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

WAREHOUSES ESTATES BELGIUM

FINANCIAL ANNUAL REPORT

2023

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
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 décember
Property expert	CBRE represented by Mr Monsieur Kevin VAN DE VELDE[2]
Auditor	PwC reprensented by Mr Dider MATRICHE[3]
Types of properties	Commercial, logistics buildings and offices
Faire value	€317,233,727[4]

DECLARATION

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

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

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

The latest version of WEB SA's coordinated Articles of Association can be consulted on the Company's website: ww.w-e-b.be - Investors - Publications - Articles of Association.

The financial report is also available in English. Only the French version of the document is authentic; since the English version is a free translation.

1 The latest version of the Coordinated Articles of Association is available on the Company's website: www.w-e-b.be.
2 With effect from 01/01/2024, the mandate of the Property Expert having been renewed for a period of 3 years, the CBRE representative is Mr Pieter PAEPEN.
3 The Auditor's mandate was renewed at the 2023 Annual General Meeting for a period of 3 years.
4 assets held for sale included, based on the value determined by the Property Expert

SUMMARY

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.

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

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 313,092 m² (excluding land). The fair value of this property portfolio amounts to €317,233,727 as at 31 December 2023.

Since its initial public listing 25 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 2023 the market capitalisation of the Company was €115,254,667.

LETTER TO SHAREHOLDERS

Dear Shareholders,

WEB SA ended the 2023 financial year with a significant increase in its operating margin, despite a difficult macroeconomic environment still marked by geopolitical tensions.

This context of uncertainty has had a major impact on interest rates and inflation, which have risen sharply. WEB SA keeps a close eye on these issues in order to anticipate the economic impact and how it will affect the real estate sector.

The global economy remains dependent on the situation in Ukraine, relations with Russia and the neighbouring countries, not to mention the Israeli-Palestinian conflict.

Despite this difficult environment, we are pleased to publish our financial statements for the year ended 31 December 2023, which show a reassuring and encouraging increase in our annual operating results. The financial result, however, was negatively impacted by interest rates.

The Company emphasises the resilience of its real estate portfolio, with a stable occupancy rate of 96.54% and a fair value that has risen by 5.47% over 1 year to €317,233,727. This increase is the result of the acquisition of the Espace 98 shopping centre, the sale of the Anderlues building, the improvement work carried out and changes in capitalisation rates in the real estate sector.

Our financial year 2023 closes on a high note with Adjusted Earnings[1] of €11,950,111 compared with €11,502,971 in 2022 (+3.89%), rising from €3.63/share in 2022 to €3.77/share in 2023.

This progress has been made possible by the dynamic, attentive and proactive management of the real estate portfolio, costs and interest rates.

We would like to highlight the following changes:

- Net rental result: €22,918,982, i.e. + 9.5% compared to €20,922,901 in 2022;
- Property result: €22,426,842, i.e. + 9.8% compared to €20,432,950 in 2022;
- Operating result of buildings: €17,836,882, i.e. + 11.70% compared to €15,971,045 in 2022;
- Operating result before portfolio result: €16,522,159, i.e. + 13.9% compared to €14,508,519 in 2022.

At the Ordinary General Meeting on 23 April 2024, the Board of Directors will propose paying a gross dividend of €3.35 per share, compared with €3.29 for the previous year. The proposed dividend for 2023 corresponds to a gross yield in relation to the average share price of 9.19%, for a pay-out ratio of 88.76% of Adjusted Earnings.

The Board of Directors and the Executive Board will continue to focus on selective growth and on maintaining the best possible level of rental income from the property portfolio, while maintaining sufficient profitability to generate an annual profit that will enable them to offer Shareholders a substantial dividend per share, in line with the strategy described in the Annual Financial Report.

By becoming a member of the EPRA[2] in 2022, the Company has clearly demonstrated its commitment to greater transparency and to improving its financial reporting. To this end, WEB has, for the first time, published a series of EPRA financial performance indicators ("Best practice recommendation" or "BPR") in its 2022 annual financial report.

In its very first year, the Company was recognised by EPRA, receiving an EPRA BPR Gold Award in 2023 for its 2022 Annual Financial Report. It was also one of nine European companies to receive an "EPRA Most Improved Award", underlining the quality of this first publication.

