W.E.B.
WAREHOUSES ESTATES BELGIUM S.A.

WAREHOUSES ESTATES BELGIUM

FINANCIAL ANNUAL REPORT | 2022

IDENTIFICATION

Name	Warehouses Estates Belgium (WEB for short)
Legal form	Société Anonyme (public limited company) (SA for short)
Status	Public Regulated Property Company (SIRP of 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 incorpotration[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 fo 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 SA (en abrégé WEPS SA)
Closing date	31 December
Property expert	CBRE represented by Mr Kevin VAN DE VELDE[2]
Auditor	PwC reprensented by Mr Damien WALGRAVE[3]
Types of properties	Commercial, logistics buildings and offices
Faire value	€300,778,918[4]

Déclaration

Mr Claude DESSEILLE, 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 tue and faire view of the Company's assets, financial situation and results;
- the management report contains a true and fair presenation of the development of the business, the result and the situatin of the Company.

Any additional information can be obtained on resquest by telephone at 071/259.259 or by e-mail 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 un 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 Shareholder's for a period of 3 years.
4 assets held for sale included, based on the value determined by the Property Expert

SUMMARY

→ Site 23 - Gosselies - Route Nationale V -
« Centre commercial Espace Nord » – 5,025 m² built - Commerces

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 110 properties (excluding projects under development) representing a total surface area of 304,577 m² (excluding land). The fair value of this property portfolio amounts to €300,778,918 as at 31 December 2022.

Since its initial public listing 24 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 2022 the market capitalisation of the Company was €116,204,568.

LETTER TO SHAREHOLDERS

Dear Shareholders,

In 2022, WEB SA closed a financial year which saw strong progress despite continued geopolitical tensions.

In this context, the rates of interest have undergone a significant increase owing to the monetary policies of central banks, changes in inflation and economic uncertainties related to the COVID-19 pandemic. Of course, the situation in Ukraine and relations with Russia and neighbouring countries have had and can still have significant impacts on the entire economy, including the property sector. WEB SA has paid careful attention to the risks related to interest rates which may increase further and affect its profit margins. Moreover, the sector is being transformed with the emergence of new technologies and new lifestyles, which may result in significant changes in the future economic and in investment models.

It was and remains critical to monitor the developments of the war in Ukraine and relations with neighbouring countries, as well as the decisions of the governments and international organisations, to face the impacts of this crisis, such as the slowing of growth and the inflationist trend which we are experiencing.

Despite this negative context, we have the pleasure of informing you about our annual results closed on 31 December 2022, which are reassuring and encouraging.

The company highlights the resilience of its property portfolio, the fair value of which has held at €300,779 K, and was not significantly impacted by the increase in the rates of capitalisation.

Our corporate financial year 2022 ended with a strong upward trend with a net Result of €12,144,647, resulting in an adjusted Result of €11,502,971 as compared to €9,985,324 in 2021 (+ 15.2%).

This progress was made possible particularly thanks to excellent dynamic management of our portfolio, which allowed ensuring an occupancy rate of the investment properties that our company had not recorded in several years, of 97.06%, attentive management of expenses and proactive management of increasing interest rates, which allowed limiting their negative impacts.

We would like to highlight the following changes:

- Net rental result: €20,922,901, i.e. + 12.29 % compared to €18,632,960 in 2021;
- Property result: €20,432,950, i.e. + 13.70 % compared to €17,970,834 in 2021;
- Property expenses: - €4,461,905, i.e. - 10.44 % compared to - €4,981,872 in 2021;
- Net interest expenses: - €2,455,464, i.e. - 9.80 % compared to - €2,236,361 in 2021;
- Total assets in the balance sheet: €307,197,967, i.e. + 0.66 % compared to €305,176,143 in 2021;
- Total equity: €169,256,696, i.e. + 3.88 % compared to €162,938,109 in 2021;
- Debt ratio: 45.13%, i.e. -1.84 % compared to 45.97% in 2021;

We would like to reiterate that the Board of Directors, aware of the geopolitical tensions mentioned above, had decided not to distribute an interim dividend for the current year during 2022.

During the Ordinary General Meeting of 25 April 2023, it shall propose distributing a gross dividend of €3.29 per share, compared with €2.84 at the end of the previous financial year, i.e. an increase of 15.8% in line with the increase in the adjusted Result.

The dividend proposed for the financial year 2022 corresponding to a gross yield compared to the average share price of 8.54%, for a pay-out ratio of 90.6% in the adjusted Result.

The Board of Directors and the Effective Management shall continue to focus on selective growth and maintaining the best possible level of rental income from the property portfolio, while simultaneously maintaining sufficient profitability to generate an annual profit that shall allow them to offer Shareholders a significant dividend per share, in accordance with the strategy described in the Annual Financial Report.

We would like to thank all employees for the work done during this year and congratulate them for the positive mindset that they have nurtured to achieve the objectives.

We would also like to thank all Shareholders, whose trust in the Company has reassured us in our desire to continue the profitable expansion of our portfolio.

Claude DESSEILLE
Président du Conseil d'administration

Laurent WAGNER
CEO

KEY FIGURES 2022

PORTFOLIO DISTRIBUTION BY SECTOR (% FAIR VALUE)	31-12-2022	31-12-2021	VARIATION Y/Y
Retail	68.81%	68.44%	+0.37%
Logistic	19.02%	18.72%	+0.30%
Office	11.31%	11.99%	-0.68%
Land	0.85%	0.85%	-%

STATUTORY ACCOUNT	31-12-2022	31-12-2021	VARIATION Y/Y
Rental income	€20,454k	€18,499k	+10.57%
Net rental result	€20,923k	€18,633k	+12.29%
Property result	€20,433k	€17,971k	+13.70%
Operating result before result on portfolio	€14,509k	€12,040k	+20.50%
Operating result	€9,653k	€15,070k	-35.95%
Financial result	€2.494k	€-1,052k	+337.15%
Net result	€12,145k	€13,992k	-13.20%

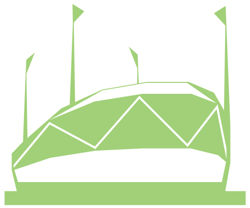
OPERATIONAL PERFORMANCE	31-12-2022	31-12-2021	Y/Y
Fair value of portfolio	€300,779k	€301,743k	-0.32%
Shareholders'equity	€169,257k	€162,938k	+3.88%
Intrinsic unit value of a share	€53.46	€51.46	+3.88%
Occupancy rate	97.06%	94.58%	+2.48%
Debt ratio	45.13%	45.97%	-0.84%

DISTRIBUTION BY SECTOR[1]

COMMERCIAL PROPERTIES
68.81%

LOGISTICS PROPERTIES
19.02%

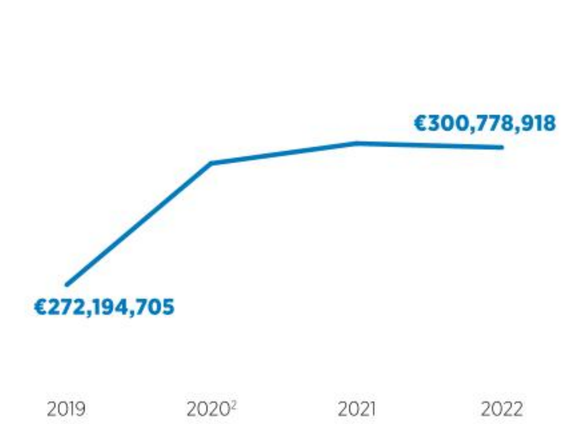
OFFICE PROPERTIES
11.31%



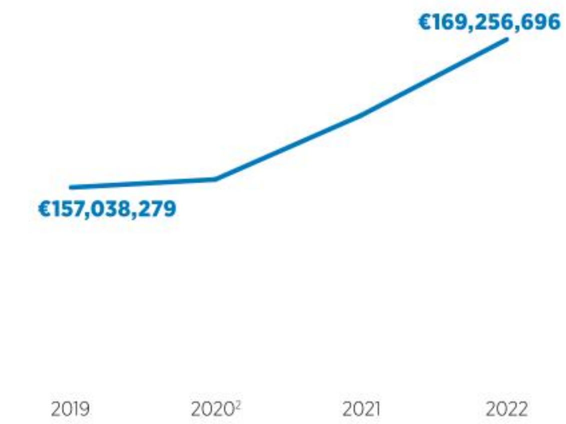
LAND
0.85%

1 including assets held for sale, unless otherwise stated

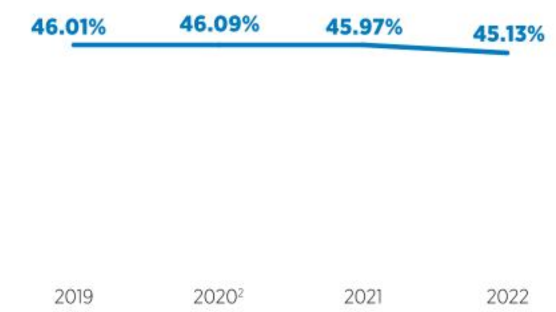
CHANGE IN FAIR VALUE[1]



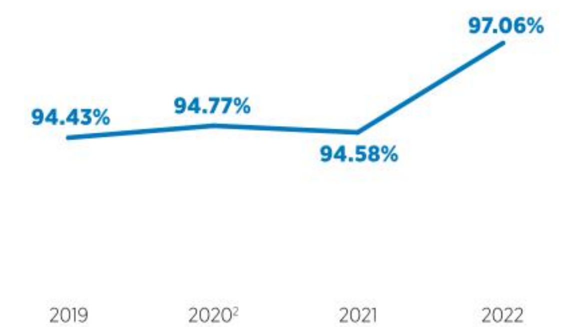
CHANGE IN SHAREHOLDERS'EQUITY



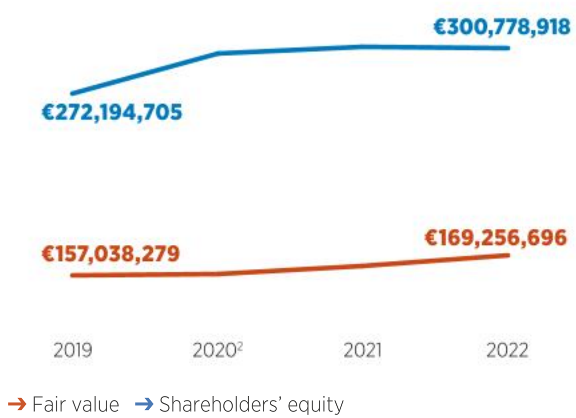
CHANGE IN DEBT RATIO



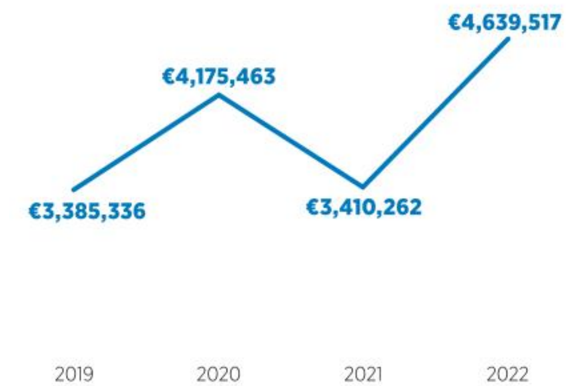
CHANGE IN OCCUPANCY RATE



COMPARATIVE CHANGE IN EQUITY AND FAIR VALUE OF PROPERTY[1]



CAPITALISED EXPENSES[3]



1 The fair value is that determined by the Company's independent property expert, assets held for sale included.
2 Consolidated figure
3 Improvment of investment properties

DIVIDEND PAY-OUT POLICY

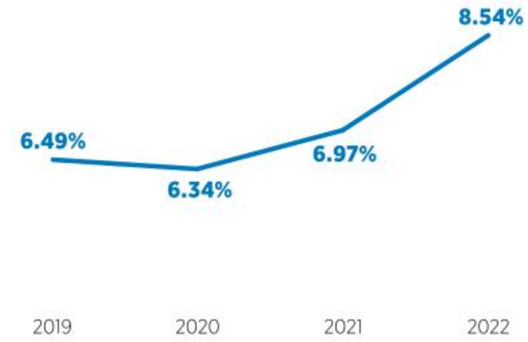
Listed since 01 October 1998 on Euronext Brussels, WEB SA closed its 24th financial period on 31 December 2022.

Given the results of WEB SA for the 2022 financial year, The Board of Directors will ask the Ordinary General Meeting of 25 April 2023 to distribute a dividend of €3.29 gross per share, payable on 04 May 2023.

The distributed percentage compared to the corrected results would amount to 90.56% as opposed to 90.06% 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.

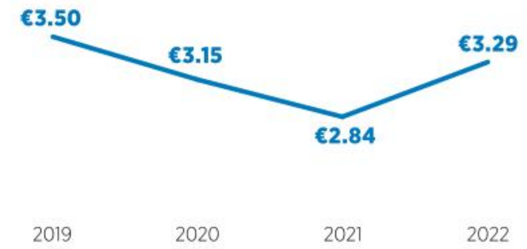
GROSS RETURN ON THE ANNUAL AVERAGE MARKET SHARE PRICE



HISTORY OF DIVIDEND DISTRIBUTION

	2022	2021	2020	2019
Intrinsic share value	**€53.46 €**	€51.46	€50.14	€49.60
Market share price on the closing date	**€36.70 €**	€42.00	€42.40	€60.00
Annual average market share price[1]	**€38.55 €**	€40.75	€49.72	€53.96
Gross amount per share	**€3.29 €**	€2.84	€3.15	€3.50
Gross return on the annual average market share price[2]	**8.54%**	6.97%	6.34%	6.49%
Percentage distributed in relation to results	**90.56%**	90.06%	98.11%[3]	91.56%

GROSS DIVIDEND



PROPOSAL FOR THE ALLOCATION OF RESULTS[4] (in €)

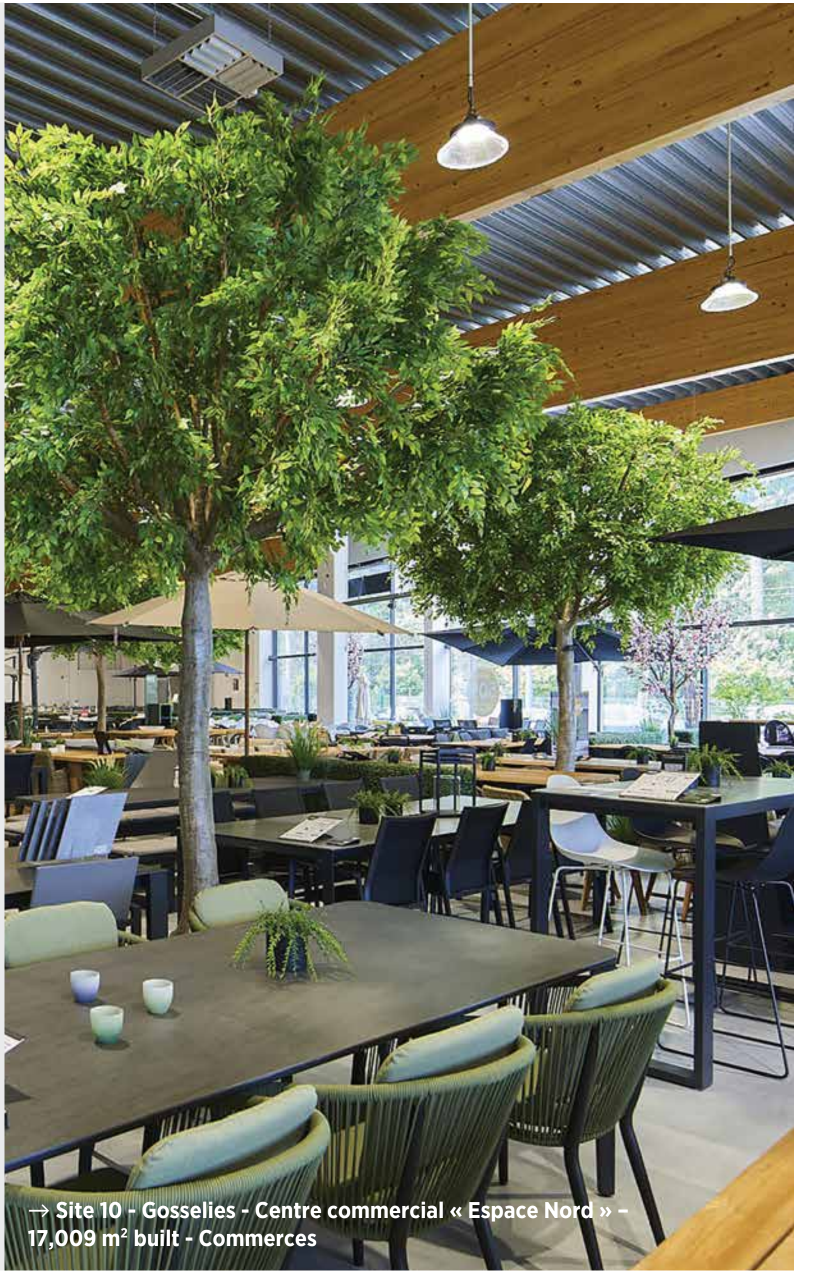
NET RESULT FOR THE FINANCIAL YEAR	**€12.144.647**
Transfer to/from reserves (-/+)	**€-1.727.399**
Reserve for the balance (positive or negative) of variations in fair value of property (+/-)	€5.255.787
Reserve for estimated transfer fees and rights arising from hypothetical disposal of investment properties (+/-)	€-45.353
Reserve for the balance of variations in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	€-4.953.006
Transfer to/from results carried forward from prior years (-/+)	€-1.984.736
Capital remuneration provided for in Article 13, para 1, line 1 (balance)	**€-10.417.249**

1 This is the daily closing price divided by the number of quotes for the period..
2 The gross return is calculated by dividing the gross amount of the dividend by the annual average market price.
3 Note that the percentage at 31/12/2020 would be 90.24% if the Company had applied the look-through approach.
4 Subject to the approval of the AGM of 25-04-2023, see Proposal for allocation of the result for the year according to the scheme defined in the Royal Decree of 13/07/2014 at the end of the financial report

FINANCIAL CALENDAR[1,2]

End of the 1st half of the 2023 financial period	30-06-2023
Publication of the half-yearly financial results for the 2023 financial period	29-09-2023
Publication of the 2023 Half-yearly Financial Report	29-09-2023
Closing of financial period 2023	31-12-2023
Publication of annual financial results for the 2023 financial period	22-03-2024
Online publication of the 2023 annual Financial Report	22-03-2024
Ordinary General Meeting of Shareholders (OGM)	23-04-2024
Dividend for the 2023 financial period	
• Publication of the 2023 dividend[3]	24-04-2024
• Ex-date	01-05-2024
• Record date	02-05-2024
• Payment	03-05-2024

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



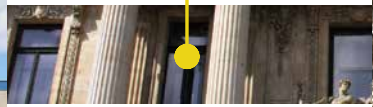
→ Site 10 - Gosselies - Centre commercial « Espace Nord » – 17,009 m² built - Commerces

HISTORICAL

1998

Initial public offering, creation of **2,028,860 shares**
Approuval as a property investment fund with fixed capital (**SICAFI**: Société 'Investissements à Capital Fixe Immobiliers)

1999



Issue of **136 shares** following the merger by absorption of SA IMMOWA taking the capital from €4,969,837 to **€4,973,268**

2000

Issue of **986 shares** following the merger by absorption of SA CEMS and SA WINIMO taking the capital from €4 973 268 to **€4,984,671**

Conversion of share capital into euros and increase the same by €15,328.87, taking the capital from €4,984,671 to **€5,000,000**

2004

Issue of **272,809 shares** following the merger by absorption of SA IMOBEC taking the capital from €5 000 000 to **€6,700,000**

2010

Issue of **863,546 shares** following the capital increase with preferential rights, taking the capital from €6,700,000 to **€9,212,498**

2011

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

2015

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

2022

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.

→ Site 51 - Alleur - rue Alfred Deponthière 40 – 5,243 m² built - Offices

MANAGEMENT REPORT

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 properties or property companies in Belgium, essentially in the domains of open-air Retail Parks on the outskirts of major cities, Logistics, and Offices;
- continuous and proactive renovation of its property stock
- sale of properties that have become non-strategic
- constant monitoring of the debt ratio so that it remains below 50%, while maintaining steady growth
- control of overhead costs
- maintenance of a computer system at a sufficient level to efficiently support its growth.

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:

Management creating added value in the long term

WEB SA:

- proactively manages the relationship with its rental customers: its commercial team continuously builds a close relationship with the tenants.
- carefully selects its tenants: the customer portfolio is made up of first-rate corporate chains, and includes, almost 35% of international operators, almost 41% working at a national level, and more than 21% at the regional level.[1]
- actively participates in improving the commercial attractiveness of its trading areas

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 customer 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 customer contact also allows us to remain open to their wishes and recommendations, and thereby to identify the most relevant improvements.

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 customers 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 properties provides the services intended to ensure the proper functioning of the property (maintenance, upkeep and minor repairs to properties; maintenance of green spaces, etc.).

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 properties in order to minimise ecological footprints
- modular properties in order to minimise any conversion costs
- prime locations
- complementarity and diversity of tenants' commercial offers
- 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

The investment strategy consists in owning properties 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 properties which no longer prove to be strategic, or which do not offer more development prospects in the medium to long term. The properties 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 property 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 properties. This operational strategy will remain in place.

Activity

Provision of properties

WEB SA's main activity consists of providing properties, 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 on 31 December 2022, these properties are divided as follows:

	TOTAL	LOGISTIC BUILDINGS	COMMERCIAL BUILDINGS	OFFICE BUILDINGS	LAND
Land[1]	€310,182,271	€58,994,902	€213,450,392	€35,095,825	€2,641,152
Fair Value[2]	€300,778,918	€57,001,286	€207,301,691	€34,128,250	€2,347,691
Distribution of assets[3]	100%	19.02%	68.81%	11.31%	0.85%
Potential yield[4]	7.41%	9.23%	6.96%	7.15%	6.41%
Total built-on area	304,577 m²	138,227 m²	149,832 m²	16,518 m²	- m²
Acquisition / renovation value	€217,486,225	€50,444,845	€129,100,930	€36,577,782	€1,362,667
Insured value[5, 6, 7]	€320,442,688	€103,258,000	€164,956,297	€52,228,392	-

1 assets held for sale included
2 assets held for sale included
3 Based on the investment value
4 The potential yield is calculated by dividing the sum of the passing rental payment (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).
5 The insured value of the properties was determined according to the quality of the properties, the cost of construction, fittings, equipment, etc. and does not take into account the rental value of the property, 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 contents 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.
6 On the basis of the insured values taken over, WEB SA has recorded a premium of €201,787 for the period under review.
7 Excluding capital insured for property in co-ownership, and certain property insured by the tenant (emphyteusis)

Description of additional services

WORKS: CONSTRUCTIONS, EXTENSIONS, DEVELOPMENTS, TRANSFORMATIONS, RETROFITTING, 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 properties, 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 properties in order to meet the needs of users, ranging from a restructuring of the rented spaces, their extension, up to the construction of new properties, making it possible to accommodate them in a perfectly adapted environment.

WEB SA has not entered into a property finance lease, and has not offered any property 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 properties, as well as any other activity bringing added value to these same properties or to their users.

OTHER SERVICES

WEB SA also offers its customers:

- security services on certain sites, i.e., carrying out daily and night rounds by an approved company
- concierge services on certain sites
- 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 results[1] (in €)

A. NET RESULT FOR THE FINANCIAL YEAR	€12,144,647
B. TRANSFER TO/FROM RESERVES (-/+)	- €1,727,399
Reserve for the balance (positive or negative) of variations in fair value of property (+/-)	€5,255,787
Reserve for estimated transfer fees and rights arising from hypothetical disposal of investment properties (+/-)	- €45,353
Reserve for the balance of variations in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	- €4,953,096
Transfer to/from retained earnings (-/+)	- €1,984,736
C. REMUNERATION OF CAPITAL AS PROVIDED FOR IN ART. 13, 1ST PARA., 1ST LINE (BALANCE)	- €10,417,249

1 Subject to the approval of the AGM of 25-04-2023, see Proposal for allocation of the result for the year according to the scheme defined in the Royal Decree of 13/07/2014 at the end of the financial report

Key events of the financial year 2022

The war in Ukraine has had significant economic consequences, particularly in terms of inflation and increase in rates of interest. The political and military uncertainty has resulted in a lowering of confidence among investors, which resulted in an increase in the rates of interest to compensate for the accrued risk. This increase in the rate of interest has impacted companies and consumers, who have seen their borrowing costs increased, which has slowed the economic growth and increased inflation. Ultimately, the war in Ukraine has had a negative impact on the global economy as a whole, owing to the interdependence of markets and the globalisation of the economy.

In this context, WEB highlights the resilience of its property portfolio, the fair value of which has held at €300,779 K, and was not significantly impacted by the increase in the rates of capitalisation. WEB would like to reiterate that the location of its commercial properties, primarily located on the outskirts, plays an active role in this observation and in the Company's ability to meet market expectations. This positive observation is justified by the rental requirements which held strong throughout the financial year 2022, which resulted in an increase in the occupancy rate to over 97%.

A level of rates that had not been recorded by the Company since 2014 and which was achieved at normal rental conditions.

As regards the management of its financial structure in such a context, WEB SA has concluded its financial year 2022 with:

- an interest rate risk with coverage of 90.25%,
- an average debt cost of 1.55%,
- an average debt cost, including interest rate hedges, of 1.82%,
- a debt ratio of 45.13%,
- cash and cash equivalents on confirmed credit lines of €28 M.

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.

TRANSFER

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

Rue de l'Industrie - 6040 Jumet

On 17 June 2022, WEB SA signed the authentic deed for the transfer of an industrial hall which has been unoccupied since several years.

In accordance with Article 49, §1 of the Law of 12 May 2014, the sale price of this property was set at €748,250 excluding costs, i.e. at a value higher than that given by the SIR's property expert as on 31 December 2021, such as reproduced in the last RFA report, determined at in the financial report for 2021.

Investments and maintenance of property 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 property 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 properties, the Company has, among other things, carried out improvement and renovation works of an amount of €4,640k.

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 CAC, 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 out by the Board of Directors in a number of documents available on the Company's website (www.w-e-b.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 that meet, on a consolidated basis, at least two of the following three criteria, the implementation of a remuneration committee within the board of directors is not mandatory:
a) average number of employees lower than 250 people over the entire financial year in question, WEB SA had one employee as on 31/12/2022,
b) balance sheet total ≤ €43,000k, the total balance sheet of WEB SA for the financial year 2022 is €307,198k.
c) annual net turnover ≤ €50,000k, the annual net turnover of WEB SA for the financial year 2022 is €20,923k.

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 la SIR Law. As on 31 December 2022, 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 being 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

BOARD 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.

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.

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 in rem property rights, 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 as regards insurance;
  - policy as regards renovations;
  - appointment of the certified property expert and follow-up of their reports;
  - definition of a system of semi-annual reports relating to the occupancy rate of properties, 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 heading of company law or regulations, or SIR legislation.

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.

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.

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 Appendices 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 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:

1. when these shares are admitted to trading on a regulated market within the meaning of Article 1:11 of the Companies and Associations Code;
2. when 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 10 September 2021, and being extendable for identical terms;
3. in all other cases allowed by the Companies and Associations Code.

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 take a decision with sufficient frequency regarding the appointment of Directors. This consideration is academic for a company which, like WEB SA, is 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 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 as Director in listed companies.

As on 31 December 2022, the Board of Directors consisted of seven (7) Directors, including four (4) Non-Executive Directors (including 3 independent) and three (3) Executive Directors:

- Mr Claude DESSEILLE, 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.

Board of Directors as on 31/12/2022	Beginning of 1ST term	End of current term
DESSEILLE Claude[1,2]	May 2012	AUG 2023
WEEKERS Daniel[3,4]	July 2011	AUG 2023
CLOQUET Jean-Jacques[5,6]	January 2017	AUG 2023
PETERS Jacques[7,8]	January 2018	AUG 2026
WAGNER Laurent[9]	January 2017	AUG 2023
WAGNER Caroline[10]	December 2000	AUG 2023
WAGNER Valérie[11]	January 2017	AUG 2023

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.

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

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.

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

1 This is his 5th term if we count the term exercised by SCA DESSEILLE as the 1st term.
2 Non-executive Director
3 Independent Director in accordance with Article 7:87 of the Companies and Associations Code.
4 This is his third term and therefore his last as an independent Director.
5 Independent Director in accordance with Article 7:87 of the Companies and Associations Code.
6 This is his first term.
7 Independent Director in accordance with Article 7:87 of the Companies and Associations Code.
8 This is his 2nd term.
9 This is his 1st term. As of 18-12-2019, the Board of Directors of WEPS SA approved the appointment of Mr. Laurent WAGNER as CEO.
10 This is his 6th term.
11 This is his 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 and 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;
- 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 internal audit manager,
  - 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.

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.

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.

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.

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.

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.

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 dedicated 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 and 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.

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.

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.

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 decision-making power.

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, to ensure 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;
- 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 the 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 property rental contracts, including the determination of the rental value and other provisions useful for rental contracts;
  - manage disputes;
  - monitor the property maintenance and renovation policy;
  - monitor and coordinate development projects for its 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.

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 signatory powers to other managers and/or other executive officers within the limits of a delegation of powers charter.

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 2022, since 1st January 2020, the Effective Managers were:

- 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.

