gains realised on property during the financial period, exempt from the distribution obligation subject to their reinvestment within 4 years	-373,334	-
+ Capital gains realised on property previously, exempt from the distribution obligation and not having been reinvested within 4 years	-	-
= Net Capital gains on disposals of property not exempt from the distribution obligation (B)	-	-
(A) + (B)	9,985,324	10,166,243
80% of (A) + (B)	7,988,259	8,132,994
Debt reduction	-	-
Distribution obligation	7,988,259	8,132,994

¹ The distribution obligation provided for in Art. 13 of the RD of 13/07/2014 mentioned above only applies in the event of a positive result.

PROPOSAL FOR ALLOCATION OF THE RESULT FOR THE FINANCIAL PERIOD (IN €)^{1,2}

	2021	2020
A. NET RESULT	13,991,558	9,006,491
B. TRANSFER TO/FROM RESERVES (-/+)	-4,999,161	967,470
1. Transfer to/from the balance reserve (positive or negative) of changes in fair value of property (-/+)	-1,223,081	-1,165,372
- accounting period	-1,460,520	-1,565,372
- prior periods	-	-
- disposals of property	237,439	400,000
2. Transfer to/from the reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties (-/+)	-141,621	817,340
- accounting period	-64,271	867,340
- prior periods	-	-
- disposals of property	-77,350	-50,000
3. Transfer to the reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is applied (-)	-	-
- accounting period	-	-
- prior periods	-	-
4. Transfer from the reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is applied (+)	-	-
- accounting period	-	-
- prior periods	-	-

	2021	2020
5. Transfer to the reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	-842,074	-140,902
- accounting period	-842,074	-140,902
- prior periods	-	-
6. Transfer from the reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (+)	-	-
- accounting period	-	-
- prior periods	-	-
7. Transfer to/from the reserve for the balance of foreign exchange conversion differences on monetary assets and liabilities (-/+)	-	-
8. Transfer to/from the reserve for fiscal timing differences relating to property located abroad (-/+)	-	-
9. Transfer to/from the reserve for dividends received intended for the reimbursement of financial debts (-/+)	-	-
10. Transfer to/from other reserves (-/+) (capital gains > 5 years)	-	-
11. Transfer to/from retained earnings (-/+)	-2,792,386	1,456,404
C. REMUNERATION OF CAPITAL AS PROVIDED FOR IN ART. 13, 1ST PARA., 1ST LINE (BALANCE)	-5,826,060	-5,541,090
Interim dividend paid in December	-3,166,337	-4,432,872
D. REMUNERATION OF CAPITAL - OTHER THAN C	-	-

1 According to the system defined in the RD of 13/07/2014
 2 Subject to approval at the AGM on 27/04/2021

ANNEXES

Alternative Performance Measures Glossary¹

AVERAGE COST OF FINANCE	
Definition	Interest paid, including credit margin, cost of hedging instruments and cost of liquidity divided by the nominal financial debt for the period.
Utility	Enables the measurement of the average cost of the Company's financial debt.
FINANCIAL RESULT (EXCLUDING CHANGES IN THE FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES)	
Definition	"Financial result", from which item XXIII "Changes in the fair value of financial assets and liabilities" is subtracted.
Utilité	Enables the comparability of the financial result excluding changes in fair value.
LOAN-TO-VALUE (LTV)	
Definition	The nominal financial debts minus heading II.F. "Cash and cash equivalents", divided by the sum of balance sheet headings I.C "Investment properties" and II.A. "Assets held for sale". Nominal financial debts are accounting financial debts excluding IFRS adjustments, i.e. excluding the revaluation at fair value of financial assets and liabilities.
Utility	Enables the presentation of the debt ratio, calculated on the basis of the fair value of the property portfolio.
NET RESULT BEFORE CHANGES IN FAIR VALUE OF INVESTMENT PROPERTIES AND FINANCIAL ASSETS AND LIABILITIES	
Definition	"Net result" from which heading XVIII "Changes in the fair value of investment properties" and heading XXIII "Changes in the fair value of financial assets and liabilities" are subtracted.
Utility	Enables the identification of the net result before changes in the fair value of investment properties and financial assets and liabilities.
NET PROPERTY CHARGES	
Definition	The sum of property charges, net of amounts recovered from tenants, corresponds to the sum of headings IV to XIII of the comprehensive income statement.
Utility	Enables the provision of a summary view of all net property charges.
NET PROPERTY RESULT	
Definition	Operating result before portfolio result, to which is added the heading XVI Result on sale of investment property.
Utility	Enables the identification of the operating result before changes in the fair value of investment properties.
OPERATING MARGIN	
Definition	Operating result before portfolio result divided by net rental income.
Utility	Enables the assessment of the operational performance of the company.

Reconciliation table(s)²

Average financing cost (in €)

		2021	2020
Net interest charges	(A)	2,236,361	2,113,057
Nominal financial debts	(B)	138,532,307	135,097,437
Average cost of finance	(A)/(B)	1.61%	1.56%

¹ not reviewed by PwC
² statutory figures

Glossary¹**BEAMA**

Belgian Asset Managers Association (Association Belge des Asset Managers).