WEB is aware of the urgent need to take action against climate change, as highlighted by the latest IPCC report.[3] Real estate and construction play a crucial role in achieving global climate objectives, accounting for more than a third of global greenhouse gas emissions. The main challenge for our Company will be to improve the quality of its buildings through energy renovations, and thereby significantly reduce their operational emissions and energy consumption.

To support this commitment, in 2023 our Company set itself targets, approved by the SBTi,[4] to reduce its scopes 1 and 2 greenhouse gas emissions by 42% by 2030. It has also undertaken to measure its scope 3 emissions.

With this in mind, during the past financial year, the Company, with the help of its partner Co2Logic, calculated its scope 1 and 2 emissions (using the GHG protocol method) in order to determine the starting point for reducing its emissions by 2030 (determination of the baseline). Again with the help of Co2Logic, the Company will set about measuring the operational emissions of its investment properties in 2024. This major project, which will require close collaboration with tenants, will give us a clearer picture of the energy efficiency of our buildings and enable us to better target those requiring renovation.

We are convinced that these measures will help to combat climate change and build a more sustainable future for everyone.

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

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.

Daniel WEEKERS Président du Conseil d'administration	Laurent WAGNER CEO

1 calculated in accordance with Chapter III of Annex C to the Royal Decree of 13 July 2014
2 The European Public Real Estate Association is an association whose mission is to promote, develop and represent listed European real estate companies.
3 Intergovernmental Panel on Climate Change
4 Science-based Target Initiative

KEY FIGURES 2023

DISTRIBUTION BY SECTOR[1]