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 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 on 31 December 2022 was as follows:

TOTAL NUMBER OF SHARES ISSUED BY WEB SA ON 31-12-2022	3,166,337	100 %
NUMBER OF SHARES HELD BY SHAREHOLDERS ACTING IN CONCERT	**1,558,058**	**49.21%**
Divided as follows:		
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	200,500	6.33%
FREE FLOAT	**1,608,279**	**50.79%**
of which:		
- KBC Asset Management	105,055	3.32%
- Ageas SA	154,752	4.89%

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 1,558,058 shares, representing 49.21% 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.

The board of directors approved on 24 March 2021 a remuneration policy[1] in accordance with Article 7:89 of the CAC, 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.

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 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 indexed.

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.

Amount of remuneration for the financial year under review

The total remuneration of the CEO amounts to €373,649 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 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.

Amount of remuneration for the financial year under review

The total remuneration of the other Effective Managers amounts to €747,897 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 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 remunerations for the financial year 2022

The WEB SA Ordinary General Meeting of 26 April 2022 decided to grant a fixed annual remuneration of €475,000 excluding VAT to the Sole Administrator for the Financial Year 2022 (from 01 January to 31 December 2022).

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 remunerations of €35,000 and €3,000 respectively.

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 remunerations for the period under review

	Board of Directors	Gross remuneration (ex. VAT)
DESSEILLE Claude	7/7	€44,000
WEEKERS Daniel	7/7	€12,000
CLOQUET Jean-Jacques	6/7	€8,500
PETERS Jacques	7/7	€9,000
WAGNER Laurent	5/7	€7,500
WAGNER Caroline	7/7	€9,000
WAGNER Valérie	5/7	€7,500

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 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 effective attendance of 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.

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 remunerations for the period under review

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

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

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.

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.

Reporting and audit

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.

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.

Liabilities

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;
- 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.

COMPLIANCE FUNCTION

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

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;
- 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.

Reporting and audit

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.

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.

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.

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.

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;
- 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 Report about 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.

Reporting and audit

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,
- 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.

The risk report (Annual report) is also presented to the Board of Directors.

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 properties or property companies,
- provision of properties,
- 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.

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 Company[1] in addition to the applicable legal rules:

1. Special majority

In the event of an investment or the provision of a property 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.

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.

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 shall scrupulously be respected, regardless of the amount of the investments (de minimis exceptions are not used).

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

- the Effective Managers (by a majority, excluding the Effective Managers for whom 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,
  - description of the conflict of interest,
  - the Company's interest in the transaction,
  - an expert valuation,
  - the price or its equivalent and other conditions,
  - justification that the price or the equivalent is in accordance with market conditions;

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

- a copy of the proposal of the Effective Managers to the Board of Directors shall 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
- 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
- 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

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 has a holding other than a minor shareholding, a transaction which is not covered under Article 7:96 of the Companies and Associations Code (for example, because it is a standard transaction concluded under normal market conditions and guarantees), WEB SA nevertheless considers it necessary that this Director immediately inform 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 Board of Directors report, which must take a decision.

The Chairman shall 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 report regarding the transaction concerned do not, however, have to be reproduced in the Annual Report. The Company shall inform the FSMA of this case of conflict.

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

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

The report regarding the transaction concerned do not, however, have to be reproduced in the Annual Report. The Company shall inform the FSMA of this case of conflict.

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 property 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 allow 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 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 financial year under review, two transactions resulting in the application of Articles 7:96 and 7:97 of the CAC and/or Articles 37, 38 and 49 of the SIR law, as well as points 24, 26 and 27 of the GE Charter, were carried out.

Acquisition of a property complex belonging to a linked company

WEB SA examined the opportunity to acquire a commercial complex belonging to SRL Espace 98, a company linked to the majority shareholders and more specifically to Mr. Robert Jean WAGNER, Mr. Robert Laurent WAGNER and Ms. Valérie WAGNER, the latter two also being Directors of WEPS SA, the Sole Director of the Company, and Mr. Robert Laurent WAGNER also being the Company's Effective Director.

In accordance with its Corporate Governance Charter, the Company has adopted conflict of interest rules in addition to the legal rules due to the fact that several members of the Majority Family, Shareholders of the Company or Directors or its sole Director, directly or indirectly have a shareholding in the selling company and/or are Directors of the controlling company, the rules provided for in Articles 7:96 and 7:97 of the CAC and Articles 37, 38 and 49 of the SIR Law, as well as in points 26 and 27 of the CG Charter, have been applied. The Effective Managers (by a majority, excluding the Effective Managers for whom there is a conflict of interest) made, on 29-06-2022, a written proposal to the Board of Directors of WEPS SA (Sole Administrator of the Company) and communicated the same to the FSMA.

This proposal included in particular:

- description of the property
- description of the transaction
- the description of the conflicts 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,

The Board of Directors meeting of 27 June 2022 decided as follows: "*Pursuant to the application of Article 7:97 of the CAC, the Board of Directors decided to task three independent Directors to prepare the written notice provided for in the said Article. This committee shall comprise of:*

- *Mr. WEEKERS Daniel,*
- *Mr. PETERS Jacques,*
- *Mr. CLOQUET Jean-Jacques.*

This Committee of independent Administrators may, if it deems necessary, rely on the assistance of one or more independent experts of its choice. The possible expert(s) shall be remunerated by WEB.

The opinion of the Committee of independent Directors assisted, if necessary, by one or more Independent Experts, must specify, in addition to the information required by Article 7:97 of the CAC, whether the proposed transaction would be carried out under normal market conditions. This opinion shall be sent, not only to the Board of Directors, but also to the FSMA.

Considering, on the one hand, the points to be clarified concerning this property and, on the other hand, the uncertainties linked to the current economic situation and the increase in interest rates, the WEPS Board of Directors as of 28 November 2022, Sole administrator of WEB, considered that the time is both premature and inappropriate to consider this transaction.

Therefore, it was decided to suspend this transaction and, if necessary, to re-study it later on in a calmer context, and requested the Committee of Independent Administrators to suspend their works.

The FSMA and the Statutory Auditor were informed.

Corporate convention for maintenance of the surroundings of the SIR properties

As the corporate contract concluded by the Company for the maintenance and upkeep of the common areas of the properties in its portfolio is due to expire on 31 December 2022, WEB SA has issued a call for tenders in order to conclude a new contract for the same purpose.

The Board of Directors of WEPS NV, the sole Director of the Company, obtained other bids and, after comparing the terms of the different bids, considered that W. TEAM's bid was the most favourable for the Company in economic and operational terms.

W. TEAM is a company linked with several Majority Shareholders. In fact:

- W. TEAM is owned in majority by SA SPP (245 shares) and by Mr. Robert Jean WAGNER (5 shares). The Managing Director is SA SPP;
- SA SPP is owned in majority by Stichting Administratie Kantoor Valaur (73,000 shares, i.e. 99.97%) and by the members of the WAGNER family (20 shares, i.e. 0.03% given in detail below: Robert Jean WAGNER: 10 shares, Robert Laurent WAGNER: 5 shares and Ms. Valérie WAGNER: 5 shares);
- the Stichting Administratie Kantoor Valaur is jointly controlled by Mr. Robert Jean WAGNER, Ms. Valérie WAGNER, Mr. Robert Laurent WAGNER and Ms. Claire FONTAINE.

The Board of Directors of the Company, meeting on 12 December 2022, noted: "*Therefore, the principles concerning conflicts of interest as prescribed by the Companies and Associations Code ("CAC"), the Law of 12 May 2014 regarding regulated real estate companies ("SIR Law") and the Royal Decree of 13 July 2014 regarding regulated real estate companies ("SIR Royal Decree") must be strictly observed.*"

In view of the above and owing to the fact that Ms. Valérie WAGNER and Mr. Robert-Laurent WAGNER, majority shareholders of WEB, have a direct or indirect stake in SA W. TEAM and/or are directors of the company controlling it, the rules provided for in Article 7:96 of the CAC (conflict of interest for directors), Article 7:97 of the CAC (linked party transaction, subject to exceptions) and Article 37 of the SIR law apply in relation to the W TEAM bid.

In compliance with Article 7:96 CAC, Ms. Valérie WAGNER and Mr. Robert-Laurent WAGNER, having an indirect heritage interest in the planned transaction, must abstain from participating in the deliberations and vote. They left the meeting.

Considering the expertise of SA W. TEAM and its knowledge of the sites, the independent directors considered that a slight discount of between 2 and 3% should be negotiated and it is proposed that a contract should be signed with the latter at an annual fixed price of €522,500 excluding VAT (instead of €535,000) for a one-year contract tacitly renewable for one year, i.e. until 31 December 2024."

The planned transaction was of benefit to the Company given the need to ensure the maintenance and upkeep of the common areas of the properties in its portfolio and, by relying on a corporate contract for these tasks, the Company ensures savings compared to the alternative of hiring more staff to carry out this work and acquiring equipment to manage the same.

The planned transaction thus was in line with the normal company strategy. These are indispensable tasks for the maintenance and preservation of its property portfolio.

The planned transaction was carried out under normal market conditions. In accordance with Article 7:96 of the Companies and Associations Code (CAC) and point 24 of the Company's Corporate Governance Charter, the directors for whom there is a conflict of interest (Robert Laurent WAGNER and Valérie WAGNER) declared this conflict to the Board of Directors and abstained from the deliberations and voting; the Board of Directors described the transaction and its financial consequences for the Company in the minutes, justifying its decision, and notified the Statutory Auditor.

On the other hand, Article 7:97 of the CAC does not apply owing to the de minimis exception provided for in paragraph 1, line 3, 2° of this provision. The total amount of the transaction (€522,500 x 2 years [maximum duration] = €1,045,000) amounts to less than 1% of the net assets of WEB such as resulting from its latest statutory accounts as on 31-12-2021 (since it no longer prepares consolidated accounts) (1% de €162,938,109 = €1,629,391).

Moreover, the supplementary conflict of interest rules adopted by the Company in its Corporate Governance Charter in case of acquisition of property shall not apply considering the nature of the planned transaction.

The Statutory auditor and the FSMA were informed.

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 afore-mentioned persons.

The Code of Conduct also provides the following rules:

- 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 include details about the type of share and the planned transaction, the quantity concerned, and the planned date of the transaction;

- notification to the FSMA: the appointed persons must notify any transaction carried out on their own behalf and concerning 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.

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.

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 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.

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

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.

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

In accordance with its Corporate Governance Charter, WEB SA undertakes to always act, whether towards its customers, 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.

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 customers, 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 the date of approval of accounts, to the knowledge of the Management, no subsequent events have occurred that could have a material impact on the financial statements as on 31 December 2022.

Subsidiary

As on 31 December 2022, the Company does not have any subsidiaries.

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 52 - Houdeng - Rue de la Reconversion – 6,160 m² built - Logistics**


→ Site 33 - Gosselies - Avenue Jean Mermoz 33 - 20,589 m² built - Logistics & Offices

RISK FACTORS

In this chapter, the potential impact of identified risks is given for each risk faced by WEB SA. If some of these risks were to materialise, it is probable that the WEB SA's results would be negatively affected.

The list of risks is based on information known when drafting this annual Financial report. Other unknown risks, which are less likely, non-specific or which, if they do materialise, are unlikely to have a significant unfavourable effect on the Company, its activities, and its financial position, may exist.

I. Strategic risks[1]

1.1. Investment property portfolio management - Concentration

Description

- No transaction carried out by the Regulated Property Company (SIR - Société Immobilière Réglementée) may result in more than 20% of its consolidated assets being invested in properties which constitute a single property complex.
- As on 31/12/2022, 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 31/12/2022, represents 17.44%; this is the City Nord site[2] in Gosselies. The largest tenant represents 5.47%.

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 on 30/09/2015 to €300.779k as on 31-12-2022.

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 war in Ukraine.
- In 2022, WEB SA operated in a context of increasing interest rates in the short term and at 10 years that may result in the banks being more cautious as regards granting new loans and renewing expired credit lines. (Also see 4.3. Risk of interest rate volatility).
- WEB SA is exposed to the liquidity risk associated with the renewal of its maturing financing operations, or for not obtaining 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, at an inopportune time in their life cycle, of profitable investment property.
- Restriction on the investment policy in modernising the existing properties.
- Decrease in the pay out ratio to increase self-financing capability.
- Cancellation/termination of credit agreements or early repayment obligation.
- Increase in the cost of bank financing, with a corresponding deterioration in the distributable Result.

FINANCIAL YEAR	2021 (statutory)	2022 (statutory)
Bank debt	€138,532k	€135,279 k
Credits to renew within 1 year	€17,989k	€28,827 k
Credits to renew within 5 years	€102,701k	€106,452 k
DEBT RATIO	45.97%	45.13%

1 As on 31/12/2022
2 sites 13 and 34

Mitigating measures and factors

- Search for other potential sources of financing on a longer term via capital increases or bond issues.
- Taking into account the ESG regulations and relations with stakeholders in a transitional legal context.
- Maintaining a prudent financial and debt policy based on:
  - a debt ratio lower than 50%;
  - constant work on the maturity of the debt, within the limits of the financial institutions' offer;
  - permanent interaction with national and competing financial institutions;
  - managing the requirement of working capital to optimise cash flow and decrease reliance on bank financing in the short term.
- Operational monitoring of the annual budget and quarterly cash flow forecasts to manage the short-term financing requirement due to concomitant cash flow generation.
- Average duration of credits at more than one year to 3.1 years.
- Available bank credit reserve of €28.1 M.

FINANCIAL YEAR	2021	2022
Financing rate (IRS and rate CAP included)[1]	1.61%	1.82%

1.3. Risk of non-growth

Description

- Risk of insufficient or no growth due to factors exogenous to the SIR (pandemic, war, inflation, 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.

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.

1.4. Operational continuity - dependence on key persons

Description

- Risks due to the fact that the organisation, which is adapted to its purpose on a human scale and concerned with controlling its operating costs, has little or no back-up for key functions and has not established a succession plan, except for the finance department.
- 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 SA'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.

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.

NUMBER	31-12-2021	31-12-2022
Employees	7	9.
Self-employed	5	5
Total	**12**	**14**

1 Financing rate, see Note 34 of the Financial Statements

Mitigating measures and factors

- The size of WEB SA allows sustained sharing of knowledge and information. The members of management would therefore be able to replace one another efficiently if necessary in the short term, except in the case of vertical competence specific to the functions.
- As regards the market in which WEB SA finds itself, external solutions do exist, as there are no manufacturing secrets linked to the profession, nor developed by WEB SA.
- Depending on the degree of technical expertise of the function, profiles are more or less easily available and available on the market.
- The administrative and financial structure in place is capable of ensuring operational continuity of the general activities.
- The software package (ERP) also allows increased portability of information and processes between employees with the same level of competence.

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 cost increase.
- Late publication of periodic information compromising the proper functioning of the market for the securities of the issuer.

Mitigating measures and factors

- Since 2017, WEB SA has taken all the necessary and IT measures suitable as regards its size and its operations 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 and high-performing ERP;
- 2018: system and data validation by BDO internal auditor;
- 2018: subscription to a service agreement guaranteeing a restart within 4 hours.
- Since November 2019, contacts were established with an IT provider to ensure the timely publication of the financial report in the required ESEF format.
- 2020: implementation of the purchase order module of the ERP to secure the management of service operations in charge of facility management.
- Following a request from WEB SA, the service provider company EASI did not detect any Security incident[1] in 2020.
- An internal "Cybersecurity" audit was carried out in 2021 following a request by the Boards of Directors.

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, internal collaborators, etc.). Reputation is influenced by information disseminated by the media and on social networks.
- Risk that current and potential investors do not or no longer understand the Company and its key messages and strategies.

Impact

- Risk associated with a decline in confidence which would lower WEB SA's intrinsic ability to achieve its objectives, preserve its value, effectively raise capital or access sources of bank financing in a competitive manner, etc.

Mitigating measures and factors

- Participation in roundtables.
- Increase in the frequency of external communication.
- Ensuring the relevance of external communication.
- Ensuring the good governance and compliance with the governance charter by all stakeholders to not affect the good reputation of the company.

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 Ukrainian crisis which followed in the footsteps of Covid and its negative impact on business, there is an ongoing risk of renegotiation of current leases due to the impact of these crises on the economy. This risk may be aggravated by the economic pressure on the tenants in the current situation of high inflation (indexing of rental payments) and a significant increase in energy costs;
- 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 for relocation,
  - 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 (2022)	+ €230 k	- €288 k
Intrinsic value of a share (2022)	+ €0.07	- €0.09
Debt ratio (2022)	- 0.03%	+ 0.04%
Financial year	**2021**	**2022**
Occupancy rate	94.58%	97.03%
Most important tenant in % of rents[2]	Pro Bail = 3.05%	Ikanbi Belgium = 5.47%
Free rental in % of rents[2]	0.65%	0.67%

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 type of commercial property offered by WEB SA (open-air retail parks on the outskirts of major cities) has comparatively lower rents per square metre than city centres for its tenants and has high yields in its valuations; this type of property is therefore less impacted in a context of inflation and significantly rising interest rates.
- The increased diversification of the rental stock spreads the potential risk non-proportionally to 330 rental contracts, of which the 5 largest together represent rental income of 14.59% of the total.
- Actions are systematically taken to remedy, as far as possible, the problem of rental vacancy, resulting in an economic occupancy rate of over 97% as on 31-12-2022:
  - preventive screening of the rental stock and anticipation of information on the tenant (personal contacts),
  - search for tenants and examination of the life cycle in case of potential transfer,
  - financial analysis of prospective tenants,
  - deferring payments for tenants in difficulty,
  - free rental,
  - adjustment of the rent,
  - search by property agents in charge of rental operations,
  - advance contractual rent payments,
  - competitive price per m^2,
  - inclusion in the lease, if possible and necessary, of a manager's personal guarantee,
  - periodical check ageing by the property management assisted by the financial department of possible delayed payments,
  - rent guarantees generally established or paid,
  - many tenants are major brands, which represents a certain financial security.
- The Board of Directors also examined the impact, in the short and medium terms, of e-commerce on its retail 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 Rental payment: see income statement, Heading 1.A. Rents and 1.C. Free rental in the Financial Statement

2.2. Disasters & insurance

Description

- The Company is exposed to the risk of a major disaster affecting one or another of its properties.
- Risk of financial loss due to an inadequate insurance policy.
- Risk of inconsistent insurance coverage of properties/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 policies;
  - insurance policies cover the structure, and where applicable the contents and operating loss;
  - a circular letter is sent to tenants requesting all the information concerning fire-protection, as well as the 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, contents, and rental risk. Everything is then re-invoiced to the tenants;
- In terms of operating loss:
  - all properties are insured;
  - rents, charges, and withholding taxes are paid until properties 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 properties, their level of security and the maintenance programme affect the rental potential and valuation of the properties.
- Risk of deterioration of properties as a result of wear and tear, and risk of obsolescence.
- Risk of significant costs generated by the transformation of the property 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 property 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 resulting in a financial impact difficult to predict since it depends on the occurrence of a fortuitous future event.

Mitigating measures and factors

- Financial analysis of subcontractors[1]
- WEB SA has an internal technical and administrative 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 properties, with disposals of units considered obsolete.

Financial year	2020	2021	2022
Capitalised expenses	€4,176k	€3,425k	€4,640 k
Expenses for major repairs	€1,104k	€2,180	€1,599 k
Expenses for major repairs (% of the fair value of properties available for rental)	0.40 %	0.72%	0.53%

1 Art. 30bis 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 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 property 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, while a set of related expenses may have been incurred, including, if necessary, a commission for not using the contracted bank credit line in view of financing the project.

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 has been implemented 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.

→ Site 33 - Gosselies - Avenue Jean Mermoz 29 - 20,589 m² built - Logistics and Offices

3. Environmental, climate and esg risks[1]

3.1. Pollution and environmental risk

Description

- A 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 properties located in an area with pollution.
- For many years, asbestos has been used in various applications, but since 1 January 2005, the use and marketing 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 for depollution.
- 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 of transition related to evolution towards a more sustainable economy, with net zero emissions, and the achievement of sustainable development objectives. Evolution closely related to the strengthening of the regulations, technical progress and evolution of the expectations of the stakeholders.
- Risk related to the lack of visibility on aspects related to ESG which could have an impact on the interest of the 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 property certifications, etc.)
- Risk perceived as geographical moderate of overexposure of properties to climatic events leading to a potential negative impact on the value of the portfolio, or a real impact on the properties/properties themselves.
- Risk of mismatch between the rental stock and the incremental requirements of the big brands.
- Risk of significant costs generated by the transformation of the property stock, which on a constant scope basis would result in a reduction of rental yield, as well as significant financing costs, thus contributing to reducing the Company's distributable income while ensuring its continuity.

Impact

- Risk associated with Institutional Shareholders for whom the ESG score is essential to enable investment.
- Link with growth and reputation risks.
- Reduction of the profitability of WEB SA.
- Potential impact on the modernisation of existing properties and potential lower yield from new properties.
- 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.
- Potential exogenous and difficult to quantify impact of the increase in the power of investors and social activism, the increasing sense of urgency to mitigate the effects of climate change, the rapid evolution of stricter norms for granting a social operating license and the increasing demand for transparency regarding ESG performance.

Mitigating measures and factors

- WEB SA, aware that one expects listed companies to analyse and report the information concerning sustainability and ESG factors in a more in-depth and wider manner, has met with several stakeholders since September 2022 in order to:
  - engage the services of a recognised and accredited external expert;
  - have a clear assessment of its CO_2 emissions (Scope 1, 2 and 3);

1 Environmental, Social & Governance

- have a carbon assessment that shall concern activities in the company's sphere of influence, i.e. the activities at the head office and investments carried out;
- quantify and distribute the emissions based on the source of emissions;
- identify and assess the course of action;
- establish an appropriate reporting mechanism in view of the requirements and expectations.

- Modernisation of certain property complexes via a proactive capital investment policy (roof renovation, re-lamping, compressors, choice of suppliers, etc.).
- Renewal of the fleet with lower CO_2 emissions company cars.
- Installation of electrical charging stations at the WEB SA head office.

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. Also see the WEB SA shareholders in the Management report; as on 31-12-2022, the free float, of WEB SA was 50.79% compared to 50.97% in 2021.

Impact

- Reduced volume of sales or purchases of securities.
- Potential influence on the share prices which is less sensitive to market fluctuations.
- Reduced attractiveness for investors, requiring a higher level of liquidity.
- Potentially reduced, or more complicated access, to external sources of financing other than bank loans (share or bond issues) and traditional self-financing, similar to all cash flows generated internally by the company.

Number of shares exchanged on Euronext Bxl	2020	2021	2022
Daily average number	846	1,202	693
Daily maximum number	12,898	32,621	6,386
Total number exchanged	206,294	310,213	169,886
TOTAL NUMBER EXCHANGED VS NUMBER OF SHARES ISSUED	6.6%	9.8%	5.4%

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 which is in force since 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, without however having an impact on distributable income for the year.
- As on 31 December, a negative variation in the fair value of investment properties of 1% would have the following impact:

Financial year	2020	2021	2022
Net result	- €2,954k	- €3,017k	- €3,008K
Intrinsic value per share	- €0.93	- €0.95	- €0.95
IMPACT ON DEBT RATIO	+ 0.41%	+ 0.46%	+ 0.45%

Mitigating measures and factors

- 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.
- Quarterly detailed communication of leases and works carried out by the Property expert.
- Periodic site visits 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.
- Variable 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.
- The risk of rate volatility could be worsened 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).

Impact

- In the event of an increase in short-term interest rates, the resulting increase in financial charges insofar as the variable rate credit has not changed compared to a fixed rate credit (rate SWAP). This increase in financial expenses could not be compensated by an increase in the contractual date of rental payments.
- Increase in the Company's cost of financing in the more or less long term according to the development of the economic context and consequently the anticipatory or reactive policy of the central banks (BCE in the EU).
- 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			Variable rate credits not covered by an IRS
	Total	Total amount of fixed rate credit	Total amount of variable rate credit	
2020	€135,097 k	€37,107k	€97,990k	€41,290k
%	*100%*	*27.07%*	*71.47%*	*42.14%*
2021	€138,532k	€35,717k	€102,815k	€61.115K
%	*100%*	*25.78%*	*74.22%*	*59.44%*
2022	€135,279 k	€34,964 k	€100,315 k	€27,155 k
%	*100%*	*25.85%*	*74.15%*	*27.1%*

- Negative effect on equity and the intrinsic value of shares.
- As on 31-12-2022, 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
2020	€41,290k	- 0.6201%	€157k
2021	€61.115K	- 0.5830%	€255k
2022	€27,155 K	+ 2.184%	€272 K

Mitigating measures and factors

- WEB SA 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.
- Maintenance at the same level, in 2022, of the proportion of loans taken out at fixed rates, reduction of the proportion of variable rate loans without hedge
- Dynamic policy of monitoring interest rate trends with the trading rooms, which led to the gradual subscription of Euribor variable rate hedging tools in order to reach a

hedging rate of 72.9% as on 31.12.2022. These rate hedges allow either exchanging the variable rate with the fixed rate (SWAP), or capping the variable rate (CAP). Other hedges with future start dates were subscribed in 2022 and shall be effective in 2023, bringing the hedging rate from 72.9% to 81.86% for comparable amount of credits.

- Periodic meetings with the bankers to manage their understanding of WEB SA's performance and to anticipate their circumstantial appetite for sector and market risks.

4.4. Counterparty risk

Description

- The conclusion of a credit contract or a hedging instrument with a financial instrument generates a potential risk of counterparty in case of default by this institution.
- 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 (MAC type clauses, referring to Material Adverse Changes).

Impact

- Since the counterparty risk cannot be excluded, the defaulting by one or more institutions would have an immediate negative impact on the distributable profit of the Company, and also a negative impact on the assets of the company, and an extreme impact on the future prospects of WEB SA

	2020	2021	2022
Third party debts / total liability[1]	47.81%	46.61%	44.89%
DEBT RATIO[2]	46.09%	45.97%	45.13%

Mitigating measures and factors

- Detailed management of the average duration of the debt.
- Banks and institutions, reputable partners.
- Early renewal of lines which are arriving at maturity several months in advance.
- Prudent financial policy and continuous monitoring by the Board of Directors and by the Management of the Company's debt and its developments.

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.
- A risk of inflation directly correlated to the war between Russia and Ukraine has been gradually and incrementally observed during the year 2022. It has resulted in major repercussions, particularly a significant increase in inflation within the Euro zone countries, with an inflation of 9.2% in the Euro zone. Belgium had witnessed inflation of 10.35% in December compared to 10.63% in November and 12.27% in October. Risk related to nominal interest rates increasing more immediately than the indexation of rental income provided for on the anniversary dates of the leases. (See also Risk 1.2 Risk related to financing and Risk 4.3 Risk of interest rate volatility).
- Risk associated with efficient and timely indexation of leases. (See also Risk 2.1. Rent/ rental vacancy risk).
- Risk related to the potential evolution of the capitalisation rate which, depending on the property segments, may increase in a more or less significant manner and therefore negatively affect the fair value assessment of the property portfolio. (See also Risk 4.2 Changes in the fair value of investment properties).

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 based on which the loans are guaranteed.

1 Calculation method = (Total equity and liabilities - Total equity) / Total equity and liabilities.
2 Calculation method, see Financial Report, Statement of Financial Position as on 31 December.

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. This risk is considered exogenous as it is subject to major external influences, closely correlated with the economic climate, either limited to one country in the case of a microeconomic factor, or affecting several countries in the case of a macroeconomic factor and therefore influencing the policies of central banks.

Mitigating measures and factors

- The lease agreements signed by WEB SA provide for indexation on their anniversary dates and are regularly monitored.
- Rent payments 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.
- See also, all mitigation measures explained in:
  - Risk 1.2 Financing risk,
  - Risk 2.1. Rental risk / rental vacancy,
  - Risk 4.3 interest rate volatility risk.

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 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 specialised 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 CSA[1]

Description

- WEB SA is mandated by the legal framework in which it operates to distribute 80% of the result (Royal Decree 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 Appendix 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 Appendix 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 stipulates 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, regardless of 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.
- 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 with regulations shall 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

- Compliance with the regulations in force and anticipation of the changes thereto.
- Legal monitoring by the Compliance Officer.
- Relying 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 commercial areas and peripheral shopping centres

Description

- Risk of lowering of 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 rental payments or in the value of properties when the contract is renewed.
- Risk of decrease in the realisable or market value of investment properties.

Impact

- Decrease drop in rental income, and also the increase in rental vacancies, which would result from these risks, would decrease the operating result and the probable amount of the gross dividend per share, and may artificially increase WEB's debt ratio once the fair values of the properties are reviewed downwards following a decrease in the ERV (Estimated Rental Value).

Mitigating measures and factors

- This risk is considered to be exogenous as it depends on major external influences, closely correlated with the socioeconomic context and increased due to the war between Ukraine and Russia since February 2022.
- 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. In particular, the development of Internet sales in retail commerce is likely to question the need for brands to maintain or to open new stores in the current format.
- The effect of the growing importance of e-commerce on existing sales channels, and the need to adapt the offer to local laws, culture, and in two languages, combined with the small size of the population, make Belgium a rather complex market. In Belgium, WEB's only market, the most popular e-commerce product categories are fashion (clothing, especially footwear) followed by electronics and media, furniture and appliances, toys, entertainment, food and personal care. The average expenditure in dollars per capital must be less than 900 dollars a year. Customers in Flemish Belgium tend to buy products online more often than those in Wallonia.
- Gradual decrease in the demand for physical stores owing to the rise of e-commerce, but slowing down according to the latest Retis study with even a slowing down in e-commerce entrepreneurship since 2021, more than one e-merchant out of 5 have stopped their activities in 2021, a contraction which will be confirmed in 2022.
- Demand for smaller stores (less m^2), as stores have much less stock.