BE-REIT ASSOCIATION

Professional association created by all Belgian Regulated Property Companies (Sociétés Immobilières Réglementées - SIRs).

COVERAGE RATIO

(nominal debts at fixed rates + notional IRS) / total debt.

DEBT TO EQUITY RATIO

Ratio calculated in accordance with the Royal Decree of 13 July 2014 (liabilities - provisions - other financial liabilities ((authorised hedging instruments recognised on the liabilities side of the balance sheet) - deferred tax liabilities - adjustment accounts) / balance sheet total).

ESTIMATED RENTAL VALUE (ERV)

Estimated rental value of the portfolio as reviewed by the independent property expert.

EX-DATE

Coupon detachment date.

FLOAT

Percentage of shares held by the public. These are shares for which WEB has not received a transparency declaration from a third party, or which are not owned by WEB.

FSMA (FINANCIAL SERVICES AND MARKETS AUTHORITY)

Autonomous regulatory authority for the financial and insurance markets in Belgium.

IAS (INTERNATIONAL ACCOUNTING STANDARDS)

International accounting standards developed by the International Accounting Standards Board.

IFRS (INTERNATIONAL FINANCIAL REPORTING STANDARDS)

International financial reporting standards issued by the International Accounting Standards Board.

IRS (INTEREST RATE SWAP)

Interest rate swap contract (most commonly fixed against variable or vice versa) constituting a commitment entered into between two parties to exchange financial flows calculated on a notional basis, a frequency and a fixed term.

IRS “PAYER”

An IRS “payer” (“fixed rate payer”) is an IRS for which a fixed rate is paid to the counterparty in exchange for a variable rate.

IRS “RECEIVER”

An IRS “receiver” (“fixed rate receiver”) is an IRS for which a variable rate is paid to the counterparty in exchange for a fixed rate.

FAIR VALUE

According to the press release of 8 February 2006 by the Belgian Association of Asset Managers (BEAMA), and according to the confirmation by the press release of the BE-REIT Association of 10 November 2016, the fair value of properties over €2,500,000 can be obtained by deducting transaction costs of 2.5% from the investment value. For properties with a deed-in-hand value of less than €2,500,000, the fees to deduct are 10% or 12.5%, depending on the region in which they are located.

INVESTMENT VALUE

Value defined by the property expert as being the most probable value that can be obtained under normal conditions of sale between fully informed and consenting parties on the date of the appraisal, before deduction of transfer rights.

LAW OF 12 MAY 2014

Law on Regulated Property Companies (Sociétés Immobilières Réglementées - SIRs).

MARKET CAPITALISATION

Closing share price multiplied by the total number of shares representing the share capital.

NAV (NET ASSET VALUE)

Intrinsic equity value.

¹ not reviewed by PwC

OCCUPANCY RATE

Current rents / (current rents + estimated rental value for unoccupied space).

PAY-OUT RATIO (PERCENTAGE OF DISTRIBUTION)

Percentage calculated by dividing the dividend by the distributable result.

PROPERTY MANAGEMENT

Consists of the supervision of maintenance activities, the accounting for rents and the accounting for costs related to properties, to be recovered from tenants.

RECORD DATE

Fixed date on which a shareholder must hold securities in order to be entitled to the payment of the dividend in accordance with the securities held on that date.

REIT (REAL-ESTATE INVESTMENT TRUST)

Closed-end investment company (USA).

RENT IN PROGRESS

Annual rent in progress on the closing date, increased by future rent on signed contracts, as reviewed by the independent property expert.

RETURN ON ASSET

Indicator of the profitability of a company in relation to its assets

ROYAL DECREE OF 14 NOVEMBER 2007

Royal Decree relating to the obligations of issuers of financial instruments admitted to trading on a regulated market.

ROYAL DECREE OF 13 JULY 2014

Royal Decree relating to Regulated Property Companies

WITHHOLDING TAX (PRÉCOMPTE MOBILIER)

Dividends are considered as taxable movable income in Belgium. The withholding tax normally deducted at source from this income constitutes, in most situations, the final tax on this income.

GROSS RETURN ON THE ANNUAL AVERAGE MARKET PRICE

Return equal to the gross dividend divided by the annual average share price for the financial period.

NET RESULT

Result established in accordance with IFRS accounting standards. It represents the profit or the loss of the financial period.

RPM

Register of Legal Entities (Registre des Personnes Morales).

SIR (SOCIÉTÉ IMMOBILIÈRE RÉGLEMENTÉE - “REGULATED PROPERTY COMPANY”)

The SIR system was created in 2014, and pursues the same objectives as the structures of Real-Estate Investment Trusts (REIT) set up in certain countries, such as REIT

(USA), SIIC (France) and FBI (Netherlands). In addition, the legislator wanted a SIR to guarantee high transparency and to allow the distribution of a large part of its cash flow, while benefiting from certain advantages. It is controlled by the Financial Services and Markets Authority (FSMA), and subject to specific regulations.

VELOCITY

Indicator of the speed of circulation of shares on a regulated market and calculated by dividing the total number of shares traded during the financial period by the average number of shares in circulation during this period.

COORDINATED ARTICLES OF ASSOCIATION

The most recent Coordinated Articles of Association are available on the website: www-w-e-b.be or in the French version of the Financial Annual Report

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