COMMERCIAL PROPERTIES
70.75%

LOGISTICS PROPERTIES
18.12%

OFFICE PROPERTIES
10.27%

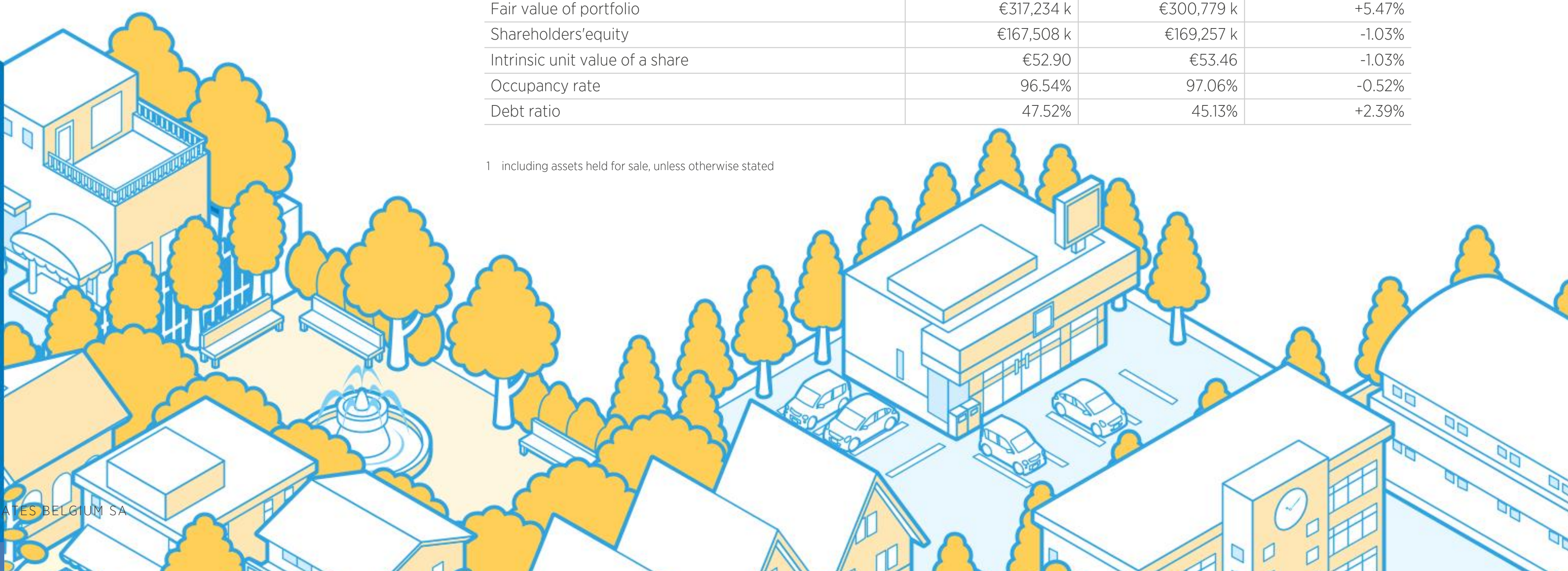
LAND
0.85%

PORTFOLIO DISTRIBUTION BY SECTOR (% FAIR VALUE)	31-12-2023	31-12-2022	VARIATION Y/Y
Retail	70.75%	68.81%	+1.94%
Logistic	18.12%	19.02%	-0.90%
Office	10.27%	11.31%	-1.04%
Land	0.85%	0.85%	-%

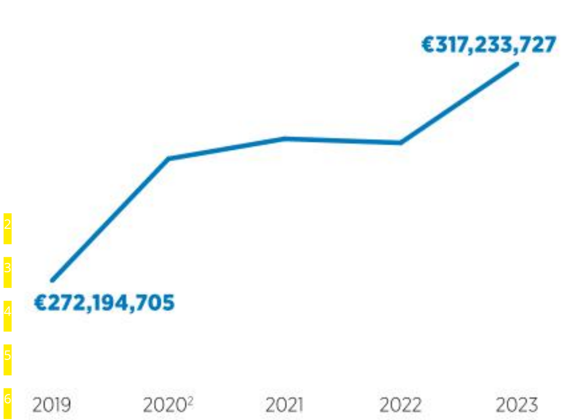
STATUTORY ACCOUNT	31-12-2023	31-12-2022	VARIATION Y/Y
Rental income	€22,574 k	€20,454 k	+10.37%
Net rental result	€22,919 k	€20,923 k	+9.54%
Property result	€22,427 k	€20,433 k	+9.76%
Operating result before result on portfolio	€16,522 k	€14,509 k	+13.88%
Operation result	€16.221 k	€9,653 k	+68.04%
Net interest expenses	€-4,457 k	€-2,455 k	+81.51%
Financial result	€-7,552 k	€2,494 k	-402.74%
Net result	€8,668 k	€12,145 k	-28.63%

OPERATIONAL PERFORMANCE	31-12-2023	31-12-2022	Y/Y
Fair value of portfolio	€317,234 k	€300,779 k	+5.47%
Shareholders'equity	€167,508 k	€169,257 k	-1.03%
Intrinsic unit value of a share	€52.90	€53.46	-1.03%
Occupancy rate	96.54%	97.06%	-0.52%
Debt ratio	47.52%	45.13%	+2.39%

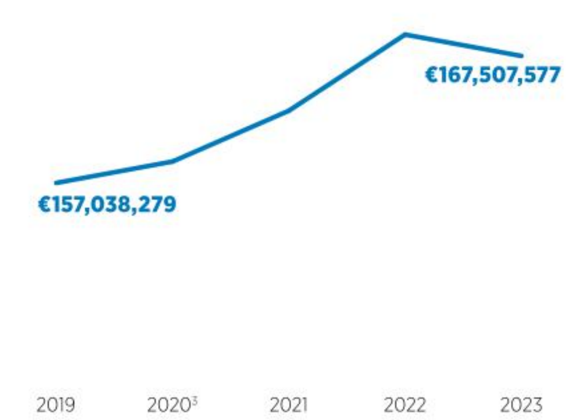
1 including assets held for sale, unless otherwise stated



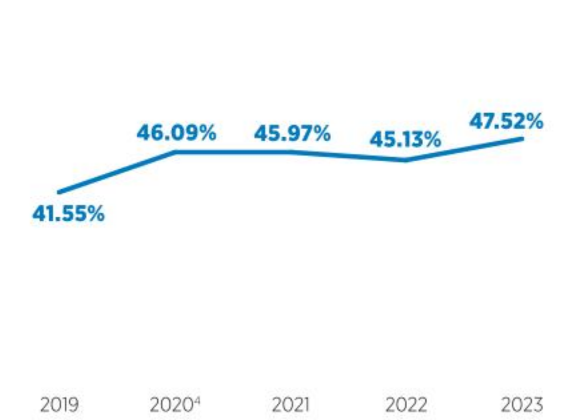
CHANGE IN FAIR VALUE[1]