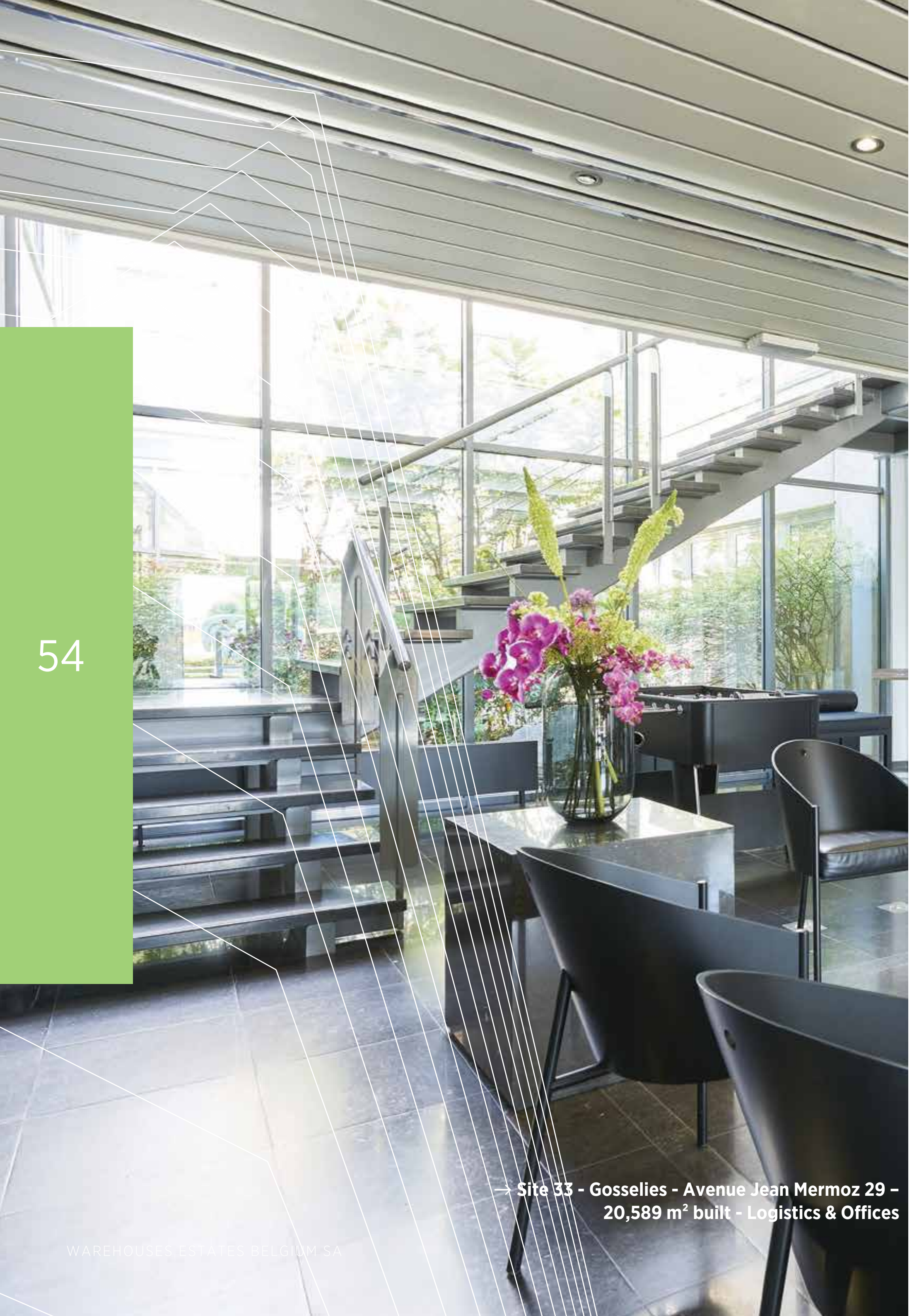
Impact

- The decrease in rental income, and also the increase in rental vacancies, which would result from these risks, would 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 properties 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, which are less concerned by the current growth of E-commerce.

in % of the investment value	2020	2021	2022
Commercial	68.44%	68.44%	68.81%
Logistics	18.65%	18.72%	19.02%
Offices	12.05%	11.99%	11.31%
LAND	0.86%	0.85%	0.85%



→ Site 33 - Gosselies - Avenue Jean Mermoz 29 –
20,589 m² built - Logistics & Offices

REAL ESTATE REPORT

PORTFOLIO OVERVIEW[1,2]

31-12-2022	General	Logistics buildings	Commercial buildings	Offices	Land
Investment value of investment properties	€310,182,271	€58,994,902	€213,450,392	€35,095,825	€2,641,152
Fair value	€300,778,918	€57,001,286	€207,301,691	€34,128,250	€2,347,691
Percentage of net assets[3]	100%	19,02%	68,81%	11,31%	0,85%
Potential yield[4]	7.41%	9.23%	6.96%	7.15%	6.41%
Total rental area	304,577 m²	138,227 m²	149,832 m²	16,518 m²	- m²
Occupancy rate	97.06%	100%	96.72%	93.99%	100%
Acquisition / renovation value	€217,486,225	€50,444,845	€129,100,930	€36,577,782	€1,362,667
Insured value[5]	€320,442,688	€103,258,000	€164,956,297	€52,228,392	€-

Site 03 - Gosselies - Avenue des Etats-Unis 90 - 623 m² built - Logistics

Site 51 - Alleur - Rue Alfred Deponthière 40 - 5,243 m² built - Offices

Site 50 - Saint-Georges-sur-Meuse - Shopping St- Georges Rue Campagne du moulin 17-57 - 13,303 m² built - Offices & Commerces

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 31-12-2022[1]

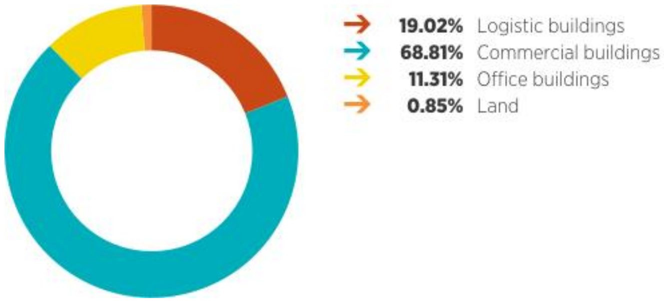
The developments which took place during the year were aimed at increasing the control of risks related to the diversification aspects of the portfolio, both in terms of buildings and of operators.

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 (about 330)[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 portfolio[3]

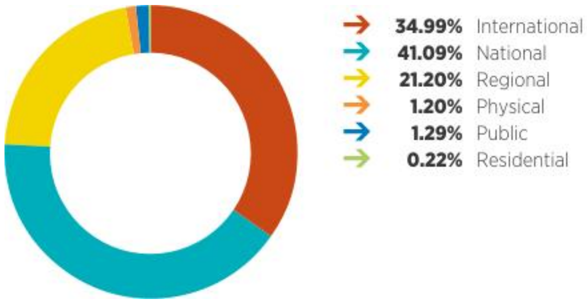
As at 31 December 2022, the portfolio consisted of:



Distribution related to the tenant market scale

WEB SA's property offer has been very successful, particularly with regard to international companies (34.99%). 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 (± 290) this makes it possible to significantly fragment the debtor risk, thereby improving the stability of income.

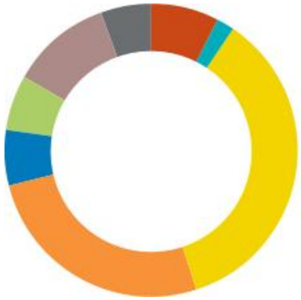


1 based on rental income for the period for all types of property, unless otherwise stated
2 only taking into account contracts relating to rental space (buildings and land excluding signage)
3 based on the investment value determined by the Property Expert

→ Site 50 - Saint-Georges-sur-Meuse - Shopping St- Georges
Rue Campagne du moulin 17-57 - 13,303 m² built - Offices & Commerces

Sectoral distribution of commercial buildings[1]

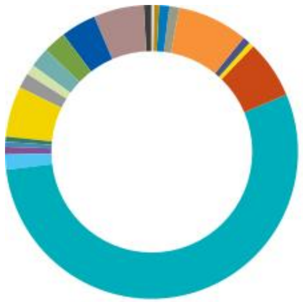
The weighting of the portfolio in terms of economic sectors responds to a proactive investment policy, made up of tenants who are well divided between various economic sectors, which contributes to reducing the potential cyclical risk, particularly in times of less favourable economic conditions. In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



7.67%	Food
2.05%	Miscellaneous
35.44%	Household equipment
26.13%	Personal equipment
6.16%	Hotel/restaurant
5.90%	Health and beauty
11.23%	Leisure
5.43%	Services

Geographical distribution

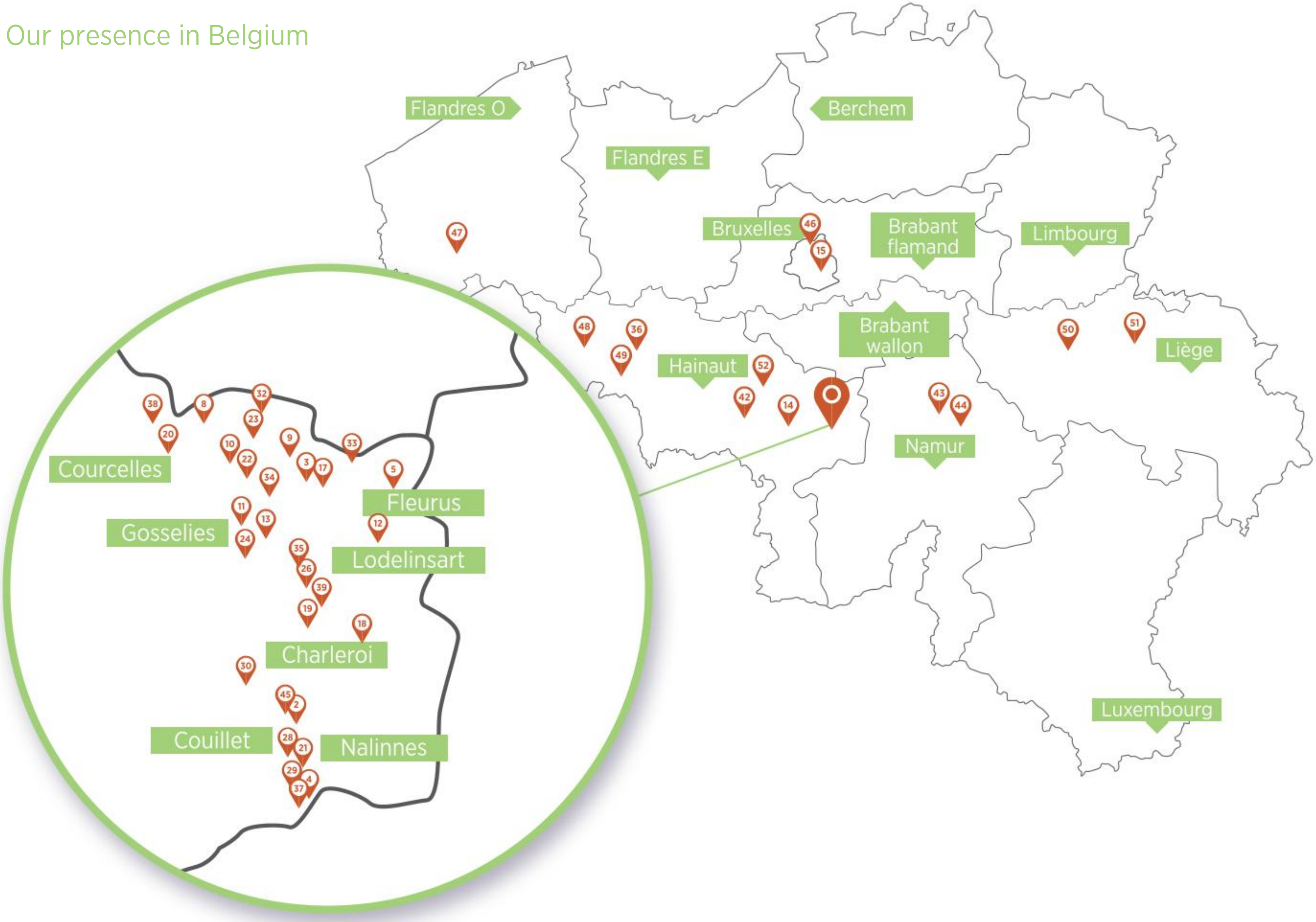
As at 31 December 2022, the presence of the regulated property company (SIR) in the Flemish Region amounted to 0.58% compared to 4.59% in the Brussels Region and 94.84% in the Walloon Region. At the same date, 54.40% of investment properties were located in Gosselies, on the edge of Walloon Brabant, covering various economic sectors, including logistics buildings, commercial buildings, office buildings, and also land.



0.41%	Anderlues
0.48%	Binche
1.29%	Charleroi
0.99%	Couillet
7.73%	Courcelles
0.90%	Dampremy/Lodelinsart
0.61%	Fleurus
6.31%	Gerpinnes / Nalinnes
54.40%	Gosselies
1.80%	Houdeng-Goegnies
0.66%	Jette
0.70%	Jumet
0.53%	Leuze-En-Hainaut
5.47%	Alleur
1.81%	Marchienne-au-Pont
1.12%	Marcinelle
2.26%	Naninne
2.30%	Péruwelz
3.93%	Rhode-Saint-Genèse
5.58%	Saint-Georges-s/Meuse
0.15%	Tournai
0.58%	Ypres

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

Our presence in Belgium



Residual term of leases[1]

The expiry dates are well distributed over the next few years: 49.55% of contracts have an expiry date greater than 5 years. The residual term of leases is estimated at 6.30 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.

→ < 5 years

50.45%

→ Between 5 and 10 years

39.27%

→ > 10 years

10.27%

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

Among the leases expiring between January 1 and December 31, 2023, a certain number are of the Plug & Work or precarious type (concluded for periods ranging from a few months to one year) and the majority have been automatically renewed for several years.

At the date of publication, nearly half of the leases have been either automatically renewed, while some renewal negotiations are being finalized for a portion of the leases expiring in 2023. Some areas for which a renunciation had been received have already been the subject of a new lease agreement.

For slightly less than half of the leases expiring by December 31, 2023, the tenants have still not indicated their intention to renounce their contract at the date of publication, as the expiry date and/or the notice period falls after the date of publication of this report.

In general, and unless a candidate renter has already expressed an interest, the areas for which a renunciation has been received are leased via various media.

1 based on the final expiry date of ongoing rental contracts at 31/12/2022, only taking into account the contracts relating to the rental surfaces (buildings and land excluding signage)

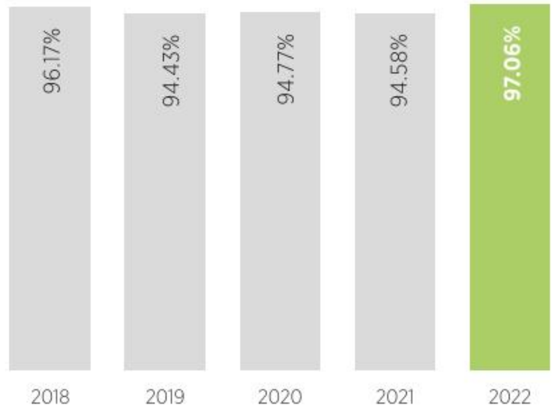
→ Site 15 - Rhode-St-Genèse - Chausséée de Waterloo 198-200 - 7,547 m² built - Offices & Commerces

→ Site 23 - Gosselies - Route Nationale V - Centre commercial « Espace Nord » - 5,025 m² built – Commerces

Occupancy rate

The portfolio's occupancy rate remains high, reaching 97.06% at 31 December 2022.

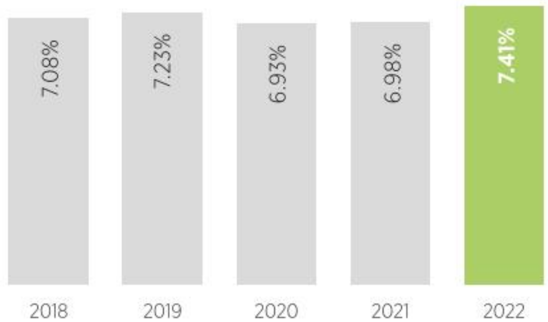
Over a 5-year period from 31 December 2018 to 31 December 2022, we recorded an average rate of 95.40%, with values ranging from 94.43% (minimum rate as at 31-12-2019) to 97.06% (maximum rate as at 31-12-2022).[1]



Rental yield[2]

The portfolio's rental yield remains high, with a rate of 7.41% at 31 December 2022.

Over a 5-year period, from 31 December 2018 to 31 December 2022, the average rental yield was 7.13%, with a minimum of 6.93% as at 31-12-2020, and a maximum of 7.41% as at 31-12-2022.[1]



1 on basis ot 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).

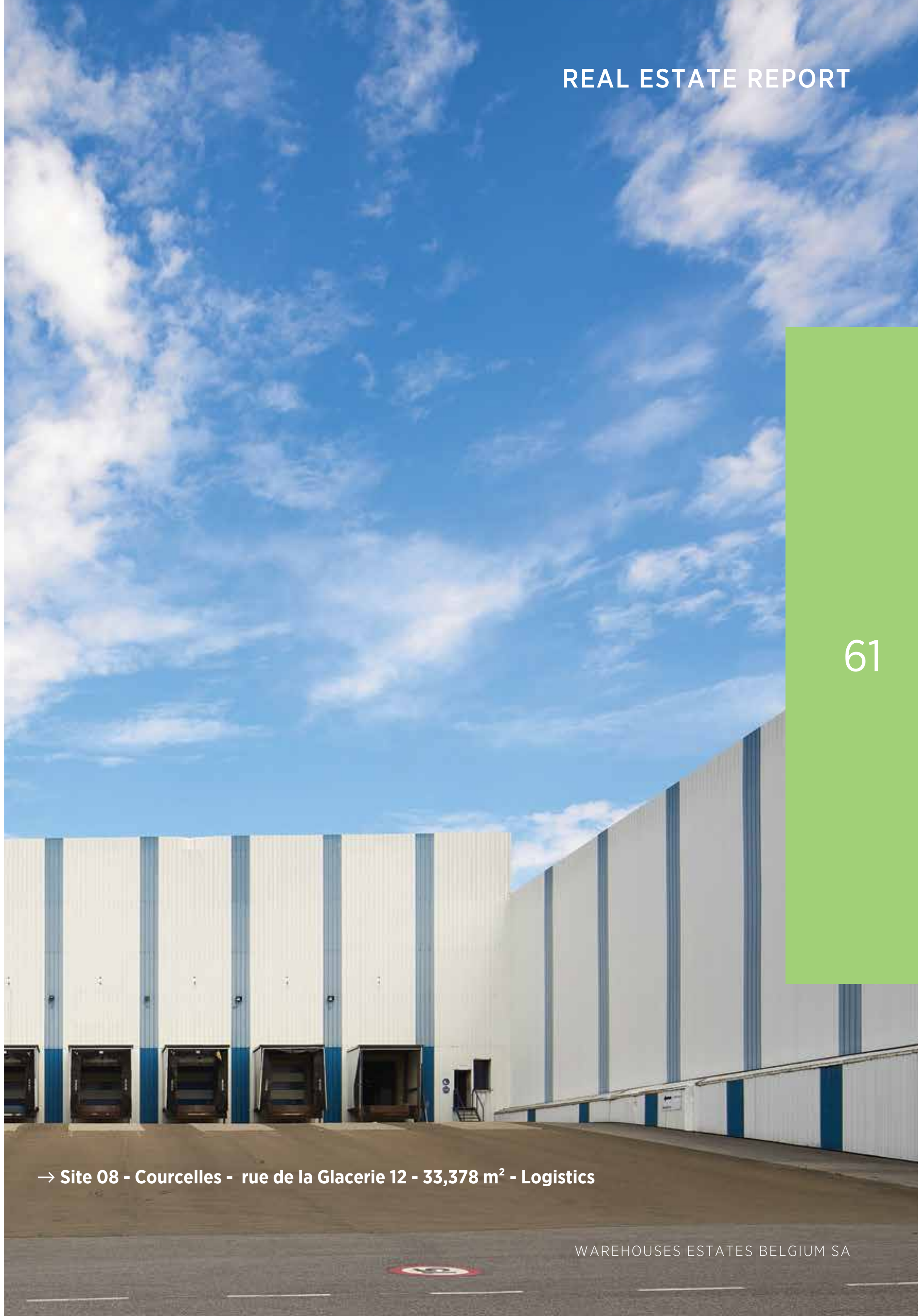
Ranking of the 10 main tenants

According to rental income	%
1. Ikanbi	5.47%
2. Pro Bail (Rackstore)	2.76%
3. Media Markt	2.50%
4. Forever Products	2.06%
5. Pharma Belgium	1.80%
6. Verdon	1.78%
7. Michelin Belux	1.72%
8. Charlesports (Intersport)	1.65%
9. Jacops Sud	1.62%
10. Basic Fit Belgium	1.55%

According to the built-on surface areas	m^2
1. Verdon	20,756 m^2
2. Michelin	10,434 m^2
3. Forever Products	9,825 m^2
4. Pro Bail	6,990 m^2
5. Media Markt	6,236 m^2
6. Pharma Belgium	5,918 m^2
7. Facq	5,340 m^2
8. Ikanbi	5,243 m^2
9. Jacops Sud	4,025 m^2
10. Eco DTLO	3,822 m^2

According to the residual term of leases[1,2]	Years
1. Bodymat	47
2. Ansimmo (Decathlon)	46,2
3. Cemepro (Château d'Ax)	35,7
4. Bevet Services	35,3
5. Mad Max Sport (Mister Foot)	35,1
6. Devillers-Bigarre (Monkey Clothing Store)	34
7. Protection Unit	33,9
8. Evresco (Life Style Fitness)	33,8
9. Shops Belgium 2 (Burger King)	33,3
10. Di	30,2

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 08 - Courcelles - rue de la Glacerie 12 - 33,378 m^2 - Logistics**

Description of portfolio

Site 2 – Couillet

Route de Philippeville 196-206, 6010 Couillet
Area: 1,875 m²
Category: Commerce
Construction/renovation year(s): 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 + 15,000 m² parking
Category: Logistics
Construction/renovation year(s):
1999 - 2007
Renter(s): Truck Wash, Gruber Logistics, ACE Parking

Site 4 – Nalinnes – 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, La Taverne du Bultia, Chaussures Lachapelle, CKS Coiffeur Designer, Orange Belgium, April

Route de Philippeville 6, 6120 Nalinnes
Area: 320 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, Communauté Française, Sentiers du Monde, Archivage et Gardiennage

Rue du Cerisier, 6041 Gosselies
Area: 7,203 m²
Category: Logistics
Construction/renovation year(s):
1974 - 1996 - 2013
Renter(s): Inter Carrelage, Cap2Loc

Site 8 – Gosselies

Rue de la Glacerie 122, 6180 Courcelles
Area: 33,378 m² + 9,500 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, Verdon

Site 9 – Gosselies Rue Du Chemin De Fer

Avenue des États-Unis 38-40, 6041 Gosselies
Area: 2,520 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 + 1,600 m² ground
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: 6,853 m² + 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: 10,773 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, Sentier du Monde

Rue de Namur 140, 6041 Gosselies
Area: 6,236 m²
Category: Commerce
Construction/renovation year(s):
2005
Renter(s): Media Markt

Site 11 – Gosselies

Rue des Émailleries 4-12, 6041 Gosselies
Area: 4,850 m²
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: 3,822 m²
Category: Logistics
Construction/renovation year(s):
1992
Renter(s): Eco DTLO

Site 13 – Gosselies City Nord

Centre Commercial City Nord,
Route Nationale 5, 6041 Gosselies
Area: 30,824 m²
Category: Commerce
Construction/renovation year(s):
from 1980 to 2017
Renter(s): April, Ava Papier, Babylon, Barraccuda Outlet, Carlo & Fils, Casa, Cerese Security, Chaussea, Di, DSM Cuisines, Emoción Restaurant, Fondation Papillon, Hema, IHPO, Krëfel, Krinkels, Kvik, L'Antica Gelateria, Le Paradis du Sommeil, Leenbakker, Leonardo Supermercato, Lidl, Literie Prestige, Luxus Maniet, Messaline Hair & Beauty, Modal Voice, Nabil Sat, Okaïdi, Pizza Adriatic, Planet Pneus, Rack Store, Shoe Discount Bristol, Space Donuts, Vanden Borre

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 15 – Rhode-Saint-Genèse

Chaussée de Waterloo, 198-200,
1640 Rhode-Saint-Genèse
Area: 7,547 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 Aéropole

Avenue Jean Mermoz 33, 6041 Gosselies
Area: 2,800 m²
Category: Logistics
Construction/renovation year(s): 1995
Renter(s): TSRD Garde-meubles

Rue Louis Blériot 34, 6041 Gosselies
Area: 10,413 m²
Category: Logistics
Construction/renovation year(s): 1995
Renter(s): Michelin

Rue Adrienne Boland 9, 6041 Gosselies
Area: 300 m²
Category: Logistics
Construction/renovation year(s): 2001 - 2016
Renter(s): Balteau IE

Rue Adrienne Boland 15-19, 6041 Gosselies
Area: 2,259 m²
Category: Logistics
Construction/renovation year(s): 1995
Renter(s): Grenan Evasion, Urbanfurn

Site 18 – Charleroi, Université de Mons

Boulevard Joseph II 38-42, 6000 Charleroi
Area: 2,498 m²
Category: Offices
Construction/renovation year(s):
1996 - 2007
Renter(s): UMons

Site 20 – Courcelles

Rue Général de Gaulle, 6180 Courcelles
Area: 2,537 m²
Category: Commerce
Construction/renovation year(s):
±1950 - 2004
Renter(s): Commerces : Laura S. Coiffure, Queen Food, Taluh, 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): Bulthaup, 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: 8,809 m² built + 8,856 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: 4,444 m² + 14,517 m² Ground
Category: Commerce
Construction/renovation year(s): 1987
Renter(s): Castus, Clear Channel

Site 28 – Loverval

Chaussée de Philippeville, 6280 Loverval
Area: 3,222 m² Ground
Category: Ground
Construction/renovation year(s): NA

Site 29 – Gerpinnes

Chaussée de Philippeville, 6280 Gerpinnes
Area: 10,201 m² Ground
Category: Ground
Construction/renovation year(s): NA
Renter(s): Allmat

Site 30 – Marchienne-au-Pont

Rue Thomas Bonehill 30,
6030 Marchienne-au-Pont
Area: 13,568 m² + 13,000 m² Ground
Category: Logistics
Construction/renovation year(s):
1950 - 2010
Renter(s): Bpost, Districoal, Gold Group, Icontech, Jacops Sud, Palette Export, Proximus, Safe Conduite, Staw, Wolfs Group, Staw, Districoal, Gold Group, Icontech, Jacops Sud, Palettes Export, Proximus, Safe conduite, BPost, Sotrewall

Site 32 – Gosselies Chotard

Centre Commercial Espace Nord,
Route Nationale 5, 6041 Gosselies
Area: 8,817 m² + 11,000 m² Ground
Category: Commerce
Construction/renovation year(s):
from 2000 to 2017
Renter(s): Bowling Circus, Burger King, Carglass, Circus Belgium, Clear Channel, Espace Sun, Goms, Laser Game Evolution, Le Roi du Matelas, L'Univers du Cuir, Magic Center, Quick, Sarro Cuisines, Trakks, Clear Channel

Site 33 – Gosselies

Avenue Jean Mermoz 29, 6041 Gosselies
Area: 1,660 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: 5,969 m²
Category: Logistics
Construction/renovation year(s):
1992
Renter(s): Le Temps D'un Délice, Van Oirschot Verwarminggsgroothandel, PSB Sonorisation, Préparation technique, Gateway Communications, Energreen, Janssens Field Voyages Lenoir

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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, Jacops Sud, Kone, Veranda Pro, Comarfin, Diamant Drilling Services, Nasko

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Avenue Jean Mermoz 29, 6041 Gosselies
Area: 14,250 m² ground
Category: Ground
Construction/renovation year(s):
NA
Renter(s): My Park, Europcar, Jacops

Site 34 – Gosselies

Rue des Bancroix, 6041 Gosselies
Area: 3,187 m²
Category: Commerce
Construction/renovation year(s):
2002 - 2017
Renter(s): Joggingplus, Hair City, Proximus, Le Break, Game Casch, Sportsdirect.Com, 4Murs, Tape à l'Œil, Binöme

Site 35 – Jumet, Nouvelle Route de Bruxelles

Chaussée de Bruxelles 378, 6040 Jumet
Area: 1,895 m²
Category: Commerce
Construction/renovation year(s):
1980 - 2002 - 2012
Renter(s): On 600 Bien, RMC Optique, Planet Coiffure, Hangar 48, Clear Channel

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 37 – Gerpinnes, Bultia Village

Rue du Bultia 85-87, 6280 Gerpinnes
Area: 6,082 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: 5,719 m²
Category: Commerce
Construction/renovation year(s):
2005 - 2011 - 2012
Renter(s): Action, Eldi, Leader Price, Tom & Co, Trafic, Terre Factory Shopping

Site 39 – Dampremy

Chaussée de Bruxelles 100, 6020 Dampremy
Area: 6,380 m² + 12,228 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 + 1,125 m² ground
Category: Commerce
Construction/renovation year(s): 2000
Renter(s): CB Invest, A & M Négoce

Site 43 – Naninne

Chaussée de Marche 878, 5100 Naninne
Area: 3,119 m²
Category: Commerce
Construction/renovation year(s):
Unknown - 2017
Renter(s): A.M.I. Automobile, Meubles Mailleux

Site 45 – Marcinelle, Beau Bien

Avenue de Philippeville 145-157,
6001 Marcinelle
Area: 2,322 m²
Category: Commerce
Construction/renovation year(s):
2008 - 2015 - 2017
Renter(s): Commerces : BKB Dental,
First Line Clothing, Hookking Lounge Bar,
Thalassa Crête, Zangana Barber Shop, Toro Fusion
6 apartments

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, Pigs

Site 46 – Jette

Rue Henri Werrie 78, 1090 Jette
Area: 1,150 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 pressure / 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, Poils et Plumes

Site 50 – St-Georges-sur-Meuse

Rue Campagne du Moulin 17-57,
4470 Saint Georges sur Meuse
Area: 13,303 m²
Category: Commerce
Construction/renovation year(s):
2011 - 2014
Renter(s): Ø BAR, Aldi, Amusement Park, April, Arexo consulting, Cabinet vétérinaire BeVet, Cash Piscines, Château d'Ax, CHR de la Citadelle, Club, Di, Figura'tif, JBC, Le délice du pain, Life Style Fitness, Marques à suivre, Mister Foot, Monkey Clothing Store, My Telecom, Protection Unit, Securitas Direct Verisure, The Hunter, Trafic, Voyages Copine

Site 51 - Alleur

Rue Alfred Deponthière 40, 4431 Alleur
Area: 5,243 m²
Category: Offices
Construction/renovation year(s):
2019
Renter(s): Ikanbi

Site 52 - Houdeng

Rue de la Reconversion 15, 7110 Houdeng-Goegnies
Area: 6,160 m²
Category: Logistics
Construction/renovation year(s):
2004
Renter(s): Pharma Belgium Belmedis

→ Site 51 - Alleur - rue Alfred Deponthière 40 - 5,243 m² built - Offices

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 m^2 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, m^2, means all m^2 valued in the superstructure calculation notes. The above fixed rate will remain in effect as long as the total m^2 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 m^2 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 S.A.