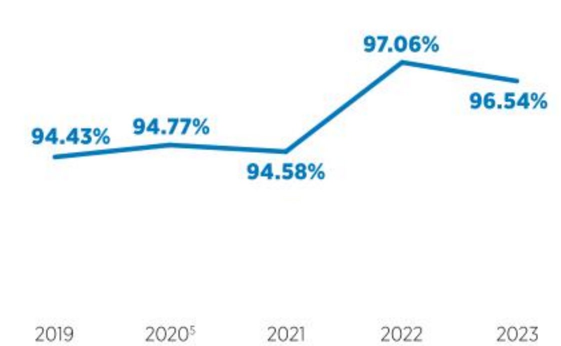
CHANGE IN SHAREHOLDERS'EQUITY



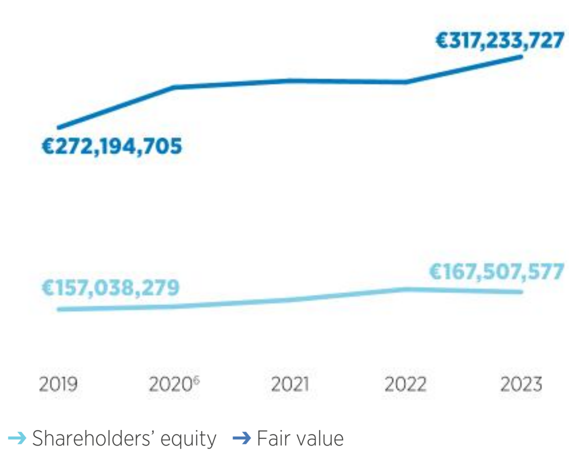
CHANGE IN DEBT RATIO



CHANGE IN OCCUPANCY RATE



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



CAPITALISED EXPENSES[7]

1 The fair value is that determined by the Company's independent property expert, assets held for sale included.
2 consolidated fair value
3 consolidated equity
4 consolidated debt ratio
5 consolidated occupancy rate
6 consolidated equity and fair value
7 Improvment of investment properties

DIVIDEND PAY-OUT POLICY

Listed since 01 October 1998 on Euronext Brussels, WEB SA closed its 25th financial period on 31 December 2023.

Given the results of WEB SA for the 2023 financial year, The Board of Directors will ask the Ordinary General Meeting of 23 April 2024 to distribute a dividend of €3.35 gross per share, payable on 03 May 2024.

The distributed percentage compared to the corrected results would amount to 88.76% as opposed to 90.56% 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.

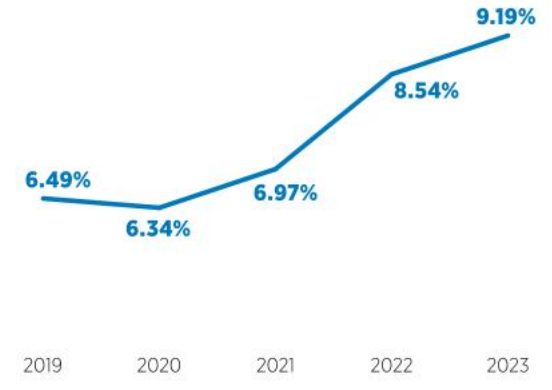
HISTORY OF DIVIDEND DISTRIBUTION

	2023	2022	2021	2020
Intrinsic share value	**€52.90**	€53.46	€51.46	€50.14
Market share price on the closing date	**€36.40**	€36.70	€42.00	€42.40
Annual average market share price[1]	**€36.44**	€38.55	€40.75	€49.72
Gross amount per share	**€3.35**	€3.29	€2.84	€3.15
Gross return on the annual average market share price[2]	**9.19%**	8.54%	6.97%	6.34%
Percentage distributed in relation to results	**88.76%**	90.56%	90.06%	98.11%[3]