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 2022 amounts to:

€310,182,271

(three hundred and ten million one hundred and eighty-two thousand two hundred and seventy-one 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:

€300,778,918

(three hundred million seven hundred and seventy-eight thousand nine hundred and eighteen euros)

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

Kevin Van de Velde MRICS
Director
Valuation Services
Pour CBRE Valuation Services11

GENERAL VALUATION AT 31-12-2022

Site	Properties	Year of constrution / renovation	Built-on area	Investment value	Fair value	Occupancy rate[1]	% portfolio[2]	Net rental	ERV[3]	Potential return[4]
	LOGISTICS BUILDINGS									
03	Gosselies - Av. des Etats-Unis 90	1999-2007	623 m²	€1,255,723	€1,116,198	100%	0.40%	€127,191	€102,315	10.13%
05	Gosselies - Chée de Fleurus 157	1974-1975-1996-2008-2013	19,023 m²	€10,800,978	€10,537,540	100%	3.48%	€818,439	€746,648	7.58%
08	Courcelles - Rue de la Glacerie 12	1920-1980-1990-2005-2013	33,378 m²	€8,670,764	€8,459,282	100%	2.80%	€1,074,326	€906,200	12.39%
11	Gosselies - Rue de l'Escasse	1960	4,850 m²	€942,410	€837,698	100%	0.30%	€105,865	€92,150	11.23%
12	Fleurus - Av. de l'Espérance 1	1992	3,822 m²	€1,499,951	€1,333,290	100%	0.48%	€126,967	€126,126	8.46%
17	Gosselies - Aéropôle	1995-2001	27,405 m²	€7,349,811	€6,936,531	100%	2.37%	€608,540	€574,055	8.28%
24	Gosselies - Rue des Emailleries 1-3	1988-2000-2002-2006-2012	8,809 m²	€5,759,918	€5,619,432	100%	1.86%	€483,201	€468,388	8.39%
30	Marchienne-Au-Pont - Rue T. Bonehill 30	1950-2010	13,568 m²	€3,597,396	€3,509,655	100%	1.16%	€422,671	€424,262	11.75%
33	Gosselies - Av. Jean Mermoz 29	1992-1995-2006-2007-2013	20,589 m²	€14,109,427	€13,765,295	100%	4.55%	€1,181,730	€1,104,055	8.97%
52	Houdeng - Rue de la Reconversion	2003	6,160 m²	€5,008,524	€4,886,365	100%	1.61%	€411,653	€318,313	8.22%
	TOTAL		**138,227 M²**	**€58,994,902**	**€57,001,286**	**100%**	**19.02%**	**€5,360,583**	**€4,862,512**	**9.23%**
	OFFICES BUILDINGS									
15	Rhode-St-Genèse - Chée de Waterloo 198	1992	7,547 m²	€13,987,403	€13,646,247	84.91%	4.51%	€832,092	€998,460	7.01%
18	Charleroi - Bd Joseph II 38-40-42	1996-2007	2,498 m²	€3,138,683	€3,062,130	100%	1.01%	€282,928	€224,820	9.01%
22	Gosselies - Rue de Namur 138	1920-2011-2012-2013	1,230 m²	€1,286,651	€1,143,690	100%	0.41%	€101,346	€95,325	7.88%
51	Alleur - Rue Alfred Deponthière 40	2019	5,243 m²	€16,683,088	€16,276,183	100%	5.38%	€1,147,314	€837,905	6.88%
	TOTAL		**16,518 M²**	**€35,095,825**	**€34,128,250**	**93.99%**	**11.31%**	**€2,363,680**	**€2,156,510**	**7.15%**
	LAND									
28	Loverval - Chée de Philippeville		Projet	€326,228	€289,980	100%	0.11%	€-	€-	-%
29	Gerpinnes - Chée de Philippeville 212		Projet	€1,250,212	€1,111,300	100%	0.40%	€69,085	€69,085	5.53%
33	Gosselies - Av. Jean Mermoz 29		Parking	€1,064,712	€946,411	100%	0.34%	€100,161	€91,000	9.41%
	TOTAL		**- M²**	**€2,641,152**	**€2,347,691**	**100%**	**0.85%**	**€169,246**	**€160,085**	**6.41%**

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 constrution / 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 m²	€3,486,774	€3,401,731	100%	1.12%	€262,256	€242,500	7.52%
04	Nalinnes - Bultia	1998-1999-2003-2016	1,862 m²	€4,441,644	€4,333,311	100%	1.43%	€345,008	€297,790	7.77%
09	Gosselies - Rue du Chemin de fer	2008-2011	13,098 m²	€20,006,490	€19,518,527	100%	6.45%	€1,391,328	€1,204,105	6.95%
10	Gosselies - Demanet	1920-2011-2013 + 2005	17,009 m²	€25,846,750	€25,216,341	92.61%	8.33%	€1,496,138	€1,541,980	6.25%
13	Gosselies - City Nord	de 1980 à 2017	30,824 m²	€46,012,393	€44,890,139	100%	14.83%	€3,253,263	€3,058,210	7.07%
14	Anderlues - Chée de Mons 56-56b	2008-2013	2,450 m²	€1,383,292	€1,229,592	100%	0.45%	€128,912	€101,250	9.32%
20	Courcelles - Av. Général de Gaulle 16-20	1950-2004	2,537 m²	€2,513,116	€2,451,821	100%	0.81%	€168,887	€207,835	6.72%
21	Gerpinnes - Chée de Philippeville 193	1920-2001	581 m²	€1,032,019	€917,350	100%	0.33%	€70,776	€76,270	6.86%
23	Gosselies - RN 5	1980-2002-2012	5,025 m²	€8,844,131	€8,628,421	100%	2.85%	€693,370	€592,750	7.84%
26	Lodelinsart - Chée de Bruxelles 296	1987	4,444 m²	€3,062,205	€2,987,517	17.10%	0.99%	€231,600	€201,011	7.56%
32	Gosselies - Chotard	2000-2001-2002-2007	8,817 m²	€13,910,891	€13,571,602	98.38%	4.48%	€1,060,091	€907,203	7.75%
34	Gosselies - Rue des Bancroix	2002	3,187 m²	€7,747,451	€7,558,489	100%	2.50%	€573,620	€506,915	7.40%
35	Jumet - RN 5	1993-1997-2008-2011	1,895 m²	€2,022,022	€1,797,352	100%	0.65%	€160,778	€133,872	7.95%
36	Leuze-en-Hainaut - Rue Condé 62	1930-1968-1988-1996	1,530 m²	€1,241,231	€1,103,316	100%	0.40%	€107,594	€99,450	8.67%
37	Gerpinnes - Rue du Bultia 85-87	2013	6,082 m²	€15,017,865	€14,651,575	100%	4.84%	€898,374	€833,485	5.98%
38	Courcelles - Rue Monnoyer 70	2005-2011-2012	5,719 m²	€6,785,165	€6,619,673	100%	2.19%	€562,928	€483,575	8.30%
39	Dampremy - Chée de Bruxelles 100	2019	6,380 m²	€5,095,035	€4,970,766	100%	1.64%	€204,605	€204,605	4.02%
42	Péronnes-lez-Binche - Av. Léopold III 5	2000	3,360 m²	€1,359,241	€1,208,215	100%	0.44%	€99,956	€106,425	7.35%
43	Naninne - Chée de Marche 878-880	inconnu - 2013	3,119 m²	€3,253,188	€3,173,842	100%	1.05%	€262,169	€231,960	8.06%
44	Wierde - Chée de Marche 651-657	1990-1991-2013	2,225 m²	€2,669,345	€2,604,239	100%	0.86%	€230,707	€199,250	8.64%
45	Marcinelle - Av. de Philippeville 141-143	2009	2,322 m²	€3,891,177	€3,796,271	100%	1.25%	€243,633	€243,265	6.26%
46	Jette - Rue H. Werrie 76	2015	1,150 m²	€1,566,256	€1,392,228	100%	0.50%	€137,065	€103,500	8.75%
47	Ieper - Paterstraat 5	1704-1922-2015	1,483 m²	€1,605,392	€1,433,386	100%	0.52%	€118,496	€96,395	7.38%
48	Tournai - Rue des Chapeliers 20	1935-1998-2007	875 m²	€733,273	€651,798	100%	0.24%	€39,000	€65,625	5.32%
49	Peruwelz - Rue Neuve Chée 86	2010	7,480 m²	€9,710,841	€9,473,991	76.00%	3.13%	€537,922	€690,610	7.29%
50	St-Georges-sur-Meuse, Rue Campagne du Moulin 17-57	2010-2014	13,303 m²	€20,213,205	€19,720,198	100%	6.52%	€1,283,297	€1,248,764	6.35%
	TOTAL		**149,832 M²**	**€213,450,392**	**€207,301,691**	**96.72%**	**68.81%**	**€14,561,772**	**€13,678,601**	**6.96%**
	TOTAL GENERAL		**304,577 m²**	**€310,182,271**	**€300,778,918**	**97.06%**	**100%**	**€22,455,282**	**€20,857,708**	**7.41%**

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 2022, the Company had 5 sites representing more than 5% of its assets.

	Investment value	Fair value	% of portfolio[1]
Gosselies - City Nord & rue des Bancroix	€53,759,844	€52,448,628	17.33%
Gosselies - Demanet	€25,846,750	€25,216,341	8.33%
Saint-Georges-sur-Meuse, Rue Campagne du Moulin 17-57	€20,213,205	€19,720,198	6.52%
Gosselies - Rue du Chemin de fer	€20,006,490	€19,518,527	6.45%
Alleur - Rue Alfred Deponthière 40	€16,683,088	€16,276,183	5.38%

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]
April Beauty Belgium	9	7.3
Ava Papierwaren	9	1.5
Barracuda Company	9	8.7
BNG	9	1.5
Caprera	9	2.2
Carlo Sport & Fashion	9	6.9
Casa International	9	7.2
Cerese Security	9	3.3
Chaussea	27	20.7
Chaussures Maniet	9	7.0
Di	9	4.8
Dsm Erembodegem	9	5.3
Electro Stalle	9	5.4
Euro Shoe Group Sa	9	1.4
Euroventes Sprl	9	7.3
Fnac Vanden Borre	9	2.7

Gosselies – City Nord & rue des Bancroix	Total lease term	Residual period[2]
Fondation Papillon	9	6.5
Forcal	9	8.3
Hema Belgie	9	1.7
Icash	9	3.1
Krefel	18	4.4
Krinkels	1	1.3
Kvik	9	5.0
Leenbakker	9	5.8
Leonardo Gosselies	9	8.8
Lidl Gosselies	27	15.8
Literie 2000	0,1	0.1
Literie 2000	1	1.3
Lthi	9	5.5
Maria Giuseppe	9	5.5
Maria Giuseppe	9	2.7
Modal Voice	9	6.9

Gosselies – City Nord & rue des Bancroix	Total lease term	Residual period[2]
NBSat	9	2.1
Odlices	9	4.0
Okaïdi	9	4.1
Planet Pneus New	9	6.0
Pro Bail	18	10.3
R&P Food Concept	9	3.9
Sace (Space Donuts)	9	7.5
Sojo	9	6.3
Sportdirect.Com	9	1.4
Studio Telecom	9	2.0
Tao Belgique	9	8.5
Vic Mng	9	9.7

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	17.8
Albert D	27	16.8
CP Retail	9	6.3
Cuisibras	9	4.2
Damart	9	2.7
Kayu Jati	1	0.4
Kid'S City	9	8.9
Maxi Zoo	9	9.0
Media Markt	20	2.3
Medi-Market	9	9.8
Mondial Textiles	9	7.6
Van Marcke	9	8.5

Gosselies – Chemin de Fer	Total lease term	Residual period[1]
Bella Tavola	9	5.3
Centrakor Stores	18	14.3
CEP	9	8.8
Charlesports	9	5.5
Decor Heytens	9	4.3
Delimmo Sa	27	15.1
Exterioo	27	23.2
Media Markt	5	2.3
Soccer City	9	5.1
WG Food	9	5.3

St-Georges-sur-Meuse	Total lease term	Residual period[1]
3D Management Sprl	18	6.3
A.C. Matic Sa	9	6.27
Aldi Gembloux	12	0.3
April Beauty Belgium	36	29.3
Arexo Consulting	9	4.9
Atzeni Raymond	9	6.8
Bevet Services Wanze	36	35.3
Cemepro	36	35.7
CHR de la Citadelle Association Intercommunale Sprl	9	0.8
Club Sa	9	3.1
Devillers-Bigarre	36	34.0
Di	36	30.2
Evresco	36	33.8
Figuratif Snc	9	2.3
JBC SA	18	6.1
Mad Max Sport	36	35.1
My Telecoms	9	5.4
Protection Unit	36	33.9
RMH Pool & Spa	18	15.8
Securitas Direct Verisure	9	5.9
Skyfall	9	5.2
SND SA	18	9.0
TK SA	9	6.2
Voyages Copine	36	25.0

Alleur – Rue Alfred Deponthière	Total lease term	Residual period[1]
Ikanbi	9	5.7

Buildings reprensenting more than 20%

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

1 until final expiry date

MARKET OVERVIEW[1]

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 (2022). 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.

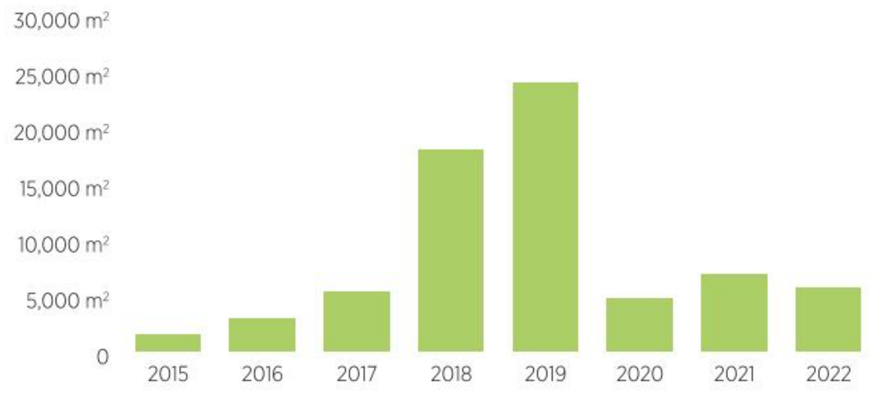
Modern office space in Charleroi trades at rents as from 110 eur/m²/yr up to 140 eur/m²/yr.

Demand

Charleroi is the largest city in Wallonia, but is not the capital. As a result, office demand in terms of number of deals comes from the corporate sector, while the larger deals in terms of volume are often from the public sector.

Average annual take-up over the last five years is 12,000 m², aided by the strong performance in 2018 and 2019. Due to the historically limited available space, these years were boosted by build-to-suit projects including the City of Charleroi's acquisition of the Le Renaissance project (13,000 m²) and the ASBL acquisition of Tirou 100 (12,085 m²). Activity in the Charleroi office market has been moderate in 2022 at 6,788 m², but is in line with 2016, 2017, 2020 and 2021. The largest deals so far this year have been Catalent taking Piccard 40 (1,415 m²), Cofitax taking Piccard 12 (689 m²) and De Longhi Benelux taking Wallonie 60 (686 m²).

CHARLEROI OFFICE TAKE-UP (2015-2022)



1 Source: CBRE

Development

The decline of the coal and steel industries in the 20^{th} 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.

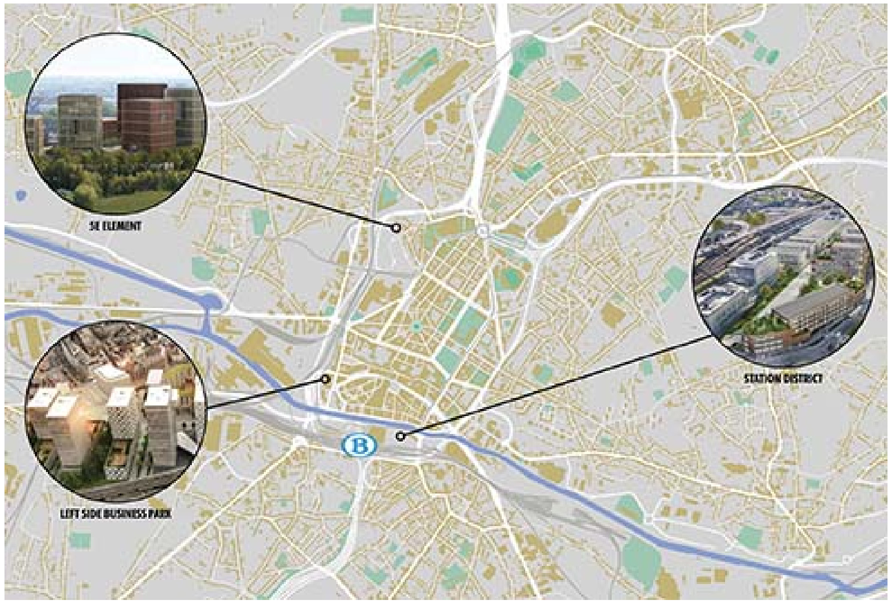
Perhaps the most discussed of the projects is Left Side Business Park. Situated along the Sambre, this mixed-use project concerns some 40,000 m^2 of offices, 17,000 m^2 of housing, 3,200 m^2 of retail, a 150-room Van der Valk hotel and a harbor. As part of this project Promiris and Eiffage are co-developing parcels 5 and 6 consisting of 5 towers, the highest of which is the Ohr!zon office tower comprising 23,000 m^2 of office space. The Walloon government departments Aviq (health and wellbeing) and Famiwal (family services) are scheduled to move into the tower by 2024 as part of a larger relocation strategy of the Walloon government services.

The first completed building on the Left Side Business Park now houses the new headquarters of the FGTB trade union. The completed building has 5,600 m^2 of office space. Across the street the Rivage office tower is being developed by IRET development. At completion the building is scheduled to have 17,000 m^2 of available office space. Just across the street, IRET will also construct the 21,000 m^2 mixed-use Tirou 1.

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 m^2 of new development. An innovation centre and +100 residences are expected. Sambrinvest is building a new 5,000 m^2 HQ for 2022/23.

Projects are also planned outside of the city centre. The BioPark in Gosselies will feature 24,000 m^2 of new lab and office space by 2024, with the potential of an additional 16,000 m^2 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:

81

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 development of 36,300 m² GLA and containing close to 100 retail units. In 2018 CBRE Investment Management bought the shopping center.

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 strongly represented. 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 Krëfel (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 forty units and 6 restaurants. Main tenants are Media Market (6,000 m²) and Intersport (3,000 m²).

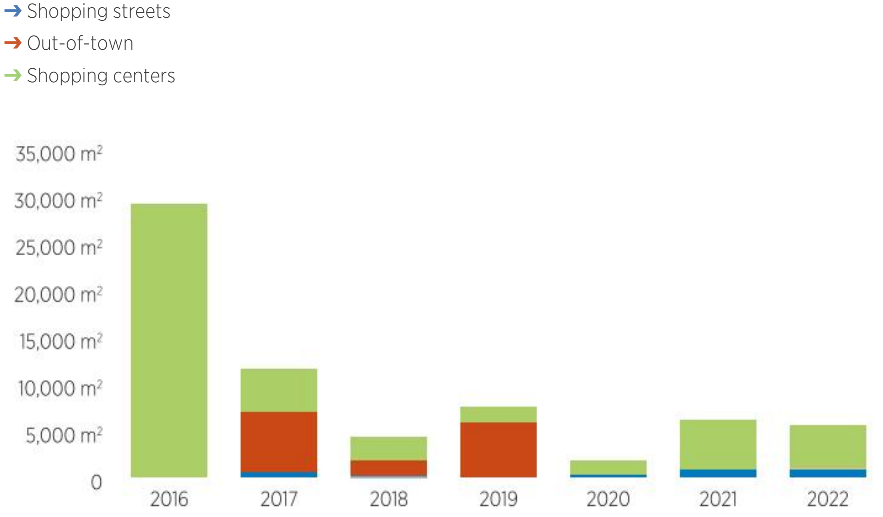
Parenthèse

This commercial centre in 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

Recorded take-up in 2022 totals 5,556 m². The majority of take-up was realised in shopping centers accounting for 4,626 m². The largest transaction was Chaussea renting 1,060 m² in Rive Gauche in Q3. This was the only other transaction of more than 1,000 m². Historically, retail take-up is modest averaging around 5,000 m² over the last 5 years. 2016 and 2017 were peak years, having a take-up of 29,199 m² and 11,540 m² respectively, with mainly shopping center transactions.

CHARLEROI RETAIL TAKE-UP (2016-2022)[1]



1 Included: Charleroi, Montigny-le-Tilleul, Fontaine-L'Eveque, Châtelet, Courcelles and Farciennes.

→ Site 32 - Gosselies « Centre Commercial Espace Nord » - 8,817 m² built - Commerces

Industrial

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.

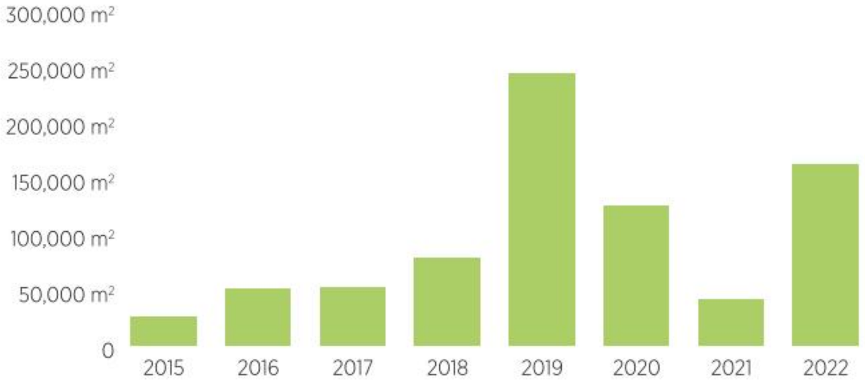
Occupiers prefer to acquire or lease new and larger facilities developed on a 'design & build' basis, well-equipped with the latest and most innovative inventory management infrastructure. Demand is increasingly focused on multi-modality, with land and warehouses providing railway and canal connectivity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

→ Site 52 - Houdeng - Rue de la Reconversion – 6,160 m² built - Logistics

Demand

In 2022, there was 162,000 m² of take-up in the Charleroi-Mons Submarket. This market consists of 931,000 m² of I&L stock with a vacancy of 4.72%. Prime ental values in this submarket are 45 €/m²/year whereas average rents are closer to 40 €/m²/year.

INDUSTRIAL & LOGISTICS TAKE-UP CHARLEROI (2015-2022)



Investment

Overview

Total CRE investment in Belgium totalled over 8.5 billion in 2022. Offices were the most popular asset class, accounting for 55% of investment volume or 4.64 billion.

VOLUME D'INVESTISSEMENT BELGIQUE (2016 - 2022)

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.

Investment in Charleroi in 2022 also saw investment in supermarkets with the only two investment deals both being investment in this asset class: €23 million for the sale of the Parenthèse Retail Parc and €2.3 million for the Carrefour Mestdagh Montignies.

→ Site 51 à Alleur - rue Deponthière - 5.243 m² built - Bureaux

→ Site 15 - Rhode-St-Genèse - chée de Waterloo 198-200 - 7.547 m² built - Offices & Commerces

EPRA

The European Public Real Estate Association ("EPRA") publishes recommendations regarding key performance indicators for listed real estate companies. These recommendations are contained in the report entitled "EPRA Reporting: Best Practices Recommendations Guidelines" ("EPRA Best Practices"). This report is available on the EPRA website (www.epra.com).

Since this year, Warehouses Estates Belgium has decided to adhere to the EPRA's in order to improve the quality and comparability of information for investors.

1. EPRA – PERFORMANCE INDICATORS

INDICATOR	DEFINTION		31-12-2022	31-12-2021
EPRA Earnings	Earnings from operational activities.	€	12,047,326	10,119,555
		€ / share	3.80	3.20
EPRA Net Reinstatement Value (NRV)	Net asset value in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NRV assumes that entities never sell assets and aims to represent the value required to rebuild the entity.	€	174,668,243	173,348,109
		€ / share	55.16	5475
ERPA Net Tangible Assets (NTA)	Net asset value in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NTA assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.	€	165,264,890	163,899,399
		€ / share	52.19	51.76
EPRA Net Disposal Value (NDV)	Net asset value in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NDV represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax.	€	169,349,501	162,953,945
		€ / share	53.48	51.46
EPRA Net Initial Yield (NIY)	Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchasers' costs.	%	6.33%	5.49%
EPRA Topped-up NIY	This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods or other unexpired lease incentives such as discounted rent periods and step rents.	%	6.37%	5.53%
EPRA Vacancy Rate	Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio.	%	2.58%	6.27%
EPRA Cost Ratio (including direct vacancy costs)	Administrative & operating costs according to IFRS results (including costs of direct vacancy) divided by gross rental income.	%	29.07%	34.91%
EPRA Cost Ratio (excluding direct vacancy costs)	Administrative & operating costs according to IFRS results (excluding costs of direct vacancy) divided by gross rental income.	%	26.58%	31.69%
EPRA Loan-to-value (LTV)	The EPRA LTV represents the debt divided by market value of the properties.	%	44.34%	46.00%
EPRA Loan-to-value (incl. RETTs)	The EPRA LTV represents the debt divided by market value of the properties including real estate transfer taxes.	%	43.01%	44.60%

These indicators are not required by the "SIR" regulation but is provided for the purpose of comparability with other listed European real estate companies.

2. EPRA EARNINGS (IN €)

	EPRA Earnings	31-12-2022	31-12-2021
	Earnings per IFRS income statement	**12,144,647**	**13,991,558**
	Adjustments to calculate EPRA Earnings, exclude:		
(i)	Changes in value of investment properties, development properties held for investment and other interests	- 4,853,753	1,518,921
(ii)	Profits or losses on disposal of investment properties, development properties held for investment and other interests	- 2,022	-7,958
(iii)	Profits or losses on sales of trading properties including impairment charges in respect of trading properties.		
(iv)	Tax on profits or losses on disposals		
(v)	Negative goodwill / goodwill impairment		1,518,967
(vi)	Changes in fair value of financial instruments (IFRS 9) and associated close-out costs	4,953,096	842,074
(vii)	Acquisition costs on share deals and non-controlling joint venture interests (IFRS 3)		
(viii)	Deferred tax in respect of EPRA adjustments		
(ix)	Adjustments (i) to (viii) above in respect of joint ventures		
(x)	Non-controlling interests in respect of the above		
	EPRA EARNINGS	**12,047,326**	**10,119,555**
	Basic number of shares	3,166,337	3,166,337
	EPRA EARNINGS PER SHARE (EPS)	**3.80**	**3.20**

3. EPRA NET ASSET VALUE (NAV) (IN €)

31-12-2022			
EPRA NET ASSET VALUE METRICS	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**
IFRS EQUITY ATTRIBUTABLE TO SHAREHOLDERS	**169,256,696**	**169,256,696**	**169,256,696**
Include / Exclude :			
(i) Hybrid instruments			
DILUTED NAV	**169,256,696**	**169,256,696**	**169,256,696**
Include:			
(ii.a) Revaluation of investment properties (if IAS 40 cost option is used)			
(ii.b) Revaluation of investment properties under construction (if IAS 40 cost option is used)			
(ii.c) Revaluation of other non-current investments			
(iii) Revaluation of tenant leases held as finance leases			
(iv) Revaluation of trading properties			
DILUTED NAV AT FAIR VALUE	**169,256,696**	**169,256,696**	**169,256,696**
Exclude:			
(v) Deferred tax in relation to fair value gains of investment properties			
(vi) Fair value of financial instruments	3,991,806	3,991,806	
(vii) Goodwill as a result of deferred tax			
(viii.a) Goodwill as per the IFRS balance sheet			
(viii.b) Intangibles as per the IFRS balance sheet			
Include:			
(ix) Fair value of fixed interest rate debt			92,805
(x) Revaluation of intangibles to fair value			
(xi) Real estate transfer tax	9,403,353		
NAV	**174,668,243**	**165,264,890**	**169,349,501**
Fully diluted number of shares	3,166,337	3,166,337	3,166,337
NAV PER SHARE	**55.16**	**52.19**	**53.48**

31-12-2021			
EPRA NET ASSET VALUE METRICS	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**
IFRS EQUITY ATTRIBUTABLE TO SHAREHOLDERS	**162,938,109**	**162,938,109**	**162,938,109**
Include / Exclude :			
(i) Hybrid instruments			
DILUTED NAV	**162,938,109**	**162,938,109**	**162,938,109**
Include:			
(ii.a) Revaluation of investment properties (if IAS 40 cost option is used)			
(ii.b) Revaluation of investment properties under construction (if IAS 40 cost option is used)			
(ii.c) Revaluation of other non-current investments			
(iii) Revaluation of tenant leases held as finance leases			
(iv) Revaluation of trading properties			
DILUTED NAV AT FAIR VALUE	**162,938,109**	**162,938,109**	**162,938,109**
Exclude:			
(v) Deferred tax in relation to fair value gains of investment properties			
(vi) Fair value of financial instruments	-961,290	-961,290	
(vii) Goodwill as a result of deferred tax			
(viii.a) Goodwill as per the IFRS balance sheet			
(viii.b) Intangibles as per the IFRS balance sheet			
Include:			
(ix) Fair value of fixed interest rate debt			15,836
(x) Revaluation of intangibles to fair value			
(xi) Real estate transfer tax	9,448,710		
NAV	**173,348,109**	**163,899,399**	**162,953,945**
Fully diluted number of shares	3,166,337	3,166,337	3,166,337
NAV PER SHARE	**54.75**	**51.76**	**51.46**

4. EPRA NET INITIAL YIELD (NIY) AND EPRA TOPPED-UP NIY (IN €)

EPRA NIY and 'topped-up' NIY		31-12-2022	31-12-2021
Investment property – wholly owned		300,778,918	301,743,154
Investment property – share of JVs/Funds			
Trading property (including share of JVs)			
Less: developments			
Completed property portfolio		**300,778,918**	**301,743,154**
Allowance for estimated purchasers' costs		9,403,353	9,448,709
Gross up completed property portfolio valuation	**B**	**310,182,271**	**311,191,863**
Annualised cash passing rental income		22,317,185	20,321,623
Property outgoings[1]		2,691,526	3,232,265
Annualised net rents	**A**	**19,625,659**	**17,089,358**
Add: notional rent expiration of rent free periods or other lease incentives		138,097	120,876
Topped-up net annualised rent	**C**	**19,763,756**	**17,210,234**
EPRA NIY	**A/B**	**6.33%**	**5.49%**
EPRA "TOPPED-UP" NIY	**C/B**	**6.37%**	**5.53%**

5. EPRA VACANCY RATE

EPRA Vacancy Rate		31-12-2022	31-12-2021
Estimated Rental Value of vacant space	A	538,385	1,305,724
Estimated rental value of the whole portfolio	B	20,857,707	20,838,050
EPRA VACANCY RATE	**A/B**	**2.58%**	**6.27%**

The EPRA vacancy rate decreases from 6.27% at 31 December 2021 to 2.58% at 31 December 2022, confirming the adequacy of the Company's commercial offer to the needs of the market where it is geographically located.

1 The scope of property expenses to be excluded for the calculation of the EPRA Net Initial Yield is defined in the EPRA Best Practices and does not correspond to "property expenses" as presented in the IFRS accounts. Property expenses include, among other things, service charges, non-recoverable taxes and insurance, as well as the direct property management costs, whether external or internal.

6. EPRA COST RATIOS

EPRA Cost Ratios		31-12-2022	31-12-2021
Net administrative and operating expenses in the IFRS income statement		**5,945,027**	**6,458,525**
Rental charges (III)		469,355	134,231
Recovery of property charges (IV)		19,098	-
Unrecovered rental charges and duties normally assumed by the tenant on rented properties (V to VII)		-509,779	-662,124
Other rental income and expenses (VIII)		731	-2
Technical costs (IX)		-1,953,088	-2,584,865
Commercial costs (X)		-81,216	-148,971
Charges and taxes on properties not rented (XI)			
Property management costs (XII)		-2,427,602	-2,248,035
Other property costs (XIII)			
Company general expenses (XIV)		-1,362,731	-1,347,041
Other operating income and expenses (XV)		-99,795	398,282
EPRA Costs (including direct vacancy costs)	**A**	**5,945,027**	**6,458,525**
Direct vacancy costs		508,872	596,562
EPRA Costs (excluding direct vacancy costs)	**B**	**5,436,155**	**5,861,963**
GROSS RENTAL INCOME	**C**	**20,453,546**	**18,498,729**
EPRA COST RATIO (INCLUDING DIRECT VACANCY COSTS)	**A/C**	**29.07%**	**34.91%**
EPRA COST RATIO (EXCLUDING DIRECT VACANCY COSTS)	**B/C**	**26.58%**	**31.69%**

Maintenance expenses (maintenance, minor repairs, etc.) carried out in investment properties are charged to operating income when they are not a source of economic benefits for the related property.

The EPRA Cost Ratio (including vacancy costs) decreased from 34.91% as of December 31, 2021 to 29.07% as of December 31, 2022. This decrease is mainly due to the decrease in maintenance and major repairs expenses during the financial year 2022 and the increase in gross rental income.

7. EPRA LOAN-TO-VALUE (LTV)

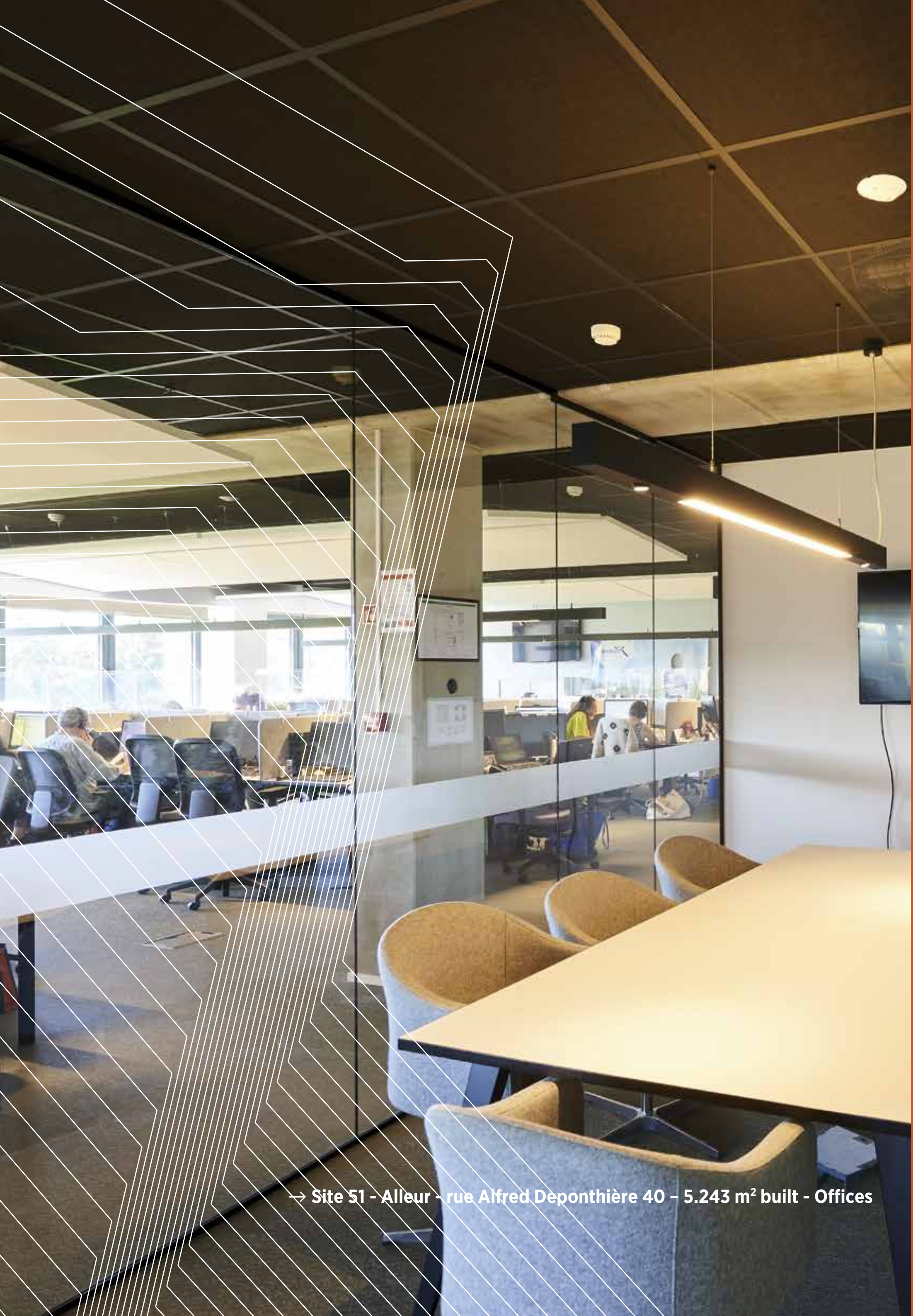
EPRA Loan-to-value (LTV)		31-12-2022	31-12-2021
Include:			
Borrowings from Financial Institutions		135,279,262	138,532,307
Commercial paper			
Hybrids (including Convertibles, preference shares, debt, options, perpetuals)			
Bond Loans			
Foreign Currency Derivatives (futures, swaps, options and forwards)			
Net Payables			823,722
Owner-occupied property (debt)			
Current accounts (Equity characteristic)			
Exclude:			
Cash and cash equivalents		468,163	550,984
NET DEBT	**(A)**	**134,811,099**	**138,805,045**
Include:			
Owner-occupied property			
Investment properties at fair value		290,934,610	300,993,154
Properties held for sale		9,844,308	750,000
Properties under development			
Intangibles			
Net Receivables		3,288,878	
Financial assets			
TOTAL PROPERTY VALUE	**(B)**	**304,067,796**	**301,743,154**
Optional:			
Real Estate Transfer Taxes		9,403,353	9,448,710
TOTAL PROPERTY VALUE (INCL. RETTS)	**(C)**	**313,471,149**	**311,191,864**
LTV	**(A/B)**	**44.34%**	**46.00%**
LTV (INCL. RETTS) - OPTIONNEL	**(A/C)**	**43.01%**	**44.60%**

8. EPRA CAPEX

Property-related CAPEX	31-12-2022
Acquisitions	
Development	
Investment properties	**4,639,517**
Incremental lettable space	10,156
No incremental lettable space	3,172,337
Tenant incentives	1,457,024
Other material non-allocated types of expenditure	
Capitalised interest	
TOTAL CAPEX	**4,639,517**

EPRA Capex include investment expenditure (renovation, redevelopment work, etc.) carried out in investment properties that are capitalized when they create value and increase the expected economic benefits for the related properties.

→ Site 15 - Rhode-Saint-Genèse - chaussée de Waterloo 198/200 - 7.547 m² built - Offices & Commerces



→ Site 51 - Alleur - rue Alfred Deponthière 40 – 5.243 m² built - Offices

FINANCIAL REPORT

AUDITOR'S REPORT[1]

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

Fees as well as the expenses related to the audit, of an amount of €56,200, excluding VAT, was awarded to the Statutory Auditor "PwC" for the financial year under review.

STATUTORY AUDITOR'S REPORT TO THE GENERAL SHAREHOLDERS' MEETING OF WAREHOUSES ESTATES BELGIUM SA ON THE ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

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 includesour 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 appointedas statutory auditorby 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 six 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 2022, 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' 307.198 and a net result for the financial year which closes with a profit of EUR'000' 12.145

In our opinion, the annual accountsgive a true and fair view of the Company'snet equity and financial position as at 31 December 2022, 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 believethat the audit evidence we have obtainedis 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 audit opinion on these statutory annual accounts.

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 accountsfor the current period. Thesematters were 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.

Valuation of investment properties

Key audit matter

The Company has, to its assets, investment properties for an aggregate amount of EUR'000' 300.779 as of 31 December 2022. International Financial Reporting Standards requireinvestment 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 appraisedby 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 valuationof investment properties is an essentialpart of our audit becauseof their materiality to the financial statements and the complexity and subjectivity of the valuation process.

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

How our audit addressedthe key auditmatter

We assessedthe reliability of the externalvaluation and determined the reasonableness of the parameters used:

- with regardsto the external valuation, we have reconciled the report of the appointed external appraiser with the financial statements as at 31 December 2022;
- we have assessed the objectivity, independence and expertise of the appointedexternal appraiser;
- with our property valuationexperts, 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 externalappraiser 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 changesin fair value of all investment properties compared to 31 December 2021;
- we comparedthe realisable valuesof the investment properties disposedof 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 possibleto obtain sufficient audit evidence to respond to the key point of the audit relating to the valuation of investment properties.

Valuation of doubtful debts

Key audit matter

The Company has gross trade receivables of an aggregated amount of EUR'000' 2.554 as at 31 December 2022. The impairment recorded on thesereceivables amounts to EUR'000' 1.429.

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 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 requiredto 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 addressedthe key auditmatter

- 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 indicatedas being at risk by the effectiveManagement on the basis of a review of the aged trial balance of trade receivable;
- during the 2020 and 2021 and to a lesser extent in 2022 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 creditnotes 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 whetherthe provision recordedon the basis of the "expected loss" model was in line with the loss history observed in the Company while considering the increased risk related to the current inflationary environment;
- we verifiedthe losses realisedon certain clientsin 2022 againstthe provisions set up at 31 December 2021
- we ensuredthat any paymentdefaults occurring after the balancesheet date would not causeus 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 valuationof 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 accountsthat 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 thegoing 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 auditof the annual accounts

Our objectives are to obtainreasonable assurance about whether the annual accountsas 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 conductedin 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 businessmanagement. Our responsibilities in respect of the use of the going concernbasis 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 purposeof 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 relateddisclosures 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 doubton the Company's ability to continueas a going concern. If we concludethat 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 annualaccounts reflect the underlying transactions and events in a mannerthat 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 auditfindings, 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 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 mostsignificance in the audit of the annualaccounts 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.

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 regulatoryrequirements 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 articlesof association and of certain requirements of the Companies' and Associations' Code and to report on these matters.

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

In our opinion, the management reportis consistent with the annualaccounts 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 figures2022
- History
- Risk factors
- Real estatereport
- EPRA

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 networkdid 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.

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 complianceof 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 obtainsufficient appropriate evidenceto conclude that the format of the digital financial statements comply in all material respectswith the ESEF requirements under the Delegated Regulation.

Based on the work we have performed, we believe that the formatof the digital financial statements included in the annual financial report of Warehouses Estates Belgium SA per 31 December 2022 comply in all material respects with the ESEF requirements under the Delegated Regulation.

Other statements

- Without prejudice to formal aspectsof minor importance, the accounting recordswere maintained in accordance with the legal and regulatory requirements applicable in Belgium.
- The appropriation of results proposedto the general meeting complieswith the legalprovisions and the provisions of the articles of association.
- There are no transactions undertaken or decisionstaken in breachof the Company's articles of association or the Companies' and Associations' Code that we have to report to you.
- We have assessedthe financial consequences of the decisions made by the sole directoron June 29 and December 12, 2022 as described in the section of the management report relating to conflicts of interest and have nothing to report to you.

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, 23 March2023

The statutory auditor

PwC Reviseurs d’Entreprises SRL / PwC Bedrijfsrevisoren BV

Represented by

Damien Walgrave

ReReviseur d’Entreprises / Bedrijfsrevisorviseur d’Entreprises

FINANCIAL STATEMENTS

1. Accounts

STATEMENT OF FINANCIAL POSITION (IN €)

	NOTES	IFRS 31-12-2022	IFRS 31-12-2021
ASSETS			
I. Non-current assets		**290,934,610**	**300,993,154**
C. Investment property	5	290,934,610	300,993,154
- Property available for rent		290,934,610	300,993,154
II. Current assets		**16,263,357**	**4,182,988**
A. Assets held for sale	5 / 6	9,844,308	750,000
- Investment property		9,844,308	750,000
B. Current financial assets	7	3,991,806	-
- Authorised hedging instruments	17	3,991,806	-
D. Trade receivables	8 / 13	1,125,189	1,456,659
E. Fiscal receivables and other current assets		4,904	23,619
- Others		4,904	23,619
F. Cash and cash equivalents	9	468,163	550,984
G. Adjustment accounts	10	828,987	1,401,726
- Property charges paid in advance		355,284	741,750
- Others		473,702	659,977
TOTAL ASSETS		**307,197,967**	**305,176,143**

	NOTES	IFRS 31-12-2022	IFRS 31-12-2021
TOTAL DES CAPITAUX PROPRES		**169,256,696**	**162,938,109**
A. Capital	11	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	12	121,784,001	116,784,840
- a. Legal reserve		40,376	40,376
- b. Reserve for the balance of changes in fair value of property		97,951,835	96,728,754
- c. Reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties		-9,448,708	-9,590,329
- 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		-961,290	-1,803,363
- n. Retained earnings		34,201,788	31,409,403
D. Net result for the financial year		12,144,647	10,825,221
- Result for the financial year[1]		12,144,647	10,825,221

1 Net result after deduction of the interim dividend of €1.00 gross per share paid in December 2021

	NOTES	IFRS 31-12-2022	IFRS 31-12-2021
LIABILITIES			
I. Non-current liabilities	**14**	**106,660,071**	**120,778,235**
A. Provisions		-	75,000
B. Non-current financial debts	13 / 16	106,660,071	120,703,235
a) Credit institutions		106,452,553	120,542,940
c) Others		207,517	160,295
- Rental guarantees received		207,517	160,295
II. Current liabilities		**31,281,201**	**21,459,799**
B. Current financial debts	15 / 16	28,826,709	17,989,367
a) Credit institutions		28,826,709	17,989,367
C. Other current financial liabilities	15 / 17	-	961,290
- Authorised hedging instruments		-	961,290
D. Trade and other current payables	18	1,314,815	1,558,319
b) Others		1,314,815	1,558,319
- Suppliers		993,529	1,035,728
- Taxes, remunerations and social charges		321,286	522,591
E. Other current liabilities		24,859	41,792
- Others		24,859	41,792
F. Adjustment accounts	19	1,114,818	909,031
- Property income received in advance		989,289	855,464
- Interest and other accrued charges not yet due		125,529	53,566
TOTAL EQUITY AND LIABILITIES		**307,197,967**	**305,176,143**

COMPREHENSIVE INCOME STATEMENT (IN €)

	Notes	IFRS 31-12-2022	IFRS 31-12-2021
I. Rental income	**20**	**20,453,546**	**18.498.729**
A. Rental		20,591,643	18.619.605
C. Free rental		-138,097	-120.876
III. Rental charges	**21**	**469,355**	**134,231**
B. Write-downs in value of trade receivables		-229,026	-575,452
C. Reversals of write-downs in value of trade receivables		698,381	709,683
NET RENTAL RESULT		**20,922,901**	**18,632,960**
IV. Recovery of property costs		**19,098**	**-**
A. Compensation received for rental damage		19,098	-
V. Recovery of rental charges and duties normally assumed by the tenant on rented properties	**22**	**3,072,477**	**2,843,506**
A. Re-invoicing of rental charges incurred by the owner		1,162,908	1,185,406
B. Re-invoicing of withholding taxes and duties on rented properties		1,909,569	1,658,099
VI. Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease	**23**	**-908**	**-65,562**
VII. Rental charges and duties normally assumed by the tenant on rented buildings	**22 / 24**	**-3,581,349**	**-3,440,068**
A. Rental charges incurred by the owner		-1,499,104	-1,585,616
B. Withholding taxes and duties on rented properties		-2,082,244	-1,854,452
VIII. Other rental income and expenses		**731**	**-2**
PROPERTY RESULT		**20,432,950**	**17,970,834**
IX. Technical costs	**25**	**-1,953,088**	**-2,584,865**
A. Recurring		-201,787	-179,878
- Insurance premiums		-201,787	-179,878
B. Non-recurring		-1,751,301	-2,404,988
- Major repairs		-1,599,064	-2,180,072
- Claims		-152,236	-224,916
X. Commercial costs	**26**	**-81,216**	**-148,971**
A. Agency commissions		-65,549	-135,269
B. Advertising		-15,667	-13,702
XII. Property management costs	**27**	**-2,427,602**	**-2,248,035**
A. Fees paid to managers		-1,933,770	-1,814,789
- Management fees		-574,750	-574,750
- Remuneration of governing bodies		-1,285,276	-1,165,283
- Fees of the property expert		-73,744	-74,755
B. Property management charges		-493,831	-433,247
- Lawyers		-47,661	-60,721
- Fees and charges		-169,675	-164,409
- Property management charges (internal)		-276,496	-208,117
PROPERTY EXPENSES		**-4,461,905**	**-4,981,872**

	Notes	IFRS 31-12-2022	IFRS 31-12-2021
OPERATING RESULT FROM PROPERTIES		**15,971,045**	**12,988,963**
XIV. Company general expenses	**28**	**-1,362,731**	**-1,347,041**
XV. Other operating income and expenses	**29**	**-99,795**	**398,282**
B. Others		-99,795	398,282
OPERATING RESULT BEFORE PORTFOLIO RESULT		**14,508,519**	**12,040,204**
XVI. Result on sale of investment properties	**30**	**-2,022**	**-7,958**
A. Net sales of properties (sale price - transaction costs)		747,978	832,042
B. Book value of properties sold		-750,000	-840,000
XVIII. Changes in the fair value of investment properties	**31**	**-4,853,753**	**1,518,921**
A. Positive change in fair value of investment properties		2,291,415	8,690,929
B. Negative change in the fair value of investment properties		-7,145,168	-7,172,008
XIX. Other portfolio result	**32**	-	**1,518,967**
OPERATING RESULT		**9,652,744**	**15,070,134**
XX. Financial income	**33**	**13**	**358,461**
A. Interest and dividend income		13	358,461
XXI. Net interest charges	**34**	**-2,455,464**	**-2,236,361**
A. Nominal interest on loan		-2,098,839	-1,580,867
C. Charges resulting from authorised hedging instruments		-398,009	-655,494
B. Charges resulting from authorised hedging financial instruments		41,384	-
XXII. Other financial expenses		**-3,267**	**-16,010**
A. Bank charges and other commissions		-3,267	-16,010
XXIII. Changes in the fair value of financial assets and liabilities	**35**	**4,953,096**	**842,074**
A. Authorised hedging instruments		4,953,096	842,074
- Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied		4,953,096	842,074
FINANCIAL RESULT		**2,494,379**	**-1,051,837**
RESULT BEFORE TAX		**12,147,123**	**14,018,297**
XXV. Corporate income tax		**-2,476**	**-26,739**
NET RESULT FROM KEY ACTIVITIES FOR THE FINANCIAL YEAR		**12,144,647**	**13,991,558**
COMPREHENSIVE RESULT[1]		**12,144,647**	**13,991,558**
BASIC AND DILUTED EARNINGS PER SHARE[2]		**3.84**	**4.42**

1 The comprehensive result is equal to the net result from key activities for the financial year. 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 decrease 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 identical.

CASH FLOW STATEMENT (IN €)

	Notes	IFRS 31-12-2022	IFRS 31-12-2021
CASH AND CASH EQUIVALENTS AT THE START OF THE FINANCIAL YEAR[1]		**550,984**	**346,455**
Result for the financial year		**12,144,647**	**13,991,558**
+/- Financial result (excluding changes in the fair value of financial instruments)		2,458,717	1,893,910
+/- Changes in the fair value of financial instruments	35	-4,953,096	-842,074
+ Tax charge (- tax product)		2,476	26,739
Non-cash items		**4,311,420**	**-1,590,194**
- Decrease / (increase) in the fair value of investment properties	31	4,853,753	-1,518,921
- Increase / (decrease) of provisions	14	-75,000	55,000
- Capital gains (+ losses) realised on investment properties	30	2,022	7,958
+ Impairment losses (- reversals of impairment losses) on trade receivables	21	-469,355	-134,231
Changes in working capital requirement		**1,384,852**	**863,804**
Movements of assets		1,392,280	3,243,972
- Trade receivables	8 / 13	800,825	3,243,256
- Other receivables		18,715	389,053
- Deferred charges and receivables	10	572,740	-388,337
Movements of liabilities		-7,427	-2,380,168
- Trade payables	18	-42,199	-190,260
- Changes in fiscal and social accounts payable		-201,305	291,851
- Other payables		30,290	35,066
- Accrued charges and deferred income	19	205,787	-2,516,826
- Change in non-current assets		**-**	**1,050**
- Taxes paid (+ taxes collected)		**-2,476**	**-26,739**
CASH FLOWS FROM OPERATING ACTIVITIES (A)	**3**	**15,346,540**	**14.318.055**
- Investment property acquisitions		-	-22,179,420
- Development projects and development works	5	-4,639,517	-3.424.621
+ Asset disposals held for sale	5 / 30	747,978	832,042
- Non-current financial assets		-	8,367,731
- Acquisition of shares of property companies		-	9,457,209
CASH FLOWS FROM INVESTING ACTIVITIES (B)	**3**	**-3,891,539**	**-6,947,059**

1 See statements of changes in equity

	Notes	IFRS 31-12-2022	IFRS 31-12-2021
+ Increase in financial debts	14 / 15	10,840,000	29,610,632
- Decrease in financial debt	14 / 15	-14,093,045	-26,175,762
- Interest paid	34	-2,458,731	-2,252,371
- Interest received	33	13	358,461
- Interim dividend for the financial year[1]		-	-3,166,337
- Dividends paid[1]		-5,826,060	-5,541,090
CASH FLOWS FROM FINANCING ACTIVITIES (C)[2]	**3**	**-11,537,822**	**-7.166.467**
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR		**468,163**	**550,984**

STATEMENTS OF CHANGES IN EQUITY (IN €)

	Capital	Share premiums	Reserves					Retained earnings	Equity
			R.L.[3]	R. JV[4]	R. IC[5]	R. F[6]	R. O[7]		
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 financial year 2021								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**
Allocation of 2021 result to reserves				1,223,081	842,074	141,621		-2,206,776	-
Balance dividend 2021								-5,826,060	-5,826,060
Result for the financial year 2022								12,144,647	12,144,647
AT 31/12/2022	**8,403,938**	**26,924,110**	**40,376**	**97,951,835**	**-961,290**	**-9,448,708**	**-**	**46,346,435**	**169,256,696**

The Company's equity increased by €6,374k compared to 31 December 2021. This increase is explained on the one hand by the payment of the balance of the dividend of €2.84 per share, as decided by the general meeting of 26 April 2022, and on the other hand, by the result for the financial year.

1 See Statements of changes in equity
2 See IFRS 7.44 in Note 3 of the RFA - Change in liabilities resulting from financing activities
3 R.L. = Legal reserves
4 R. JV = Reserve of balance of changes in fair value of property
5 R. IC = Reserve of balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied
6 R. F = Reserves of estimated costs and transfer taxes arising from the hypothetical disposal of investment properties
7 R. O = 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 on 31 December 2022. The Board of Directors approved the financial statements on 13 March 2023, 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.

Note 01 - Principal accounting policies

1.1 BASIS OF PREPARATION

The financial statements as on 31 December 2022 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 31 December 2022 (EFRAG 10 November 2022).

The amendments to the following standards are mandatory for the first time from the accounting year beginning on 1 January 2022 and have been adopted by the European Union:

- 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 Groups' update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business groups.
    - 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 'Lease agreements'.

These amendments have no significant impact on the financial statements of the Company insofar as they are minor clarifications or corrections.

- Amendments to IFRS 16 'Lease agreements' standard 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 tenants to apply the simplification measure concerning rent relief granted in connection with COVID-19 to rent relief whose decrease 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).

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

The following amendments have been published but are not yet mandatory for accounting years starting on 1 January 2022 and have been adopted by the European Union:

- 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).

This amendment shall have a limited impact on the financial statements of the Company insofar as it has already presented its major accounting methods. These may however be updated to comply with the amendment.

- 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).

This amendment may have an impact on the financial statements in the event a change in accounting methods or accounting estimations were to take place, which is not standard in the Company.

The following amendments to the standards have been published but are not yet mandatory for accounting years beginning on January 1, 2022 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 2024). 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 for 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 the settlement of a liability; and clarify that the settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.
  - clarify how the conditions with which an entity must comply in the 12 months following the reporting period, such as restrictive clauses, affect the classification of the corresponding liabilities.

This amendment may have an impact on the classification of current and non-current liabilities. A detailed analysis must be carried out.

- Amendments to IFRS 16 standard for Lease agreements: Rental liabilities within the context of a lease-assignment (effective as on 1 January 2024). The modifications explain how an entity enters a lease-assignment into the accounts (sale and leaseback) after the date of the transaction, particularly when all or part of the rental payments are variable rental payments which do not depend on an index or a rate. They indicate that, during a subsequent assessment of the rental obligation, the seller-lessor determines the “payments for rental” and the “revised payments for rental” in a manner which does not result in the seller-lessor to enter any profit or loss related to the retained right to use in the accounts. The profits and losses related to the total or partial termination of a lease continue to be entered in the accounts when they occur because they concern the terminated right of use and not the retained right to use.

This amendment shall not have a significant impact on the financial statements of the Company insofar as it has not yet entered into a sale and leaseback operation.

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 updated 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 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 expenses". 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.