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

NET RESULT FOR THE FINANCIAL YEAR	**8,668,129**
Transfer to/from reserves (-/+)	**1,939,100**
Reserve for the balance (positive or negative) of variations in fair value of property (+/-)	-92,405
Reserve for estimated transfer fees and rights arising from hypothetical disposal of investment properties (+/-)	553,551
Reserve for the balance of variations in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	3,077,080
Transfer to/from results carried forward from prior years (-/+)	-1,599,126
Capital remuneration provided for in Article 13, para 1, line 1 (balance)	**-10,607,229**

GROSS RETURN ON THE ANNUAL AVERAGE MARKET SHARE PRICE



GROSS DIVIDEND

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 23-04-2024, 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 2024 financial period	30-06-2024
Publication of the half-yearly financial results for the 2024 financial period	30-09-2024
Publication of the 2024 Half-yearly Financial Report	30-09-2024
Closing of financial period 2024	31-12-2024
Publication of annual financial results for the 2024 financial period	14-03-2025
Online publication of the 2024 annual Financial Report	14-03-2025
Ordinary General Meeting of Shareholders (OGM)	22-04-2025
Dividend for the 2024 financial period	
• Publication of the 2024 dividend[3]	23-04-2025
• Ex-date	01-05-2025
• Record date	02-05-2025
• Payment date	05-05-2025

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

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

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

ssue 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)

2023

As at 31 December 2023, 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.

MANAGEMENT REPORT

→ Site 15 - Rhode-Saint-Genèse - Chaussée de Waterloo, 198-200 - 7,547 m² built - Offices

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 related properties, and secondarily 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 detailed below.

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 about 34.5% of international operators, about 40% working at a national level, and about 22% 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 decision-making 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 the 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 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 investment and property management specialists in the categories detailed in the table below.

As on 31 December 2023, these properties are divided as follows:

	TOTAL	LOGISTICS PROPERTIES	COMMERCIAL PROPERTIES	OFFICE PROPERTIES	LAND
Investment value[1]	€327,192,814	€59,301,846	€231,503,591	€33,597,845	€2,789,532
Fair value[1]	€317,233,727	€57,296,640	€224,791,495	€32,666,009	€2,479,583
Distribution of assets[2]	100%	18.12%	70.75%	10.27%	0.85%
Potential yield[3]	7.59%	9.61%	7.06%	7.79%	6.68%
Total built-on area	313,092 m^2	137,985 m^2	158,589 m^2	16,518 m^2	- m^2
Acquisition / renovation value	€234,315,150	€50,878,996	€145,475,892	€36,597,595	€1,362,667
Insured value[4, 5,6]	€333,663,880	€105,785,206	€176,642,762	€51,235,912	- €

1 assets held for sale included
2 based on the investment value
3 The potential yield is calculated by dividing the sum of the passing rents (PR) on the rented areas and the estimated rental value (ERV) on the vacant areas by the Investment Value. [(PR on rented surfaces) + (ERV on empty surfaces)] / (Investment Value).
4 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 fittings and the content of the tenants, the premium then being distributed in thousandths, as is the practice in co-ownerships. There is therefore no pure correlation between these 2 values.
5 based on the insured values taken over, WEB SA has recorded a premium of €228,032 for the period under review.
6 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 the preventive maintenance work and improvements to be carried out. 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;
- minor 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 leases.

Proposal for the allocation of results[1] (in €)

A. NET RESULT FOR THE FINANCIAL YEAR	**8,668,129**
B. TRANSFER TO/FROM RESERVES (-/+)	**1,939,100**
Reserve for the balance (positive or negative) of changes in fair value of property (+/-)	-92,405
Reserve for estimated transfer fees and duties arising from hypothetical disposal of investment properties (+/-)	553,551
Reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied (-)	3,077,080
Transfer to/from retained earnings (-/+)	-1,599,126
C. REMUNERATION OF CAPITAL AS PROVIDED FOR IN ART. 13, 1ST PARA., 1ST LINE	**-10,607,229**

1 subject to approval at the AGM on 23/04/2024. Proposed appropriation of net profit for the year in accordance with the scheme defined in the Royal Decree of 13/07/2014 at the end of the financial report.