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 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.

1.4 WORKS IN INVESTMENT PROPERTIES

The accounting for works 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 one.

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.

In accordance with the standard IAS 23 - Borrowing Costs, the borrowing costs are capitalised and recorded under the assets 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.

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 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.

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. 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 out at amortised cost in application of the effective interest rate method, in accordance with IAS 39 / IFRS 9 - Financial instruments: accounting and assessment.

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 / IFRS 9 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 /IFRS 9. However, their valuation is included at fair value in the statement of the Company's financial position.

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, 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.

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.

Rental gratuities and other benefits granted to customers are recognised on a straight-line basis over the first firm period of the lease. A resumption of the smoothing is entered in the accounts under “Rental income - Rental gratuities” (section I.c.) in the income statement.

Recovery of property costs

At the end of each lease, an inventory is carried out. All damages are assessed and charged to the outgoing tenant.

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

2.1 Significant judgments concerning the accounting methods

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 tenant and, therefore, that these contracts constituted simple leases in accordance with IFRS 16 - Lease agreements.

The Company does not lease any property itself.

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

2.2 Main sources of uncertainty concerning estimates

The main estimates identified in the accounts are as follows:

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

The Board of Directors has examined the potential risks and uncertainties that may influence the Company's activities.

Inflation

The year 2022 was when the war started between Russia and Ukraine. This war had major repercussions on the global economy with particularly a major increase in the inflation in the Euro zone countries. To counter this inflation, central banks gradually raised their key interest rates, which had an upward impact on financing rates, causing the markets to become very nervous for most of the year.

In this situation, WEB has once again demonstrated after Covid-19, its resilience, particularly in the commercial property market thanks to its Shopping centers, diversified in terms of brands, located near major cities, on main roads and offering ample free parking facilities. The fact that the economic occupancy rate has exceeded 97% is once again a mark of progress, highlighting the commercial performance of the company.

Financing (See Notes 14 and 15)

On 31 December 2022, as regards the liquidity, the Company has unused credit lines which amount to €28.1M.

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 methods (see Note 5).

For its evaluation as on 31 December 2022, WEB SA called on the services of CBRE.

The Company notes that the valuation of its portfolio of investment properties no longer suffers from discounts due to COVID, regardless of the segment.

Generally, the increase in rates of interest has caused the markets to question the evolution of the fair values of real estate portfolios on 31 December. On the closing date, WEB recorded a variation of the negative fair value of €4.8M, particularly focused on office buildings, which is its 3rd segment in terms of size. Its 2 major segments in order of size, its commercial property and its logistics buildings, have seen a growing interest confirmed by the increase in the economic occupancy rate.

Collectability of trade receivables

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

As on 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 2023, nor an increase in bankruptcies following the significant inflation. Consequently, the collectability of certain trade receivables has been and could still be compromised following problems related to the liquidity of certain tenants.

We refer to Note 8 of the financial statements for more details on trade receivables.

Estimation of fair value of derivative products

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

Note 03 - Change in liabilities resulting from financing activities (in €)

IAS 7.44	Financing activities				
	Increase in financial debts	Decrease of financial debts	Interest	Balance dividend 2021	Interim dividend 2022
Bank debt ST - Belfius		-1,450,000			
Bank debt ST - BNP Paribas Fortis		-1,050,000			
Bank debt CI - BNP Paribas Fortis		-481,675			
Bank debt CI - Belfius		-271,370			
Bank debt CI - BNP Paribas Fortis		-4,000,000			
Bank debt RO - Belfius		-6,840,000			
Bank debt CI - BNP Paribas Fortis	4,000,000				
Bank debt RO - Belfius	3,420,000				
Bank debt RO - Belfius	3,420,000				
CASH FLOW ACTIVITIES AS ON 31-12-2022	**10,840,000**	**-14,093,045**	**-2,458,717**	**-5,826,060**	**-**
					-11,537,822

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 CI - Belfius					
Bank debt CI - BNP Paribas Fortis					
Bank debt RO - Belfius					
Bank debt CI - BNP Paribas Fortis					
Bank debt RO - Belfius					
Bank debt RO - Belfius					
CASH FLOW ACTIVITIES AS ON 31-12-2022	**-**	**747,978**	**-**	**-**	**-4,639,517**
					-3,891,539

IAS 7.44	Operating activities					
	Result for the financial year	Interest on bank debts	Variation in fair value interest Swap	Non-cash items	Variation in working capital requirements	Variation in non-current assets
Bank debt ST - Belfius						
Bank debt ST - BNP Paribas Fortis						
Bank debt CI - BNP Paribas Fortis						
Bank debt CI - Belfius						
Bank debt CI - BNP Paribas Fortis						
Bank debt RO - Belfius						
Bank debt CI - BNP Paribas Fortis						
Bank debt RO - Belfius						
Bank debt RO - Belfius						
CASH FLOW ACTIVITIES AS ON 31-12-2022	**12,144,647**	**2,458,717**	**-4,953,096**	**4,311,420**	**1,384,852**	**-**
						15,346,540

Note 04 - 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 “Other” section includes land and residential rentals. The Company’s portfolio description is explained in the chapter “Property Report”.

STATEMENT OF FINANCIAL POSITION (IN €)	OFFICES		LOGISTICS		COMMERCIAL	
	31-12-2022	31/12/2021	31-12-2022	31-12-2021	31-12-2022	31-12-2021
ASSETS						
I. Non-current assets						
C. Investment property	34,128,250	36,295,500	53,491,631	55,486,514	200,967,038	206,858,566
II. Current assets						
A. Assets held for sale	-		3,509,655	750,000	6,334,653	-
B. Current financial assets	-	-	-		-	-
D. Trade receivables	37,015	72,209	402,627	380,329	640,019	931,570
E. Fiscal receivables and other current assets	-3	-3	32	32	67,602	67,602
F. Cash and cash equivalents	-	-	-	-	-	-
G. Adjustment accounts	23,459	58,145	392,091	553,254	362,924	667,505
TOTAL ASSETS	**34,188,720**	**36,425,850**	**57,796,036**	**57,170,129**	**208,372,236**	**208,525,244**
TOTAL SHAREHOLDERS' EQUITY						
A. Capital	-		-		-	
B. Share premiums	-		-		-	
C. Reserves	-		-		-	
D. Net result for the financial year	-1,170,228	1,970,689	2,301,340	1,511,999	10,809,821	10,825,732
LIABILITIES						
I. Non-current liabilities						
A. Provisions	-		-		-	75,000
B. Non-current financial debts	-	-	-		-	
II. Current liabilities						
B. Current financial debts	-	-	-	-	-	-
C. Other current financial liabilities	-	-	-	-	-	-
D. Trade and other current payables	124,337	133,880	180,427	187,583	677,782	703,219
E. Other current liabilities	-	-	-	-	-	-
F. Adjustment accounts	109,302	76,422	294,022	202,390	737,820	682,477
TOTAL EQUITY AND LIABILITIES	**-936,589**	**2,180,992**	**2,775,790**	**1,901,972**	**12,225,424**	**12,286,428**

STATEMENT OF FINANCIAL POSITION (IN €)	OTHER		NOT ALLOCATED		TOTAL	
	31-12-2022	31-12-2021	31-12-2022	31-12-2021	31-12-2022	31-12-2021
ASSETS						
I. Non-current assets					290,934,610	300,993,154
C. Investment property	2,347,691	2,352,574	-	-	290,934,610	300,993,154
II. Current assets					16,263,357	4,182,988
A. Assets held for sale		-	-	-	9,844,308	750,000
B. Current financial assets	-	-	3,991,806		3,991,806	-
D. Trade receivables	65,224	72,551	-19,695	0	1,125,189	1,456,659
E. Fiscal receivables and other current assets	195	195	-62,922	-44,207	4,904	23,619
F. Cash and cash equivalents	-	-	468,163	550,984	468,163	550,984
G. Adjustment accounts	22,293	80,386	28,220	42,437	828,987	1,401,726
TOTAL ASSETS	**2,435,403**	**2,505,706**	**4,405,572**	**549,214**	**307,197,967**	**305,176,143**
TOTAL SHAREHOLDERS' EQUITY					**169,256,696**	**162,938,109**
A. Capital	-		8,403,938	8,403,938	8,403,938	8,403,938
B. Share premiums	-		26,924,110	26,924,110	26,924,110	26,924,110
C. Reserves	-		121,784,001	116,784,840	121,784,001	116,784,840
D. Net result for the financial year	203,714	-316,447	0	-3,166,752	12,144,647	10,825,221
LIABILITIES						
I. Non-current liabilities					106,660,071	120,778,235
A. Provisions	-		-		-	75,000
B. Non-current financial debts	-		106,660,071	120,703,235	106,660,071	120,703,235
II. Current liabilities					31,281,201	21,459,799
B. Current financial debts	-	-	28,826,709	17,989,367	28,826,709	17,989,367
C. Other current financial liabilities	-	-	-	961,290	-	961,290
D. Trade and other current payables	11,097	11,161	321,171	522,476	1,314,815	1,558,319
E. Other current liabilities	-	-	24,859	41,792	24,859	41,792
F. Adjustment accounts	88,631	62,697	-114,957	-114,957	1,114,818	909,031
TOTAL EQUITY AND LIABILITIES	**303,442**	**-242,588**	**292,829,901**	**289,049,338**	**307,197,967**	**305,176,143**

INCOME STATEMENT (IN €)	Offices		Logistics		Commercial	
	31-12-2022	31-12-2021	31-12-2022	31-12-2021	31-12-2022	31-12-2021
NET RENTAL RESULT	**2,321,724**	**1,491,004**	**4,545,985**	**4,284,882**	**13,403,605**	**12,308,201**
PROPERTY RESULT	**2,146,821**	**1,307,128**	**4,339,391**	**3,979,489**	**13,432,772**	**12,292,403**
IX. Technical costs	-287,639	-391,626	-580,957	-1,101,372	-945,695	-1,041,479
X. Commercial costs	-9,813	-10,434	-26,349	-84,870	-43,879	-52,296
XII. Property management costs	-119,547	-93,798	-860,976	-778,265	-1,137,940	-1,052,232
XIV. Company general expenses	-94,410	-59,647	-455,467	-467,181	-646,440	-630,209
XV. Other operating income and expenses	29,235	58,174	102,988	92,903	-211,115	210,867
XVI. Result on sale of investment properties	-	-18,906	-2,022	-13,259	-	-
XVIII. Changes in the fair value of investment properties[1]	-2,953,563	-462,585	-1,086,259	231,661	-818,714	1,763,341
XIX. Other portfolio result	-	1,357,897	-	161,071	-	-
OPERATING RESULT	**-1,288,917**	**1,686,202**	**1,430,348**	**2,020,177**	**9,628,989**	**11,490,396**
FINANCIAL RESULT	**118,809**	**301,464**	**871,862**	**-487,626**	**1,181,999**	**-661,735**
RESULT BEFORE TAX	**-1,170,108**	**1,987,666**	**2,302,210**	**1,532,552**	**10,810,988**	**10,828,661**
TAXATION	**-120**	**-1,214**	**-870**	**-9,165**	**-1,166**	**-12,613**
NET RESULT	**-1,170,228**	**1,986,452**	**2,301,340**	**1,523,387**	**10,809,821**	**10,816,048**

INCOME STATEMENT (IN €)	Other		Not Allocated		Total	
	31-12-2022	31-12-2021	31-12-2022	31-12-2021	31-12-2022	31-12-2021
NET RENTAL RESULT	**651,587**	**548,873**	**-**		**20,922,901**	**18,632,960**
PROPERTY RESULT	**513,967**	**391,814**	**-**		**20,432,950**	**17,970,834**
IX. Technical costs	-138,796	-50,388	-		-1,953,088	-2,584,865
X. Commercial costs	-1,174	-1,371	-		-81,216	-148,971
XII. Property management costs	-309,138	-323,740	-		-2,427,602	-2,248,035
XIV. Company general expenses	-166,414	-190,004	-		-1,362,731	-1,347,041
XV. Other operating income and expenses	-20,903	36,338	-		-99,795	398,282
XVI. Result on sale of investment properties	-	24.207	-		-2,022	-7,958
XVIII. Variations in the fair value of investment properties[1]	4,783	-13,496	-		-4,853,753	1,518,921
XIX. Other portfolio result	-	-	-		-	1,518,967
OPERATING RESULT	**-117,676**	**-126,641**	**-**	**-**	**9,652,744**	**15,070,134**
FINANCIAL RESULT	**321,709**	**-203,941**	**-**		**2,494,379**	**-1,051,837**
RESULT BEFORE TAX	**204,033**	**-330,582**	**-**	**-**	**12,147,123**	**14,018,297**
TAXATION	**-320**	**-3,747**	**-**		**-2,476**	**-26,739**
NET RESULT	**203,714**	**-334,329**	**-**	**-**	**12,144,647**	**13,991,558**

1 see Notes 5 and 6

Note 05 - 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 on 31 December 2022, is established at Fair Value.

As on 31 December 2022, 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 20,589 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.

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. The assessment of a fair value is based on the hypothesis that the investment property is exchanged when a normal transaction is concluded between the participants of the contract in the current market conditions.

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 decrease 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 decrease 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.

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 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 are: 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 €)

	31-12-2022	31-12-2021
BALANCE AT CLOSING DATE N-1	**300,993,154**	**273,481,530**
Acquisitions	-	22,179,420
Alleur (via merger)	-	*17,286,080*
Houdeng (via merger)	-	*4,893,340*
Capitalised expenses	4,462,860	3,410,262
Transfer of properties held for sale	-9,863,623	630,000
Marchienne-Au-Pont	*-3,514,534*	-
Péronnes-lez-Binche	*-1,222,650*	-
Tournai	*-651,798*	*630,000*
Péruwelz (part)	*-4,474,641*	-
Increase/(decrease) in fair value	-4,657,781	1,291,942
BALANCE AT CLOSING DATE N	**290,934,610**	**300,993,154**

Acquisitions

There were no acquisitions during the year 2022.

Capitalised expenses

During the financial year, the Company incurred capitalised expenditure relating to buildings available for lease for an amount of €4,463k. These expenditures have made it possible to develop the functionality of the buildings and to significantly improve their comfort.

These are mainly concentrated at the following sites:

- Site 04 (Nalinnes - Bultia): €147k - Construction of a new high voltage cabin;
- Site 08 (Courcelles - Glacerie): €316k - Improvement of the electrical system, stability study, strengthening the concrete foundation slab and installation of foundation blocks for a production line:
- Site 12 (Fleurus): €407k - Improvement of the roofing and replacement of smoke extractors;
- Site 13 (Gosselies - City Nord): €420k - Improvement of the roofing, replacement of smoke extractors and landscaping of the surrounding area;
- Site 15 (Rhode-Saint-Genèse): €368k - Installation of racks and internet security for the Plug & Work offices, installation of an office complex for a tenant and external improvements (plants, benches, etc.) to enhance the quality of the building;
- Site 17 (Aéropôle): €297k - Development of a parking for a new tenant and replacement of the frames;
- Site 24 (Emailleries): €1,195k - Improvement of roofing and replacement of smoke extractors;
- Site 30 (Marchienne-au-Pont): €683k - Improvement of roofint, the ventilation, and the electrical system;
- Site 38 (Courcelles - Monnoyer): €523k - Improvement of the roofing, replacement of smoke extractors and heating connection

Transfer of buildings held for sale

During the financial year 2022, four buildings were transferred to properties held for sale (see Note 6).

Increase / (decrease) in fair value

During the financial year 2022, the fair value of properties available for leasing was affected by the increase in rate of interest and consequently the rates of capitalisation, primarily in the "offices" segment. The fair value was reduced by €4,658k (net amount). The main variations during the Financial year were as follows:

Increase in fair value

- Site 08 (Marchienne): + €318k following the increase in occupancy rate and increase of the estimated rental value;
- Site 13 (Gosselies - City nord): + €1,011k primarily following the increase in lease revenue and the estimated rental value;
- Site 32 (Gosselies - Chotard): +€380k due to the increase in the lease revenue and estimated rental value.

Decrease in fair value

- Site 15 (Rhode-Saint-Genèse): - €1,671k following the decrease of the estimated rental value and increase in capitalisation rate by 30 bp (offices);
- Site 24 (Gosselies - Emailleries): - €894k following the increase of the disrepair of the building;
- Site 38 (Courcelles - Lido): - €483k following the increase of the disrepair of the building;
- Site 49 (Péruwelz): - €468k following the departure of tenants and increase in the capitalisation rate by 33 bp;
- Site 50 (Saint-Georges): - €592k following the increase in capitalisation rate for the offices part;
- Site 51 (Alleur): -€972k following the increase in the capitalisation rate by 40 bp (offices).

Quantitative information concerning fair value measurement based on unobservable data (level 3)

As on 31 December 2022, 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 properties	Capitalisation of the estimated rental value	Estimated Rental Value (ERV)	€10.00/m²	€45.00/m²	€25.47/m²
		Capitalisation rate	6.70%	10.50%	8.14%
Commercial properties	Capitalisation of the estimated rental value	Estimated Rental Value (ERV)	€23.73/m²	€159.06 €/m²	€94.66/m²
		Capitalisation rate	5.62%	8.13%	6.36%
Office properties	Capitalisation of the estimated rental value	Estimated Rental Value (ERV)	€77.50/m²	€145.00/m²	€131.63/m²
		Capitalisation rate	5.40%	7.30%	6.12%
Lands without permit	Comparable	Unit prices	€101.25/m²	€101.25/m²	€101.25/m²
Rented lands	Discounted Cash Flow (DCF)	Discount rate	6.40%	7.20%	6.24%
		Inflation	1.70%	1.75%	1.74%
		Residual term (lease)	46.16 year(s)	47.00 year(s)	44.06 year(s)

Sensitivity of the fair value of properties (including properties 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						
Gosselies - Avenue des Etats-Unis 90	1,152,860	1,079,537	1,149,964	1,084,417	1,120,028	1,112,368
Gosselies - Chaussée de Fleurus 157	10,961,496	10,106,116	10,937,852	10,165,635	10,558,350	10,516,728
Courcelles - Rue de la Glacerie 12	8,798,508	8,120,057	8,659,658	8,268,241	8,476,107	8,442,458
Gosselies - Rue de l'Escasse	875,525	799,870	859,612	816,884	838,509	836,886
Fleurus - Avenue de l'Espérance 1	1,388,364	1,278,215	1,374,911	1,294,116	1,335,607	1,330,972
Gosselies - Aéropôle	7,248,244	6,633,695	7,172,523	6,723,974	6,948,924	6,933,015
Gosselies - Rue des Emailleries 1-3	5,850,339	5,387,078	5,802,013	5,447,998	5,629,155	5,609,708
Marchienne-Au-Pont - Rue T. Bonehill 30	3,644,732	3,374,578	3,600,595	3,423,049	3,517,736	3,501,574
Gosselies - Avenue Jean Mermoz 29	14,302,603	13,214,702	14,213,573	13,344,846	13,797,690	13,729,758
Houdeng - Rue de la Reconversion	5,039,553	4,707,142	5,056,665	4,703,300	4,888,840	4,857,856
TOTAL AFTER VARIATION	**59,262,224**	**54,700,990**	**58,827,366**	**55,272,460**	**57,110,946**	**56,871,323**
TOTAL BEFORE VARIATION	**57,001,286**	**57,001,286**	**57,001,286**	**57,001,286**	**57,001,286**	**57,001,286**
Change	2,260,938	-2,300,297	1,826,079	-1,728,827	109,660	-129,964
	4.0%	-4.0%	3.2%	-3.0%	0.2%	-0.2%
COMMERCIAL PROPERTIES						
TOTAL AFTER VARIATION	**215,418,865**	**198,663,904**	**215,715,485**	**199,323,479**	**208,965,897**	**205,412,258**
TOTAL BEFORE VARIATION	**207,301,691**	**207,301,691**	**207,301,691**	**207,301,691**	**207,301,691**	**207,301,691**
Change	8,117,174	-8,637,787	8,413,794	-7,978,212	1,664,206	-1,889,433
	3.9%	-4.2%	4.1%	-3.8%	0.8%	-0.9%
OFFICE PROPERTIES						
Rhode-Saint-Genèse - Chaussée de Waterloo 198	14,243,287	13,049,156	14,210,530	13,123,462	13,663,312	13,629,182
Charleroi - Boulevard Joseph II 38-40-42	3,163,879	2,918,220	3,153,683	2,936,439	3,046,895	3,035,205
Gosselies - Rue de Namur 138	1,166,043	1,105,681	1,177,955	1,096,657	1,141,184	1,130,539
Alleur - Rue Alfred Deponthière 40	16,822,891	15,729,476	17,007,345	15,608,883	16,329,604	16,222,763
TOTAL AFTER VARIATION	**35,396,100**	**32,802,533**	**35,549,513**	**32,765,441**	**34,180,995**	**34,017,689**
TOTAL BEFORE VARIATION	**34,128,250**	**34,128,250**	**34,128,250**	**34,128,250**	**34,128,250**	**34,128,250**
Change	1,267,850	-1,325,717	1,421,263	-1,362,809	52,745	-110,561
	3.7%	-3.9%	4.2%	-4.0%	0.2%	-0.3%

LANDS						
Loverval - Chaussée de Philippeville	289,980	289,980	289,980	289,980	289,980	289,980
Gerpinnes - Chaussée de Philippeville 212	1,111,300	1,111,300	1,160,731	1,065,381	1,111,300	1,111,300
Gosselies - Avenue Jean Mermoz 29	988,359	904,228	974,705	919,731	947,437	945,383
TOTAL AFTER VARIATION	**2,389,639**	**2,305,508**	**2,425,416**	**2,275,092**	**2,348,717**	**2,346,663**
TOTAL BEFORE VARIATION	**2,347,691**	**2,347,691**	**2,347,691**	**2,347,691**	**2,347,691**	**2,347,691**
Change	41,948	-42,183	77,725	-72,599	1,026	-1,028
	1,8%	-1,8%	3,3%	-3,1%	0,0%	0,0%

GRAND TOTAL (AFTER VARIATION)	**312,466,828**	**288,472,935**	**312,517,780**	**289,636,472**	**302,606,555**	**298,647,933**
GRAND TOTAL (BEFORE VARIATION)	**300,778,918**	**300,778,918**	**300,778,918**	**300,778,918**	**300,778,918**	**300,778,918**
	11,687,910	-12,305,984	11,738,861	-11,142,447	1,827,637	-2,130,986
	3.9%	-4.1%	3.9%	-3.7%	0.6%	-0.7%

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/m²	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 their current objective technical characteristics and the possibilities on the current rental market.

Note 06 – Assets held for sale (in €)

INVESTMENT PROPERTIES	31-12-2022	31-12-2021
A. ASSETS HELD FOR SALE	**9,844,308**	**750,000**
- Investment property	9,844,308	750,000

As part of its business strategy, the Company is mindful of maintaining relevant rental units in its real estate portfolio. This approach leads to the periodic sale of buildings, whose life cycle is between maturity and decline and for which the balance of costs/benefits becomes unfavourable, or for which the demand, no longer meet the prospects of profitability of WEB SA.

	31-12-2022	31-12-2021
BALANCE AT CLOSING DATE N-1	**750,000**	**1,978,662**
Transfer of buildings available for lease	9,863,623	-630,000
Tournai	*651,798*	*-630,000*
Marchienne-Au-Pont	*3,514,534*	-
Péronnes-lez-Binche	*1,222,650*	-
Péruwelz (part)	*4,474,641*	-
Capitalised expenses	176,657	14,359
Disposals	-750,000	-840,000
Jumet (Frison)	-	*-515,000*
Jumet (Industry)	*-750,000*	*-325,000*
Increase/(decrease) in fair value	-195,972	226,979
BALANCE AT CLOSING DATE N	**9,844,308**	**750,000**

As on 31 December 2022, the assets held for sale comprised only of the following properties:

- Site 30 - Marchienne-au-pont,
- Site 42 – Péronnes-lez-Binche,
- Site 48 – Tournai,
- Site 49 – Péruwelz (part of the site).

The Company confirms that these properties are still available for sale on the date of closing of accounts. These properties shall be sold as is and their transfer should take place in the coming 12 months. The following table identifies an estimated sales price for site 49 that is lower than its fair value as on 31 December 2022. The Board, considering that no commitment was given at the time of closing of accounts, decided to maintain the fair value established by the property expert in the assets on the balance sheet.

Building	Segment	Net annual rent	Fair value as on 31/12/2022	Selling price (estimated)
Site 30 - Marchienne-au-pont	Logistics	422,671	3,509,655	4,500,000
Site 42 - Péronnes-lez-Binche	Retail	99,956	1,208,214	1,350,000
Site 48 - Tournai	Retail	39,000	651,798	775,000
Site 49 - Péruwelz (part)	Retail	183,355	4,474,641	3,750,000

Compared to 31 December 2021, properties held for sale varied as follows:

Transfer of buildings held for sale

During the financial year 2022, four properties were transferred to properties available for lease.

Sales

During the first half of 2022, the Company sold part of the building which was available for sale as on 31 December 2021 (Site 01 - Jumet - Rue de l'industrie). This sale was carried out at a price close to its fair value as attested by the limited impact on the income statement.

For more details about these sales, refer to Note 30.

Increase / (decrease) in fair value

The fair value of buildings intended for sale varied by €(196)k during the financial year.

Note 07 – Current financial assets (in €)

	31-12-2022	31-12-2021
B. CURRENT FINANCIAL ASSETS	**3,991,806**	**-**
- Authorised hedging instruments	3,991,806	-

Following the increase in interest rates during 2022, following the inflationist pressure resulting from the war in Ukraine, the fair value of our derivatives increased.

On 31 December 2021, the derivatives held by the Company had a negative fair value of €961k. On 31 December 2022, the fair value of the IRS amounted to + €3,992k.

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 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 exchanges 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 recorded despite the measures taken for reminders for payment, the litigation department analyses the potentiality of the risk incurred based on its experience and historical data of the customer, its profile, solvency, securities issued and takes the necessary provisions to recover the receivables as much as possible.

In the event of non-payment 30 days after the due date and the assessment by the case manager, a formal notice is sent through registered letter 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" ITEM		31-12-2022	31-12-2021	DIFFERENCE
D. Trade receivables		**1,125,189**	**1,456,659**	-331,470
Customers	I.	335,921	560,242	-224,321
Customer credit balances		-106	-	-106
Invoices pending		209,955	251,636	-41,681
Invoices pending - COVID-19	II.	350,844	735,242	-384,399
Doubtful debtors	III.	1,657,932	1,808,251	-150,319
Impairment charges for doubtful debts	IV.	-1,429,356	-1,898,711	469,355

The balance of trade receivables decreased by €331k, changing from €1,457k on 31 December 2021 to €1,125k on 31 December 2022.

This decrease is due to:

- a decrease in trade receivables (standard trade receivables) of €224k explained by the continuous work of reminding customers to reduce the amount outstanding payments and also by the transfer of part of the ordinary receivables to doubtful accounts receivable;
- a decrease in COVID-19 invoices to be issued of €384k mainly as a result of the assumption of credit notes definitively acquired during the financial year 2022;
- a decrease in doubtful debtors of €150k mainly due to the addition of new doubtful debts and the loss of value realised on certain customers (see Note 29);
- a decrease in write-downs on trade receivables of €469k.

Considering the above, the Company notes an improvement during 2022 in the aging of receivables in accordance with the details presented in the tables below.

I. CUSTOMERS

SEGMENTATION OF THE "CUSTOMERS" ITEM BASED ON AGE	31-12-2022	31-12-2021
Customers	**335,921**	**560,242**
Due < 30 days	94,085	130,863
Due 30 - 59 days	61,516	64,023
Due 60 - 89 days	34,848	41,406
Due > 90 days	145,473	323,950

SEGMENTATION OF THE "CUSTOMER" ITEM BY TYPE OF TENANT	31-12-2022	31-12-2021
Customers	**335,921**	**560,242**
Companies	318,891	529,542
Natural persons	17,030	30,700

II. INVOICES TO BE PREPARED – COVID-19

During the COVID-19 period, the Company issued credit notes in favour of certain tenants who were forced to close during the COVID-19 pandemic. A large majority of these credit notes are conditional and are only definitively acquired when the condition is met (between 2021 and 2025).

Consequently, the Company enters the invoices to be issued into the accounts 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% decrease in value (see Point IV "Decrease in write-downs on trade receivables" below).

III. DOUBTFUL DEBTORS

DOUBTFUL DEBTORS - TABLE OF MOVEMENTS	31-12-2022	31-12-2021
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	**1,808,251**	**2,074,169**
Amount of receivables reclassified as doubtful debtors	253,164	219,740
Amount of receivables definitively lost for which capital loss has been recorded	-230,518	-382,440
Increase / (decrease) of receivables from doubtful debtors (excluding the previous points)	-172,965	-103,218
CLOSING BALANCE AT END OF FINANCIAL YEAR	**1,657,932**	**1,808,251**

As on 31 December 2022, the "Doubtful debtors" line item decreased by €150k with a cumulative balance of €1,658k. 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	31-12-2022	31-12-2021
Write-downs on customers based on expected loss rate	21,399	38,063
Write-downs on invoices to be issued - COVID-19	340,169	735,242
Write-downs on doubtful debtors	1,067,789	1,125,405

As of 31 December 2022, the reductions in value recorded on trade receivables amount to €1,429k. They are divided into three categories:

- €21k for lump sum decrease 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;
- €340k following "conditional" agreements entered into with certain tenants closed to the public and active in the Retail segment due to the COVID-19 health crisis;
- €1,068k for debtors in litigation, in receivership proceedings, bankruptcy or difficulty of payment situation;

WRITE-DOWNS RECORDED ON TRADE RECEIVABLES – TABLE OF MOVEMENTS	31-12-2022	31-12-2021
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	**-1,898,711**	**-2,032,942**
Amount of new write-downs recorded	-229,026	-574,770
Amount of write-downs reversed following the recovery of doubtful debts	33,411	93,515
Amount of write-downs reversed relating to definitively lost receivables for which a capital loss has been realized	245,577	132,256
Amount of other write-downs reversed	419,393	483,231
CLOSING BALANCE AT END OF FINANCIAL YEAR	**-1,429,356**	**-1,898,711**

V. TURNOVER OF RECEIVABLES

ROTATION		31-12-2022	31-12-2021
Trade receivables (Assets II.D.)	a	€1,125,189	€1,456,659
Rents (Comprehensive result I.A)	b	€20,591,643	€18,619,605
Duration of year in days	c	365	365
Average days outstanding	d = (a : b) x c	19.9	28.6

On average, receivables are paid by our debtors within 20 calendar days.

Note 09 – Cash and cash equivalents (in €)

	31-12-2022	31-12-2021
F. Cash and cash equivalents	**468,163**	**550,984**

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 an account balance of €468k in its financial statements as on 31 December 2022. 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 year.

The Company has signed credit lines for €163,329k, of which only €135,279k was used as of 31 December 2022, resulting in a residual and additional credit capacity of €28.050k, immediately available in the form of a fixed-term advance.

The cash flow added to the residual borrowing capability of the Company is thus €28,518 k.

Note 10 – Asset adjustment accounts (in €)

	31-12-2022	31-12-2021
G. Adjustment accounts	**828,987**	**1,401,726**
Property charges paid in advance	355,284	741,750
Other	473,702	659,977

As on 31 December 2022, the adjustment accounts mainly consi2st of:

- rental gratuities for an amount of €227k;
- commissions from property agents to be spread over the duration of the contracts for €88k;
- Deferred charges for €41k;
- relief from withholding taxes for the years 2019 to 2022 for €273k (reliefs for rental vacancies);
- VAT to be recovered (general expenses) for the year 2022 for €166k;
- accrued income on IRS of €30k;

The adjustment accounts of the assets decreased by €573 k compared to 31 December 2021, amounting to €829k

PROPERTY CHARGES PAID IN ADVANCE

The decrease of the prepaid property expenses as on 31 December 2021 (- €386 k) is primarily explained by:

- the decrease in deferred charges (-€233k) justified by the receipt after the closing date of the insurance invoices for the financial year 2023, whereas the insurance invoices for 2022 had been received during the financial year 2021 and deferred on a pro rata temporis basis;
- the decrease of rental gratuities (-€113k) in accordance with the planned staggering of the same up to the premier break of the contracts concerned;
- the decrease of the commissions to be staggered (- €41k) following the assumption of the same.

OTHER

The decrease of other adjustment accounts (- €186k) compared to 31 December 2021, is explained primarily by:

- regularisation of the VAT to be recovered (general expenses) for the years 2020 and 2021 (- €305k);
- the entry in the accounts of the VAT to be recovered (general expenses) for the year 2022 (+€ 166k),
- the increase of tax deduction for property withholding tax (+ €20k),
- the decrease in claims receivable (- €95k) following a re-estimation of claims or their payment by the insurance company,
- the increase in accrued income on IRS (+ €30k).

Note 11 – Share Capital

CAPITAL

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 table of cash flows given after the Financial Situation Statement.

SHAREHOLDING STRUCTURE AND DECLARATION OF SIGNIFICANT HOLDINGS DURING THE FINANCIAL YEAR 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.

As regards WEB SA, 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 concert party represents 49.21% of the total voting rights.

CHANGES IN THE SHARE CAPITAL OF THE SIR

As on 31 December 2022, 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.

	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 12 – Reserves (in €)

	31-12-2022	31-12-2021
C. Reserves	**121,784,001**	**116,784,840**
a. Legal Reserve[1]	40,376	40,376
b. Reserve for the balance of changes in fair value of property	97,951,835	96,728,754
c. Reserve for estimated costs and transfer rights arising from the hypothetical disposal of investment properties	-9,448,708	-9,590,329
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	-961,290	-1,803,363
n. Retained earnings	34,201,788	31,409,403

The reserves are shown before allocation of the result for the financial year, which will be subject to the approval of the Ordinary General Meeting of 25 April 2023.

For more details, we refer to the Statement of changes in equity at the beginning of the financial section of this report.

Note 13 – Categories of financial instruments (in €)

	31-12-2022		31-12-2021		Fair value hierarchy
	Book value	Fair Value	Book value	Fair Value	
FINANCIAL ASSETS					
Financial assets available for sale					**Level 3**
Fair value through income statement					
Authorised hedging instruments	3,991,806	3,991,806	-	-	Level 2
Loans and receivables					
Deposits paid					Level 2
Trade receivables	1,125,189	1,125,189	1,456,659	1,456,659	Level 2
Other receivables	4,904	4,904	23,619	23,619	Level 2
Cash and cash equivalents	**468,163**	**468,163**	**550,984**	**203,012**	**Level 2**
FINANCIAL LIABILITIES					
Fair value through income statement					
Authorised hedging instruments	-	-	961,290	961,290	Level 2
Amortised cost					
Short-term financial debts	28,826,709	28,826,709	17,989,367	17,989,367	Level 2
Long-term financial debts	106,660,071	106,567,266	120,703,235	120,687,399	Level 2
Trade payables	993,529	993,529	1,035,728	1,035,728	Level 2
Other payables	24,859	24,859	41,792	41,792	Level 2

1 This is an old legal reserve (previously constituted).

The modifications concerning current and non-current borrowings are explained in detail in Notes 14 and 15 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).

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.

Note 14 – Non-current liabilities (in €)

	31-12-2022	31-12-2021
I. Non-current liabilities	**106,660,071**	**120,778,235**
A. Provisions	**-**	**75,000**
B. Non-current financial debts	**106,660,071**	**120,703,235**
• Établissements de crédit	106,452,553	120,542,940
- Roll over Belfius	-	8,500,000
- Roll over Belfius	2,280,000	2,280,000
- Roll over Belfius	6,080,000	6,080,000
- 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	3,000,000
- Roll over Belfius	4,175,000	4,175,000
- Roll over Belfius	13,000,000	13,000,000
- Roll over Belfius	6,700,000	6,700,000
- Roll over Belfius	3,420,000	-
- Roll over Belfius	3,420,000	-
- Roll over BNP Paribas Fortis	5,000,000	5,000,000
- 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
- Roll over BNP Paribas Fortis	6,500,000	6,500,000
- Roll over BNP Paribas Fortis	6,500,000	6,500,000
- Roll over BNP Paribas Fortis	4,000,000	4,000,000
- Bullet investment credit Belfius	-	9,500,000
- Bullet investment credit BNP Paribas Fortis	5,000,000	5,000,000
- Bullet investment credit BNP Paribas Fortis	9,000,000	9,000,000
- Bullet investment credit BNP Paribas Fortis	-	6,000,000
- Bullet investment credit BNP Paribas Fortis	4,000,000	-
- Amortisable investment credit Belfius	1,187,553	1,464,262
- Amortisable investment credit BNP Paribas Fortis	-	403,678
• Rental guarantees received	207,517	160,295

PROVISIONS

As on 31 December 2022, the entire provision that had been accounted to meet the costs of a dispute with a tenant following the collapse of part of the ceiling had been used. An agreement was concluded between the Company and the tenant who had suffered damages for a total amount of €205 k. This transaction closes all discussions with the tenant who has left the premises, which are now available for rental.

NON-CURRENT FINANCIAL DEBTS

It should be noted that no credit is covered by a surety, regardless of the amount, the term, the rate and the credit institution.

In compliance with previously applicable covenants and without surety granted, non-current financial debts decreased by €14,090k compared to the previous financial year. This decrease is mainly explained by:

- the transfer in current financial debts of an amortisable loan for an amount of €277k;
- the transfer to current financial debts of two investment loans and two roll-over loans for a total of €24,250k;
- the repayment of an amortisable investment loan of an amount of €404k;
- a new bullet investment loan (fixed rate) from BNP Paribas Fortis of €4,000k refinancing a loan of the same amount which is due on 30 November 2022;
- two variable rate roll-over loans of €3,420k each and intended to refinance a roll-over of €6,840k which was due on 30 June 2022. These two loans, which are covered by a IRS, will mature in 2027 and 2028.

It should be noted that the Company also took out, during the year, three variable rate roll-over loans of €1,650k each and intended to finance new acquisitions. These three loans shall mature in 2027, 2028 and 2029 and have not, as on the closing date of accounts, been debited.

The debt ratio of the Company has decreased slightly to 45.13% from 45.96% as on 31 December 2021.

RENTAL GUARANTEES RECEIVED

Part of the rental guarantees is paid directly to the Company's bank accounts. At the end of the lease, a schedule of fixtures was carried out in the presence of the parties concerned. If there is nothing to the contrary, the rental deposit is then returned to the tenant. Otherwise, the guarantee is used to return the rental property to its original state.

Note 15 – Current financial debts and derivative instruments (in €)

	31-12-2022	31-12-2021
B. Current financial debts	**28,826,709**	**17,989,367**
- Straight loan Belfius bank	2,550,000	4,000,000
- Straight loan BNP Paribas Fortis bank	1,750,000	2,800,000
- Roll over BNP Paribas Fortis (due within the year)	250,000	-
- Bullet investment loan BNP Paribas Fortis (due within the year)	6,000,000	-
- Roll-over Belfius (due within the year)	8,500,000	-
- Long term loans BNP Paribas Fortis (maturing during the year)	-	4,000,000
- Belfius investment loans (due within the year)	9,500,000	-
- Long term loans Belfius (maturing during the year)	-	6,840,000
- Short term loans BNP Paribas Fortis	-	77,997
- Short term loans Belfius	276,709	271,370
C. Other current financial liabilities	**-**	**961,290**
- Fair value of derivative instruments	-	961.290

The increase in current financial debts of €10,837k is mainly explained by:

- The decrease in the amounts drawn on the two "straight loans" (BNP Paribas Fortis and Belfius) of €2,500k (partly following non-payment of an interim dividend in 2022);
- the transfer to current financial debts of two investment loans and two roll-over loans for a total of €24,250k;
- the repayment of an investment loan and a roll-over loan for a total of €10,840k (both were refinanced).

Note 16 – 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 ON 31/12/2022 AND FUTURE CASH FLOWS ARISING FOR THE COMPANY (IN €)

Building	Organisations	Type	Rate	Loan end date	Rate	< ou = 1 year Nominal	> 1 year et < 5 year Nominal	> 5 year Nominal	Nominal - total 31-12-2022	Gross contractual interest - total 31-12-2022
All	Belfius	LT	Variable	30-09-2023	Euribor + fixed marg	€8,500,000	€-	€-	€8,500,000	€265,349
All	Belfius	LT	Variable	12-05-2025	Euribor + fixed marg	€-	€13,000,000	€-	€13,000,000	€1,310,147
All	BNP Paribas Fortis	ST	Variable	Unlimited	Euribor + fixed marg	€1,750,000	€-	€-	€1,750,000	€939
All	Belfius	ST	Variable	Unlimited	Euribor + fixed marg	€2,550,000	€-	€-	€2,550,000	€1,309
All	Belfius	LT	Fixed	30-09-2023	1.15%	€9,500,000	€-	€-	€€9,500,000	€82,848
St-Georges	BNP Paribas Fortis	LT	Variable	30-04-2024	Euribor + fixed marg.	€-	€3,800,000	€-	€3,800,000	€223,095
St-Georges	BNP Paribas Fortis	LT	Variable	30-04-2024	Euribor + fixed marg.	€-	€700,000	€-	€700,000	€41,096
St-Georges	BNP Paribas Fortis	LT	Variable	30-06-2023	Euribor + fixed marg.	€250,000	€-	€-	€250,000	€4,339
St-Georges	BNP Paribas Fortis	LT	Fixed	30-04-2024	1.60%	€-	€9,000,000	€-	€9,000,000	€219,200
St-Georges	BNP Paribas Fortis	LT	Fixed	30-06-2023	1.57%	€6,000,000	€-	€-	€6,000,000	€47,623
Site 09	BNP Paribas Fortis	LT	Variable	02-01-2025	Euribor + fixed marg	€-	€5,000,000	€-	€5,000,000	€411,270
Péruwelz	Belfius	LT	Variable	30-06-2025	Euribor + fixed marg	€-	€2,280,000	€-	€2,280,000	€239,346
Péruwelz	Belfius	LT	Variable	30-06-2024	Euribor + fixed marg	€-	€6,080,000	€-	€6,080,000	€384,623
Alleur	Belfius	LT	Variable	20-01-2026	Euribor + fixed marg	€-	€6,600,000	€-	€6,600,000	€870,927
Alleur	Belfius	LT	Variable	20-01-2027	Euribor + fixed marg	€-	€2,640,000	€-	€2,640,000	€459,882
Alleur	Belfius	LT	Variable	20-01-2027	Euribor + fixed marg	€-	€3,960,000	€-	€3,960,000	€515,290
Alleur	Belfius	LT	Variable	30-06-2025	Euribor + fixed marg	€-	€2,875,000	€-	€2,875,000	€332,568
Houdeng	Belfius	LT	Variable	30-06-2026	Euribor + fixed marg	€-	€2,615,000	€-	€2,615,000	€417,879
Houdeng	Belfius	LT	Fixed	31-12-2027	1.95%	€276,709	€1,187,553	€-	€1,464,262	€73,527
Rhode-St-Genèse	BNP Paribas Fortis	LT	Variable	31-01-2024	Euribor + fixed marg	€-	€6,500,000	€-	€6,500,000	€352,436
Rhode-St-Genèse	BNP Paribas Fortis	LT	Variable	31-01-2026	Euribor + fixed marg	€-	€6,500,000	€-	€6,500,000	€977,262
All	Belfius	LT	Variable	31-05-2026	Euribor + fixed marg	€-	€3,000,000	€-	€3,000,000	€451,995
All	Belfius	LT	Variable	31-05-2027	Euribor + fixed marg	€-	€4,175,000	€-	€4,175,000	€804,349
Site 09	Belfius	LT	Variable	31-08-2028	Euribor + fixed marg	€-	€-	€6,700,000	€6,700,000	€1,662,689
All	Belfius	LT	Variable	31-07-2027	Euribor + fixed marg	€-	€3,420,000	€-	€3,420,000	€634,594
All	Belfius	LT	Variable	31-07-2028	Euribor + fixed marg	€-	€-	€3,420,000	€3,420,000	€779,821
All	BNP Paribas Fortis	LT	Fixed	30/11/2027	4.64%	€-	€4,000,000	€-	€4,000,000	€925,938
All	BNP Paribas Fortis	LT	Variable	31-01-2026	Euribor + fixed marg	€-	€4,000,000	€-	€4,000,000	€601,392
All	BNP Paribas Fortis	LT	Fixed	30-09-2026	1.55%	€-	€5,000,000	€-	€5,000,000	€275,125
						€28,826,709	**€96,332,553**	**€10,120,000**	**€135,279,262**	**€13,366,858**

Roll Over :

- 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 shall 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.
- 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 pro rata 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 pro rata 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 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 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 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 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 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. A non-use commission of 0.35% per year is calculated 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 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 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 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 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 temporis on the unused amounts of the credit line.
- On 13 July 2022, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €3.4M. This credit line was made available on 29 July 2022, and will end on 31 July 2027. The interest rate is set on the basis of the 3-month Euribor plus 1.15% per year. A non-use commission of 0.35% per year is calculated temporis on the unused amounts of the credit line.
- On 13 July 2022, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €3.4M. This credit line was made available on 29 July 2022, and will end on 31 July 2028. The interest rate is set on the basis of the 3-month Euribor plus 1.23% per year. A non-use commission of 0.35% per year is calculated temporis on the unused amounts of the credit line.
- On 13 July 2022, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €1.6M. This credit line which has not yet been used, will end on 31 July 2027. The interest rate is set on the basis of the 3-month Euribor plus 1.15% per year. A non-use commission of 0.35% per year is calculated temporis on the unused amounts of the credit line.
- On 13 July 2022, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €1.6M. This credit line which has not yet been used will end on 31 July 2028. The interest rate is set on the basis of the 3-month Euribor plus 1.23% per year. A non-use commission of 0.35% per year is calculated temporis on the unused amounts of the credit line.
- On 13 July 2022, WEB SA entered into a variable rate credit opening contract with the Belfius bank for an amount of €1.6M. This credit line which has not yet been used, will end on 31 July 2029. The interest rate is set on the basis of the 3-month Euribor plus 1.31% per year. A non-use commission of 0.35% per year is calculated temporis on the unused amounts of the credit line.

Investment credits:

- 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;
- On 26 June 2017, the former subsidiary Centre Commercial St Georges SA, absorbed on 01 September 2018 from an accounting viewpoint, entered into a fixed-rate credit opening contract at a rate of 1.57% 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 opening contract 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 set at 1.55% per year. A non-use commission of 0.08% per quarter is calculated on the unused amount of the credit.
- On 22 October 2022, WEB SA entered into a fixed-rate investment credit opening contract with BNP Paribas Fortis bank for an amount of €4.0M. This credit line was made available on 30 November 2022, and will end on 30 November 2027. The interest rate is set at 4.64% per year

Contractual covenants with partner banks

The general conditions for the opening of credit to companies can be obtained upon 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 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 on 31 December 2022, the Company's financial statements show a DSCR[1] = Rents (refer to. (see Section "Rents") / (XXI. Net interest charges (see Section XXI) + Capital repayment of investment loans) of 6.4 compared to 7.6 as on 31 December 2021. The DSCR is explained in detail as follows:

		31-12-2022	31-12-2021
Rental payments		20,591,643	18,619,605
Numerator	[A]	**20,591,643**	**18,619,605**
Net interest charges		2,455,464	2,236,361
Capital repayment of investment loans		753,045	215,195
Denominator	[B]	**3,208,509**	**2,451,556**
DSCR	**[A] / [B]**	**6.4**	**7.6**

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 17 – 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 and CAP.

As on 31 December 2022, the nominal value of all of these interest rate hedges (IRS and CAP) is €87.1M (including €14.0M of forward start derivatives) compared to €100.3M of variable rate bank loans, which gives a coverage rate of 86.8% (in accordance with the directives of the Board of Directors) the details of the calculations of which are provided in the table below.

Building	Organisations	Nominal (bank loans)	Fixed rate loans	Variable rate loans	Variable rate loans covered by a IRS	Variable rate loans covered by a CAP	Variable rate loans not covered by a IRS or a CAP	Impact on net Result of a Var. of + 10 bp Euribor 3-month for 1 year
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	1,750,000		1,750,000			1,750,000	1,750
All	Belfius	2,550,000		2,550,000			2,550,000	2,550
All	Belfius	9,500,000	9,500,000					-
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			-
Péruwelz	Belfius	6,080,000		6,080,000	6,080,000			-

1 *Debt service coverage ratio*

Building	Organisations	Nominal (bank loans)	Fixed rate loans	Variable rate loans	Variable rate loans covered by a IRS	Variable rate loans covered by a CAP	Variable rate loans not covered by a IRS or a CAP	Impact on net Result of a Var. of + 10 bp Euribor 3-month for 1 year
Alleur	Belfius	6,600,000		6,600,000	6,600,000			-
Alleur	Belfius	2,640,000		2,640,000	2,640,000			-
Alleur	Belfius	3,960,000		3,960,000	3,960,000			-
Alleur	Belfius	2,875,000		2,875,000	2,875,000			-
Houdeng	Belfius	2,615,000		2,615,000	2,615,000			-
Houdeng	Belfius	1,464,262	1,464,262					-
Rhode-St-Genèse	BNP Paribas Fortis	6,500,000		6,500,000		6,500,000		-
Rhode-St-Genèse	BNP Paribas Fortis	6,500,000		6,500,000		6,500,000		-
All	Belfius	3,000,000		3,000,000	3,000,000			-
All	Belfius	4,175,000		4,175,000	2,030,000		2,145,000	2,145
Site 09	Belfius	6,700,000		6,700,000	6,700,000			-
All	Belfius	3,420,000		3,420,000	3,420,000			-
All	Belfius	3,420,000		3,420,000	3,420,000			-
All	BNP Paribas Fortis	4,000,000	4,000,000					-
All	BNP Paribas Fortis	4,000,000		4,000,000		2,000,000	2,000,000	2,000
All	BNP Paribas Fortis	5,000,000	5,000,000					-
	TOTAL	**135,279,262**	**34,964,262**	**100,315,000**	**72,120,000**	**15,000,000**	**13,195,000**	**13,195**
	RELATIVE %	**100.00%**	**25.85%**	**74.15%**				
	RELATIVE %			**100.00%**	**71.89%**	**14.95%**	**13.15%**	

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.

Organisations	Start date	End date	Nominal	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	31-12-22	12-05-25	13,000,000	0.53%		-305,129	-510,458	-
Belfius	30-09-16	30-09-26	8,500,000	1.48%		-93,097	-	-
Belfius	29-06-18	28-06-24	6,080,000	0.62%		-153,274	-85,191	-
Belfius	29-06-18	30-06-25	2,280,000	0.75%		-54,365	-79,742	-
BNP Paribas Fortis	12-08-21	01-01-25	5,000,000	0.50%		-132,284	-136,847	-
Belfius	31-12-22	31-08-28	6,700,000	0.49%	-1.53%	-159,564	-617,274	-107,647
Belfius	31-12-22	20-01-26	6,600,000	0.56%		-169,869	-318,937	-
Belfius	28-10-22	30-10-27	10,000,000	3.04%		-7,307	111,885	-
IRS assets			**58,160,000**			**-1,074,888**	**-1,636,564**	**-107,647**
Belfius[1]	01-01-23	31-12-25	5,000,000	1.71%		-71,262	-123,830	-
Belfius[1]	01-01-23	31-12-24	5,000,000	1.62%		-75,837	-79,672	-
Belfius[1]	01-01-24	20-01-27	3,960,000	0.52%		-106,688	-171,887	-
Forward derivatives			**13,960,000**			**-253,787**	**-375,389**	**-**
Belfius[1]	26-09-22	30-09-23	5,000,000	3.50%		-	-	-
BNP Paribas Fortis[1]	29-09-22	29-09-23	5,000,000	3.50%		-	-	-
BNP Paribas Fortis[1]	29-09-22	29-09-23	5,000,000	3.25%		-	-	-
CAP assets			**15,000,000**			**-**	**-**	**-**

Note 18 – Trade and other current payables (in €)

	31-12-2022	31-12-2021
D. Trade and other current payables	**1,314,815**	**1,558,319**
b. Other	1,314,815	1,558,319
Suppliers	993,529	1,035,728
Taxes, remunerations and social charges	321,286	522,591

SUPPLIERS

The decrease in trade payables of €42k compared to 31 December 2021 is mainly explained by an increase in creditors (+€32k) and a decrease in credit notes to be issued (-€70k).

TAXES, REMUNERATIONS AND SOCIAL CHARGES

The decrease is primarily explained by the faster receipt compared to the previous financial year of the AER concerning property withholding taxes and certain municipal taxes.

1 covers several credit lines

Note 19 – Liability adjustment accounts (in €)

	31-12-2022	31-12-2021
F. Adjustment accounts	**1,114,818**	**909,031**
Property income received in advance	989,289	855,464
Interest and other accrued charges not yet due	125,529	53,566

PROPERTY INCOME RECEIVED IN ADVANCE

The item "Property income received in advance" exclusively relates to early invoicing of rental payments and expenses for all tenants.

As on 31 December 2022, this account mainly consists of:

- advance payments received from tenants of €975k (payments received relating to Q1 2023 rents not yet invoiced as at 31 December 2022);
- deferred income of €14k related to invoices prepared in advance.

INTEREST AND OTHER ACCRUED CHARGES NOT YET DUE

The line item "Interest and other accrued charges not yet due" includes the prorated financial interest charge as on 31 December 2022 accrued and not yet paid.

The increase is a direct consequence of the increase in interest rates during 2022.

Note 20 - Rental income (in €)

	31-12-2022	31-12-2021
L. Rental income	**20,453,546**	**18.498.729**
A. Rental	20,591,643	18,619,605
C. Free rental	-138,097	-120.876

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 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 active leases.

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 the rental payments are generally payable early, on a monthly or quarterly basis.

The SIR owns several parcels of land which it rents to tenants, some of whom have constructed their own buildings there. In such case, it should be noted that the constructions become the 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 on 31 December 2022, the rental income of the Company amounted to €20,454k as against €18,499k for the previous year. The increase of €1,955k is primarily explained by the following:

- 12 months of rental income in 2022 for the two properties acquired (by merger) in September 2021 (Loncin/Alleur and Houdeng) compared with 4 in the previous financial year (+ €1,034k);
- the arrival, in 2022, of new tenants such as Verdon (site 08), Jacops Sud et Janssens field services (site 33), Casa (site 13), Point carré (site 49), TCRD (site 17), Palettes export (site 30)...;
- the departure of certain tenants such as Tailormade (site 08), Belgian Racing (site 17)...;
- rental payment indexations based on the changes in the consumer prices.

The Company notes that the economic occupancy rate has increased compared to 31 December 2021 to 97.06% on 31 December 2022; this confirms the adequacy of the Company's commercial offer as regards the needs of the market where it is geographically located.

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 (IN €)

	31-12-2022	31-12-2021
At less than one year	18,087,248	18,916,262
Between one and five years	25,599,486	25,948,717
At more than five years	15,344,550	12,586,397
TOTAL	**59,031,284**	**57,451,376**

Note 21 – Rental charges (in €)

	31-12-2022	31-12-2021
III. Rental charges	**469,355**	**134,231**
B. Write-downs in value of trade receivables	-229,026	-575,452
C. Reversal of write-downs in value of trade receivables	698,381	709,683

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 8 "Trade receivables and doubtful debts".

Note 22 – Recovery of rental charges and duties normally assumed by the tenant on rented properties (in €)

	31-12-2022	31-12-2021
V. Recovery of rental charges and duties	**3,072,477**	**2,843,506**
A. Re-invoicing of rental charges incurred by the owner at the expense of the tenant	1,162,908	1,185,406
B. Re-invoicing of withholding taxes and duties on rented properties	1,909,569	1,658,099

The leases provide for re-invoicing of common charges and taxes which the Lessor has incurred a priori, but which are the concern of the tenant to whom they are re-invoiced, 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.

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. For more details regarding rental charges and taxes normally assumed by the tenant on rented buildings, refer to Note 24.

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 delay between the charges actually invoiced and those effectively incurred by the Company during the financial year, as the adjustment is made annually and on an a posteriori basis.

Certain charges incurred by tenants may also be assumed by the Company. This concerns the common lighting of property sites, and the maintenance referred to above relating to unoccupied properties.

It should be noted that certain withholding taxes are subject to requests for tax relief from the Tax Administration. In the event of reimbursement, the latter is recognised as a decrease under the section 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).

RECOVERY RATE OF RENTAL CHARGES AND DUTIES

A comparison between the two sections V (recovery of charges) and VII (charges) shows that the recovery rates are as follows:

	31-12-2022	31-12-2021
A. Rental charges incurred by the owner	77.6%	74.8%
B. Withholding taxes and duties on rented properties	91.7%	89.4%

Recovery rate of rental charges incurred by the owner

The rate or re-invoicing of rental charges incurred by the owner increased from 74.8% to 77.6%. This improvement is primarily explained by the increase in the occupancy rate.

We note a decrease in the rental charges incurred by the owner and in particular a decrease in energy costs. This decrease is explained by the winter in 2022 which was mild and the fact that the Company had concluded long-term energy contracts (limiting the impact of energy price increases).

Recovery rate of withholding taxes and duties on rented properties

The rate of re-invoicing of property withholding taxes and duties on properties increased from 89.4% to 91.7%. This increase is largely explained by the general increase in occupancy and the fact that the two buildings were merged in September 2021 are 100% leased out (re-invoiced).

Note 23 – Costs borne by tenants and assumed by the owner on rental damage and restoration at the end of the lease (in €)

	31-12-2022	31-12-2021
VI. Costs borne by tenants and assumed by the owner on rental damage and restoration at the end of the lease	**-908**	**-65,562**

During the previous financial year, the Company had suffered a negative impact of €66k, non-recurring, resulting from the restoration of rental damage following the departure of tenants (Aksel Pneus on site 42…).

Note 24 – Rental charges and duties normally assumed by the tenant on rented properties (in €)

	31-12-2022	31-12-2021
VII. Rental charges and duties	**-3,581,349**	**-3,440,068**
A. Rental charges incurred by the owner	-1,499,104	-1,585,616
B. Withholding taxes and duties on rented properties	-2,082,244	-1,854,452

RENTAL CHARGES INCURRED BY THE OWNER

We note a decrease in the rental charges incurred by the owner and in particular a decrease in energy costs. This decrease is explained by the winter in 2022 which was mild and the fact that the Company had concluded long-term energy contracts (limiting the impact of energy price increases).

WITHHOLDING TAXES AND DUTIES ON RENTED PROPERTIES

The increase of withholding taxes and taxes on rented properties essentially arises from the annual increase of property withholding taxes and also by the payment, in 2022, of the property withholding tax for both buildings that were merged in September 2021.

Note 25 – Technical costs (in €)

	31-12-2022	31-12-2021
IX. Technical costs	**-1,953,088**	**-2,584,865**
A. Recurring	-201,787	-179,878
Insurance premiums	-201,787	-179,878
B. Non-recurring	-1,751,301	-2,404,988
Major repairs	-1,599,064	-2,180,072
Claims	-152,236	-224,916

Major repairs

Expenditure on major repairs and maintenance of properties directly borne during the period amount to €1,599k. They reduced by €581k compared to the previous financial year.