Key events of the financial year 2023

The year 2023, still under pressure from the Russia-Ukraine and Israeli-Palestinian conflicts, was above all a year of macroeconomic intervention by central banks to curb inflation. These interventions have borne fruit, resulting in uncertainties over financing rates and a certain restlessness in the financial markets.

As a result, on 2 January 2023, the 3-month Euribor rate was quoted at 2.162% and ended the year at 3.96%.

WEB closes its 2023 financial year with improved operating results. This reflects both a positive assessment of our commercial offering and the company's sound management, while keeping costs under control in a difficult macro-economic environment.

During the financial year, WEB recorded sustained rental activity, signing 27 new leases and renewing 9 leases in its portfolio. These were concluded on rental terms in line with those prevailing before the pandemic. The occupancy rate was 96.54%, slightly up on 30 June 2023. The fact that the occupancy rate has been maintained at a high level reflects the company's policy of proactive management and close relations with the tenants of its property portfolio, which it intends to pursue.

Property income amounted to €22,427 k, up 9.8% from €20,433 k the previous year, thanks to a combination of rent indexation, the acquisition of the Espace 98 shopping centre, a continued high occupancy rate and improved re-invoicing of rental charges and taxes on let properties.

Operating income from property rose by 11.7% to €17,837 k, compared with €15,971 k in the previous financial year, thanks to tight control of property expenses despite the high level of inflation in 2023, the introduction of a VAT unit between WEB and its Sole Director, and despite an increase in the remuneration of the governing bodies.

In October 2023, WEB received 2 Gold Awards (EPRA BPA Award and EPRA BPR Most Improved Award) from the European Public Real Estate Association.

WEB has embarked on an in-depth review of its ESG policy and has chosen CO2 Logic to support its strategy. It submitted its application to the SBTi on 23 October 2023. The targets for reducing its greenhouse gas emissions were validated by SBTi in January 2024.

From an environmental point of view, new initiatives have been taken in the context of the current energy crisis. Partnerships have been set up to install electric charging points in its portfolio to meet consumer expectations. A strategy to electrify its vehicle fleet has been implemented.

A number of roof repairs were carried out during the year to optimise the energy performance of certain buildings and enable the installation of solar panels.

On 25 April 2023, the General Meeting of WEPS SA, the Sole Director, appointed Ms Cléonice MASTROSTEFANO as a new independent Director to replace Mr Daniel WEEKERS, who had reached the end of his independent term of office.

After a career in financial auditing with one of the Big 4 (KPMG), Ms Cléonice MASTROSTEFANO joined FACOZINC and has held the position of Managing Director for several years. With her experience in strategy and corporate finance, the appointment of Ms Cléonice MASTROSTEFANO will support WEB in its growth strategy, round out the Board of Directors as a whole and confirm WEB's expertise in the property sector.

With this new appointment, WEB is increasing the gender mix on its Board of Directors, and now exceeds the legal quota of one-third.

The terms of office of Valérie WAGNER, Caroline WAGNER, Claude DESSEILLE, Jean-Jacques CLOQUET and Robert Laurent WAGNER were renewed at the same meeting.

On 30 June 2023, Claude DESSEILLE, Chairman of the Board of Directors, passed away. He joined WEB SA in 2012 and has successively held the positions of Director, CEO and, for the past few years, Chairman of the Board of Directors.

Mr Daniel Weekers was appointed Chairman of the Board of Directors on 26 October 2023.

WEB also intends to maintain its strategy of controlling its debt ratio, hedging interest rate risk, growth and investment, and to develop its ESG commitment.

Given the current context, WEB will remain cautious in the choices it makes to guarantee its economic development.

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

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.

The fair value of the property portfolio is €317,233,727, while the investment value is €327,192,814, an increase of 5.48% on an annual basis, mainly due to the acquisition of Espace 98, while the current potential yield is 7.59%.

Net rental income was €22,919 k, up 9.5% (€1,996 k) from €20,923 k the previous year.

ACQUISITION

Espace 98 in Auvelais

On 17 August 2023, WEB acquired a Retail Park located in Sambreville, along the N98, from SRL ESPACE 98, a company linked to several members of the majority shareholder's family. Given the existing conflicts of interest for the planned operation, the rules set out in articles 7:96 and 7:97 of the CAC and articles 37, 38 and 49 of the SIR law, as well as points 26 and 27 of the CG (corporate governance) Charter, have been complied with in full.