The main repairs are focused on the following sites:

- Site 02 (Couillet): €69k - Restoration of the smoke removal system;
- Site 08 (Glacerie: Gosselies) - €150k - Repairs of the roofing, reworking the expansion joints, repairs of sheet metal and roads;
- Site 13 (City Nord): €87k - Roof and railing repairs, replacement of sectional doors, restoration of inspection chambers, building cleaning and connection of smoke vents ;
- Site 15 (Rhode Saint genèse): €166k - Pipe decommissioning works, carpet replacement, car park door maintenance and repair, elevator maintenance, window replacement and frame repair…;
- Site 24 (Emailleries - Gosselies): €85k - Replacement of sectional doors, re-fixing the sheet metal, repairs of the roofing and reworking the walls;
- Site 30 (Marchienne-au-pont): €142k - Installation of protective netting, door replacement, water spout repair, replacement of broken tiles and repairs of roof and cornice;
- Site 33 (Mermoz): €75k - Retrofitting of sectional doors, maintenance of the alarm and elevator, replacement of entry carpets, separation of meters, replacement of the boiler and miscellaneous repairs;
- Site 37 (Bultia Village): €155k - Cleaning works and reworking the façade;
- Site 47 (Ypres): €66k - Replacement of doors, reworking the façade and roof repairs;
- Site 50 (Saint-Georges: €109k - Miscellaneous repairs (swimming-pool, door, pump, lighting, etc.), electrical troubleshooting and replacement of the fire station.

CLAIMS

The claims reduced by €73k compared to 31 December 2021, amounting to €152k. It must be noted that several claims without coverage, or expenses for already indemnified claims, took place in 2022.

Indemnities for claims are entered in the accounts under section XV. Other operating income and expenses.

Note 26 – Commercial costs (in €)

	31-12-2022	31-12-2021
X. Commercial costs	**-81,216**	**-148,971**
Agency commissions	-65,549	-135,269
Advertising	-15,667	-13,702

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 decrease in agency fees of €70k is mainly due to the assumption over the term of the lease of fees paid in previous years combined with an increasing occupancy rate from 94.6% in 2021 to 97.1% in 2022.

Note 27 - Property management costs (in €)

	31-12-2022	31-12-2021
XII. Property management costs	**-2,427,602**	**-2,248,035**
A. Fees paid to managers	-1,933,770	-1,814,789
Management fees (incl. VAT)[1]	-574,750	-574,750
Remunerations of governing bodies	-1,285,276	-1,165,283
Fees of the Property Expert	-73,744	-74,755
B. Property management charges	-493,831	-433,247
Lawyers	-47,661	-60,721
Duties and fees	-169,675	-164,409
Property management costs (internal)	-276,496	-208,117

The remuneration of governing bodies is broken down as follows:

REMUNERATION OF GOVERNING BODIES (IN €)	31-12-2022	31-12-2021
Effective Managers	1,121,546	1,010,418
of which CEO	373,649	353,647
Board directors	134,690	127,036
Audit committee	29,040	27,830
TOTAL	**1,285,276**	**1,165,283**

1 = Sole Administrator WEPS SA

MANAGEMENT FEES

WEB SA is a public limited company managed by a Sole Administrator who is a legal entity (SA WEPS). The fees paid to the Sole Administrator were set at the last Ordinary General Meeting in April 2022 at €475k excluding VAT for a 12 months financial period, i.e. €575k incl. VAT.

REMUNERATION OF GOVERNANCE BODIES

The increase in the remuneration of the Administrative bodies is mainly explained by the increase in the remuneration of the Directors linked to the changes in consumer prices and the increase in the number of Board meetings compared to the previous year (attendance fees).

DUTIES AND FEES

Duties and fees are in line with the previous financial year.

PROPERTY MANAGEMENT COSTS (INTERNAL)

The increase in the internal management costs of properties is primarily explained by the increases in the Facility and property management team.

Note 28 – Company general expenses (in €)

	31-12-2022	31-12-2021
XIV. Company general expenses	**-1,362,731**	**-1,347,041**
Financial and accounting fees	-311,924	-283,055
Auditors' fees	-66,519	-95,856
External experts / lawyer fees	-222,685	-216,058
Vehicle and operating equipment costs	-57,811	-64,155
Office supplies	-71,675	-68,224
Report printing costs	-32,246	-30,860
Secretarial and marketing costs	-310,615	-305,044
Computer services and supplies	-114,950	-132,599
Participation in seminars, training, trade fairs, receptions, sponsoring	-35,071	-8,140
Legal formalities and contributions	-90,653	-125,051
Other operating expenses	-48,583	-17,998

As on 31 December 2022, the general expenses show an increase of €16k, which is explained as follows:

- Financial and accounting fees increased (€+29k) due to salary indexation and the cost of recruiting a new employee;
- the Auditor's fees decreased (€-30k), partly due to the merger by absorption in September 2021 of 2 subsidiaries;
- the "participations in seminars, training courses, trade fairs, receptions and sponsorship" item increased (€+27k) following various events organised, in particular, participation in the MIPIM during March 2022;
- the legal formalities and contributions decreased (€-34k) following the non-payment of an interim dividend during the financial year 2022;
- the other general expenses increased (€+31k) following the submission of several permit applications and the organisation of a photo shoot for the new website in preparation.

AUDIT FEES IN 2022 (ART. 3:65 CSA)

	Audit	Other insurance tasks	Non-audit
WEB	56,200	-	-
TOTAL	**56,200**	**-**	**-**

Note 29 – Other operating income and expenses (in €)

	31-12-2022	31-12-2021
XV. Other operating income and expenses	**-99,795**	**398,282**
Insurance compensation	28,043	222,842
Trade receivables written off	-230,518	-169,283
Allocation to provisions for risks and charges	75,000	-55,000
Indemnities paid	-205,000	-
Other miscellaneous income and expenses	232,681	399,722

The item "Insurance compensation" reflects the intervention of insurance companies for restoration costs incurred following various claims. The decrease in the number of claims has thus had a direct consequence on the decrease of indemnities received (€-195k).

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 (see Note 08). It should be noted that all of the receivables assumed were covered by write-downs.

The expense for the year mainly includes the following recorded losses: Loft Club (€61k), Kitchen Store (€60k), Vilius (€54k) and Live parking (€34 k).

The item "Allocation to provisions for risks and charges" corresponds to a provision made for a dispute with a tenant (see Note 14) following the signature of an agreement and the payment of an indemnity of €205k (see indemnities paid in the table above).

The "Other miscellaneous income and expenses" item consists mainly of €166k of VAT to be recovered on 2022 general expenses, of income related to VAT recovered on 2021 general expenses of €11k, expense relating to VAT recovered on 2020 general expenses of €7k, the sale of storage racks for €43k and reservation fees received of €19k.

The table below shows the percentage of capital losses on trade receivables in relation to rental income.

	2022	2021	2020
Rental income	20,453,546	18.498.729	17.604.296
Trade receivables written off	230,518	169,283	418,771
Ratio	1.1%	0.9%	2.4%

The Company shows an average loss rate of 1.45%[1] for the past three financial years.

1 calculation of the average loss rate: total rental income for the 3 financial years / total capital losses on trade receivables for 3 financial years

Note 30 – Result on sale of investment properties (in €)

	31-12-2022	31-12-2021
XVI. Result on sale of investment properties	**-2,022**	**-7,958**
Net sales of properties (Sale price - transaction costs)	747,978	832,042
Book value of properties sold	-750,000	-840,000

During the year 2022, the Company recorded the sale of a property in the accounts. Details of the fair value of the properties sold and the net sale price are given in the table below:

	Fair Value	Sale price	Acquisition value
Site 01 - Jumet	750,000	747,978	393,319
TOTAL	**750,000**	**747,978**	**393,319**

Note 31 – Variations in the fair value of investment properties (in €)

	31-12-2022	31-12-2021
XVIII. Variations in fair value	**-4,853,753**	**1,518,921**
A. Positive change in fair value of investment properties	2,291,415	8,690,929
B. Negative change in the fair value of investment properties	-7,145,168	-7,172,008

For more details, the refer to Notes 5 and 6, as well as the property section of this report.

Note 32 – Other portfolio result (in €)

	31-12-2022	31-12-2021
XIX. Other portfolio result	**-**	**1,518,967**

The other portfolio result entered in the accounts in 2021 related to the merger by absorption of two subsidiaries in September 2021.

Since 1 January 2022, the Company no longer has subsidiaries.

Note 33 – Financial income (in €)

	31-12-2022	31-12-2021
XX. Financial income	**13**	**358,461**
A. Interest and dividend income	13	358,461

Financial income in 2021 was mainly derived from dividends paid by subsidiaries and interest on loans granted to the same subsidiaries that were merged into the Company's accounts in September 2021. As on 31 December 2022, the Company does not have any subsidiaries.

Note 34 – Net interest charges (in €)

	31-12-2022	31-12-2021
XXI. Net interest charges	**-2,455,464**	**-2,236,361**
A. Nominal interest on loan	-2,098,839	-1,580,867
B. Charges resulting from authorised hedging financial instruments	-398,009	-655,494
B. Charges resulting from authorised hedging financial instruments	41,384	-

The "Net interest charges" increased by €219k as against the previous year. This increase is mainly due to:

- the increase in nominal interest on all loans (+ €518k) mainly explained by the increase in the Euribor 3-months rate and the renewal of credit lines at a higher rate (€10,840k of credit lines renewed during the past year);
- the decrease in net expenses resulting from authorised hedging instruments (€-299k) following the increase in rates of interest (the Company pays a variable to the bank).

As on 31 December 2022, the average borrowing rate, calculated by dividing the net interest charges for the period by the financial debts at the closing date, amounts to 1.82% compared to 1.61% for the previous year. It should be noted that the average loan rates, excluding hedging instruments, increased from 1.14% as on 31 December 2021 to 1.55% on 31 December 2022.

The items "Charges resulting from authorised hedging financial instruments" and "Revenue from authorised hedging instruments" represent the interest flows paid and received by the Company following the subscription to the derivatives explained in detail in Notes 07 and 17.

Regarding the details of the risks associated with financial instruments, these are included in this report under the heading "Risk factors: Financial risks".

Note 35 – Variations in fair value of financial assets and liabilities (in €)

	31-12-2022	31-12-2021
XXIII. Changes in the fair value of financial assets and liabilities	**4,953,096**	**842,074**
Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied	4,953,096	842,074

Variations in the fair value of financial assets represent the positive (+) or negative (-) variation in fair value that do not meet the strict conditions imposed by the IRS 9 for cash flow hedges. This fair value is communicated to the Company by the trading rooms with whom these hedging instruments were subscribed.

The positive result of €4,953k in 2022 is justified by the significant increase in financing rates since the summer of 2022 as a result of the war in Ukraine and the following inflation.

The Company having subscribed, prior to the increase in rates, a series of hedging contracts whose value has increased.

Details of the hedging instruments are set out in Note 17 of this report.

A sensitivity analysis calculated by the trading rooms of the banks is also provided in the risk report in the 1st part of the annual report, see 4.3 - Risk of volatility in interest rates.

Note 36 – Net result (in €k)

The variation between the 2022 net result and the 2021 net result is broken down as in the table below, with a reference to the Notes to this report.

EXAMEN DES VARIATIONS ENTRE LE 31-12-2020 ET LE 31-12-2021	Notes	k€
EXAMINATION OF VARIATIONS BETWEEN 31-12-2020 AND 31-12-2021	**NOTES**	**K€**
Net result for the prior financial year		**13,992**
I. Rental income	20	1,955
III. Rental charges	21	335
IV - VIII Recovery of rental charges	22 to 24	172
IX - XII Property charges	25 to 27	520
XIV. Company general expenses	28	-16
XV. Other operating income and expenses	29	-498
XVI. Result on sale of investment properties	30	6
XVIII. Changes in the fair value of investment properties	31	-6,373
XIX. Other portfolio result	32	-1,519
XX. Financial income	33	-358
XXI. Net interest charges	34	-219
XXII. Other financial expenses		13
XXIII. Changes in the fair value of financial assets and liabilities	35	4,111
XXV. Corporate income taxes		24
NET RESULT FOR THE FINANCIAL YEAR		**12,145**
VARIATION IN NET RESULT COMPARED TO THE PREVIOUS FINANCIAL YEAR		**-1,847**

Refer to the appendix concerning the distribution obligation according to the Royal Decree of 13-07-2014 on SIRs for the calculation of the minimum distributable result.

Note 37 – 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 year (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 €

	31-12-2022	31-12-2021
Net result for the period (numerator)	€12,144,647	13,991,558
Weighted average number of shares in circulation (denominator)	3,166,337	3,166,337
Basic earnings per share	**€3.84**	**€4.42**
Diluted earnings per share	**€3.84**	**€4.42**

OTHER INFORMATION PER SHARE

	31-12-2022	31-12-2021
Net Assets	**€169,256,696**	**€162,938,109**
Number of shares	**3,166,337**	**3,166,337**
Intrinsic unit value of a company share	€53.46	€51.46
Market share price on the closing date	€36.70	€42.00
	31-12-2022	**31-12-2021**
Operating result before portfolio result	€4.58	€3.80
Portfolio result	€-1.53	€0.48
Operating result	€3.05	€4.76
Financial result	€0.79	€-0.33
Financial result excluding changes in fair value	€-0.78	€-0.60
Result before tax	€3.84	€4.43
Tax	€-0.00	€-0.01
Basic and diluted earnings per share	**€3.84**	**€4.42**

CORRECTED RESULT	31-12-2022		31-12-2021	
		/ share		/ share
Net result for the period (numerator)	**€12,144,647**	**€3.84**	**13,991,558**	**€4.42**
Write-downs on trade receivables	€229,026	€0.07	€575,452	€0.18
Reversals of write-downs in value of trade receivables	€-698,381	€-0.22	€-709,683	€-0.22
Result on sale of investment properties	€2,022	-	€7,958	-
Positive change in fair value of investment properties	€2,291,415	- €0.72	€-8,690,929	€-2.74
Negative change in the fair value of investment properties	€7,145,168	€2.26	€7,172,008	€2.27
Variation in provisions	€-75,000	€-0.02		
Other portfolio results	-	-	€-1,518,967	€-0.48
Changes in the fair value of financial assets and liabilities	- €4,953,096	€-1.56	€-842,074	€-0.27
Corrected result	**€11,502,971**	**€3.63**	**€9,985,324**	**€3.15**
Number of shares	3,166,337	3,166,337	3,166,337	3,166,337
Corrected result of the financial year, basic result and diluted earnings per share	**€3.63**	**€3.63**	**€3.15**	**€3.15**

Note 38 – 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 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 the management, refer to Note 28 of the financial statements.

TRANSACTIONS

RELATED COMPANIES	TYPES OF SERVICES	31-12-2022	31-12-2021
WEPS SA BE0463.639.412	Sole Administrator		
	- Sole Administrator fees	574,750	574,750
	- Financial and accounting costs	311,924	283,055
	- Secretarial and marketing costs	310,615	304,744
	- Property management costs	136,977	120,262
	- "Facility management" costs	104,962	66,075
	- Vehicle costs	127,843	132,731
	- Remuneration to Directors, Audit Committee and expenses	147,015	137,335
	- IT services and supplies	113,469	132,259
	- Miscellaneous costs	133,538	129,016
W. TEAM SABE0478.981.050	Service company, maintenance and minor repairs on investment properties	687,931	737,100
	Service company, major repairs on investment properties	46,499	139,384
	Miscellaneous	4,778	1,906
Bel Is Immo SABE0475.873.882	Re-invoicing of charges (income)	-2,168	-
SPP SABE0864.622.465	Office tenant (revenue)	-41,354	-19,778
	Re-invoicing of charges (income)	-11,488	-9,560

All transactions of the related parties 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. However, 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 created in the form of SCA (Partnership Limited by Shares), are re-invoiced at on a pro-rata basis.

SOLDES

RELATED COMPANIES	31-12-2022	31-12-2021
WEPS SA - BE0463.639.412	- 357.358	-329,558
W. TEAM SA - BE0478.981.050	8,861	-9,193

1 The transactions covered by this note are also covered by Art. 37 of the RD of 13/07/2014 relating to IRS. 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.

Note 39 - Significant events after the closing

Refer 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 on 31 December 2022 as presented, are not susceptible to adjustment (IAS 10).

Note 40 – 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 year under review amounts to €8k, including VAT.

Note 41 - Summary of COVID-19 impact

The table below shows the estimated impact of COVID-19 on the net result of the last 3 financial years:

NET INCOME (KEUR)	2022	2021	2020
Rental payments (empty periods, bankruptcies...)	-	-	-451
Rents (contingent credit notes acquired)	-384	-286	-
Rents (unconditional credit notes)	-12	-51	-51
Write-downs on trade receivables	-8	-387	-979
Reversals of write-downs in value of trade receivables	403	286	-
Changes in the fair value of investment properties	-	158	-158
Loan interest on non-collection of receivables	-	-	-15
General expenses not incurred	-	-	76
TOTAL	**-2**	**-281**	**-1,578**

During the financial year 2022, the consequences of COVID-19 had a limited impact on the accounts of the Company.

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 €10,417,249 (i.e. €3.29/share) proposed for the financial year 2022, and thus subject to the approval of the AGM of April 25 2023, the total amount of the net assets of the SIR shall amount to €158,839,448, while the amount still available for distribution in accordance with the rule set out in Article 7:212 of the Companies and Associations Code shall amount to €36,186,524.

(in €)	Before 2022 allocation	2022 allocation	After 2022 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 (+)	97,951,835	-5,255,787	92,696,048
Reserve for estimated transfer costs and duties occurring on the hypothetical disposal of investment properties (-)	-9,448,708	45,353	-9,403,355
Reserve for the balance of variations in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is applied (+)			-
Reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (+/-)		4,953,096	3,991,806
Reserve for the balance of foreign exchange conversion differences on monetary assets and liabilities (+)			-
Reserve for foreign exchange conversion differences for foreign activities (+/-)			-
Possible modifications of the capital of the SIR governed by Article 10 of the coordinated articles of association amended during the EGM of 13-01-2015.			-
Reserve for actuarial gains and losses of defined pension benefit plans (+)			-
Reserve for fiscal timing differences relating to properties located abroad (+)			-
Reserve for dividends received intended for the reimbursement of financial debts (+)			-
Other reserves declared as unavailable by the General Assembly (+)			-
Legal reserve (+)	40,376		40,376
NON-DISTRIBUTABLE SHAREHOLDERS' FUNDS ACCORDING TO ARTICLE 7:212 OF THE COMPANIES AND ASSOCIATIONS CODE	**122,910,261**	**-257,338**	**122,652,923**
Net assets (Total assets - provisions - debts - unamortised set-up costs)			169,256,696
Distribution of dividends and participation plan			-10,417,249
NET ASSETS AFTER DISTRIBUTION			**158,839,448**
MAXIMUM DISTRIBUTABLE AMOUNT			**36,186,524**

OBLIGATION OF DISTRIBUTION ACCORDING TO THE ROYAL DECREE OF 13/07/2014 RELATING TO SIRS

DISTRIBUTION OBLIGATION CALCULATION TABLE (ART 13 1ST PARA - AR 13-07-2014)[1]	31-12-2022	31-12-2021
Net result for the financial year	**12,144,647**	**13,991,558**
+ Depreciation	-	-
+ Reductions in value	229,026	575,452
- Reversals of reductions in value	-698,381	-709,683
- Reversals of rents transferred and discounted	-	-
+/- Other non-monetary items	-5,028,096	-2,361,041
+/- Result on sale of property	2,022	7,958
+/- Changes in the fair value of property	4,853,753	-1,518,921
= Corrected result (A)	**11,502,971**	**9,985,324**
+/- Capital gains and losses realised on property during the financial year	354,659	373,334
- Capital gains realised on property during the financial year, exempt from the distribution obligation subject to their reinvestment within 4 years	-354,659	-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)	11,502,971	9,985,324
80% of (A) + (B)	**9,202,377**	**7,988,259**
Debt reduction	-3,466,260	-
Distribution obligation[2]	**5,736,117**	**7,988,259**

1 This is calculated in accordance with Art. 23 of the AR of 13/07/2014 concerning SIR.
2 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 YEAR (IN €)[1,2]

	31-12-2022	31-12-2021
A. NET RESULT	**12,144,647**	**13,991,558**
B. TRANSFER TO/FROM RESERVES (-/+)	**-1,727,399**	**-4,999,161**
1. Transfer to/from the balance reserve (positive or negative) of changes in fair value of property (-/+)	**5,255,787**	**-1,223,081**
- accounting period	4,805,356	-1,460,520
- prior periods		
- disposals of property		237,439
2. Transfer to/from reserves of estimated fees and transfer tax occurring during hypothetical disposal of the investment properties (-/+)	**-45,353**	**-141,621**
- accounting period	48,397	-64,271
- prior periods		
- disposals of property	-93,750	-77,350
3. Transfer to the reserve of the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined under 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	-	-

	31-12-2022	31-12-2021
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 (-)	**-4,953,096**	**-842,074**
- accounting period	-4,953,096	-842,074
- 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
- prior periods	- 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 deferred taxes 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 deferred results from previous financial years (-/+)	**-1,984,736**	**-2,792,386**
C. REMUNERATION OF CAPITAL AS PROVIDED FOR IN ART. 13, 1ST PARA., 1ST LINE (BALANCE)	**-10,417,249**	**-5,826,060**
INTERIM DIVIDEND PAID IN DECEMBER	**-**	**-3,166,337**
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 25/04/2023

ANNEXES

"Alternative Performance Measures" Glossary[1]

NET PROPERTY EXPENSES	
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.
OPERATING MARGIN	
Definition	Operating result before portfolio result divided by net rental income.
Utility	Enables the assessment of the operational performance of the company.
NET PROPERTY RESULT	
Definition	Operating result before portfolio result, to which is added section XVI "Result on sale of investment property".
Utility	Enables the identification of the operating result before changes in the fair value of investment properties.
FINANCIAL RESULT (EXCLUDING VARIATIONS IN FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES)	
Definition	"Financial result", from which sections XXIII "Variations in fair value of financial assets and liabilities" is subtracted.
Utility	Enables the assessment of the operational performance of the company.
NET RESULT BEFORE VARIATIONS IN FAIR VALUE OF INVESTMENT PROPERTIES AND FINANCIAL ASSETS AND LIABILITIES	
Definition	"Net result", from which section XXIII "Variations in fair value of investment properties" and section XXIII "Variations in fair value of financial assets and liabilities".
Utility	Enables the identification of the operating result before changes in the fair value of investment properties.
AVERAGE COST OF FINANCING	
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 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.

Reconciliation table(s)

AVERAGE BORROWING RATE (IN €)

		2022	2021
Net interest charges	(A)	2,455,464	2,236,361
Nominal financial debts	(B)	135,279,262	138,532,307
AVERAGE COST OF FINANCING	**(A)/(B)**	**1.82%**	**1.61%**

1 not reviewed by PwC

Glossary[1]

ROYAL DECREE OF 14 NOVEMBER 2007

Royal Decree relating to the obligations of issuers of financial instruments authorised to trade on a regulated market.

ROYAL DECREE OF 13 JULY 2014

Royal Decree relating to Regulated Property Companies

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 - (SIR).

MARKET CAPITALISATION

Closing share price multiplied by the total number of shares representing the share capital.

EX-DATE

Coupon detachment date.

FREE-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.

MARKET CAPITALISATION

Closing share price multiplied by the number of shares in circulation at this date.

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 a IRS for which a fixed rate is paid to the counterparty in exchange for a variable rate.

IRS “RECEIVER”

A 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 be deducted are 10% or 12.5%, depending on the region in which they are located.

LAW OF 12 MAY 2014

Law on Regulated Property Companies (SIR) (Sociétés Immobilières Réglementées).

CURRENT RENTAL PAYMENT

Closing rental price plus future rental payments on signed contracts, such as reviewed by the independent property expert.

LTV (LOAN-TO-VALUE)

LTV = (nominal financial liabilities - cash flow) / fair value of the portfolio (Alternative Performance Measure).

1 not reviewed by PwC

OPERATING MARGIN

Operating result before portfolio result divided by net rental income (excluding smoothing of gratuities). (Alternative Performance Measure)

NAV (NET ASSET VALUE)

Intrinsic equity value.

PAY-OUT RATIO (PERCENTAGE OF DISTRIBUTION)

Percentage calculated by dividing the dividend by the distributable result.

WITHHOLDING TAX

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.

PROPERTY MANAGEMENT

Consists of the supervision of maintenance activities, the accounting for rental payments and the accounting for costs related to properties, to be recovered from tenants.

COVERAGE RATIO

(nominal debts at fixed rates + notional IRS) / total debt.

DEBT RATIO

Ratio calculated in accordance with the Royal Decree of 13 July 2014.(liabilities - provisions - other financial liabilities (authorised hedging instruments recognised under liabilities in the balance sheet) - deferred tax liabilities - adjustment accounts) / balance sheet total)

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).

GROSS RETURN ON THE ANNUAL AVERAGE MARKET PRICE

Return equal to the gross dividend divided by the annual average share price for the financial year.

NET RESULT

Result established in accordance with IFRS accounting standards. It represents the profit or the loss of the financial year.

RPM

Register of Legal Entities.

SIR (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.

OCCUPANCY RATE

Current rental payments / (current rents + estimated rental value for unoccupied space).

INVESTMENT VALUE

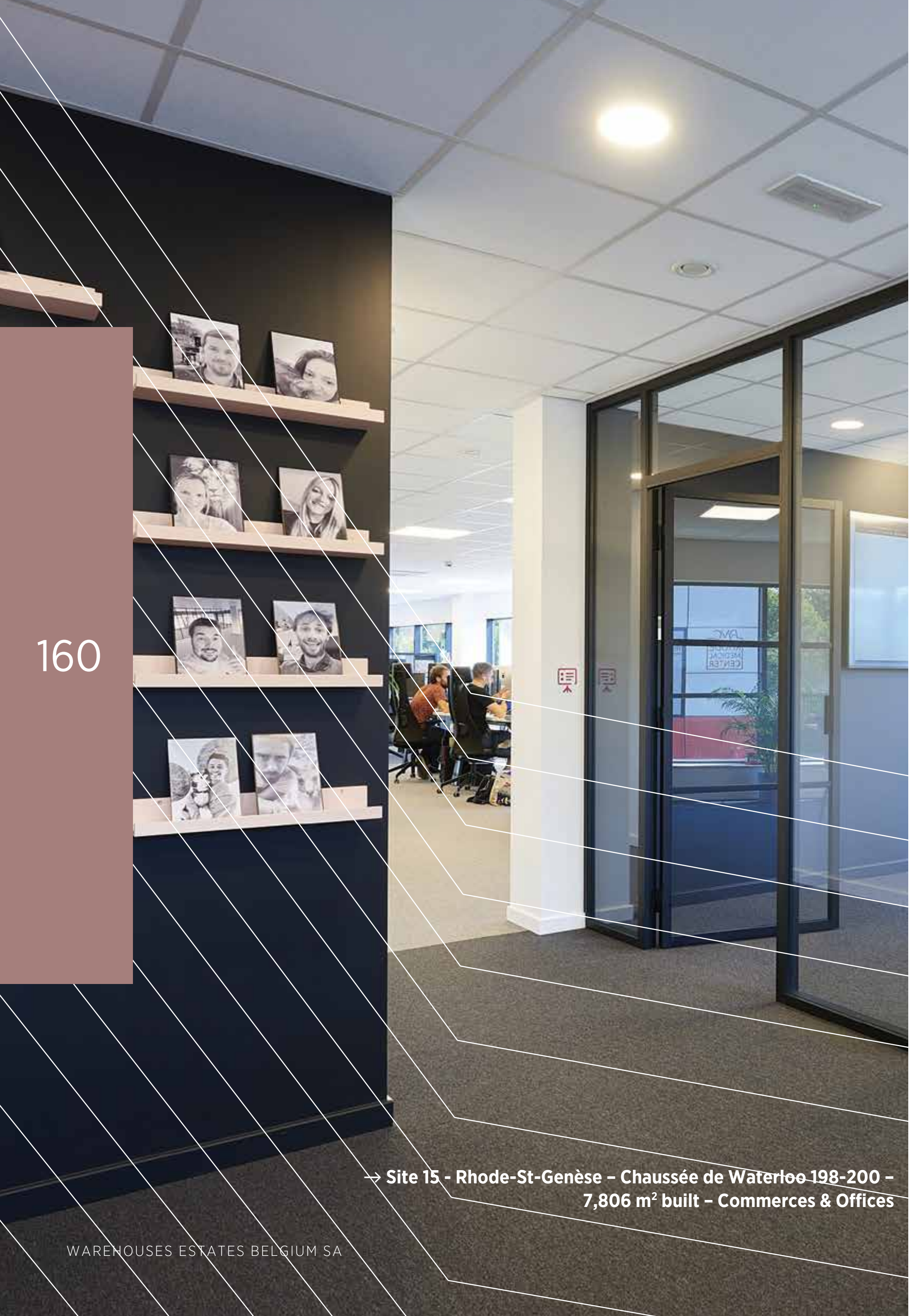
Value defined by the property expert as being the most probable value that can be obtained under normal conditions of sale between fully informed and consenting parties on the date of the appraisal, before deduction of transfer tax.

ESTIMATED RENTAL VALUE (ERV)

Estimated rental value of the portfolio as reviewed by the independent property expert.

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 year by the average number of shares in circulation during this period.



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

COORDINATED ARTICLES OF ASSOCIATION

The most recent Coordinated Articles of Assocation are available on the website: www-w-e-b.be or in the French version of the Financial Annual Report

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