This acquisition, at a price of €13,150,000 excluding transfer costs, was carried out under normal market conditions. In accordance with the legal provisions, the property involved in the transaction was valued by the SIR's expert, who determined a fair value of € 14,898,000 (excluding transfer costs of 2.5%), giving a market value of €13,573,000 (excluding transfer costs of 12.5%).

This is a recently built, quality property complex of around 10,000 m² comprising 8 retail units of varying sizes (between 300 and 2,000 m²) located in an area with "high development potential". It is 100% let to well-known, quality national and international retailers, guaranteeing an excellent commercial mix and generating annual rental income of around €960,000.

CONSTRUCTION

WEB has constructed a new building in Gosselies for an interior design office/showroom, which was handed over at the beginning of July.

TRANSFER

The Company carried out an arbitration of its non-strategic properties.

Route de Mons – 6150 Anderlues

On 26 September 2023, WEB SA signed the deed of sale for the building at chaussée de Mons 56 in Anderlues.

In accordance with Article 49, §1 of the Law of 12 May 2014, the sale price of this property has been set at €1,425,000 excluding transfer costs, i.e. in line with the fair value determined by the SIR's Property Expert at 30 June 2023, as stated in the Half-Yearly Financial Report 2023.

INVESTMENTS AND MAINTENANCE OF THE 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 €3,351 k.

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 comply with 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;
- at 31 December 2023, no Appointments 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 (CAC), 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 public limited company and is managed by a Sole Director;
- non-executive Directors do not receive variable remuneration within the meaning of article 7.6 of the 2020 Code, which is in line with article 7:92 of the CAC, which in principle excludes variable remuneration for non-executives and in particular independent directors; in addition, the Board of Directors has decided not to partially remunerate the non-executive Directors in the form of shares in the Company, thus derogating 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):

- the 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:
  - the Sole Director of WEB SA, i.e. WEPS SA;
  - the Board of Directors and effective Managers of WEB SA;
  - the Audit Committee;
- supervisory bodies, both external and internal:
  - *internal:* Audit Committee, Internal Audit;
  - *external:* Statutory Auditor, Property Experts.

1 In companies that, on a consolidated basis, meet 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 31-12-2023,
b) balance sheet total ≤ €43,000 k; the balance sheet total of WEB SA for the financial year 2023 is €322,445 k.
c) annual net turnover ≤ €50,000 k; the annual net turnover of WEB SA for the financial year 2023 is €20,919 k.

COMPOSITION & FUNCTIONING OF THE ADMINISTRATIVE BODIES

WEB SA is managed by its Sole Director W.E.B. 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 Director of the regulated property company (SIR), WEPS SA, and may be considered as staff of the SIR for the purposes of Article 4 of the SIR Law. As on 31 December 2023, this was divided into 3 categories:

- the operational functions being 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 being 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 Director, WEPS SA, which represents it and acts through its Board of Directors. The mandate of the Sole Director is irrevocable, except by a court of law, and for a justifiable reason.

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

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 hedging 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 pursuant to company law or regulations, or the SIR legislation.

Powers

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

The Sole Director 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 Director 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 Director may set 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 Director is authorised to increase the share capital in one or more stages, up to a maximum amount of ten million euros (€10 M), 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 Director 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 Director is expressly empowered, 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 Director 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 of the decision of the General Meeting of 10 September 2021 in the Appendices of the Moniteur Belge.

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 Director.

The Sole Director 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, who may or may not be shareholders, 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 with sufficient frequency to take a decision on the appointment of Directors. This consideration is academic for a company which, like WEB SA, has the form of a public limited company, and is managed by a Sole Administrator."

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

As on 31 December 2023, the Board of Directors consisted of seven (7) Directors, of which there were four (4) Non-Executive Directors (including 3 independent) and three (3) Executive Directors:

- Mr Daniel WEEKERS, Chairman of the Board of Directors, Non-executive Director;
- Ms Valérie WAGNER, Vice-Chairman of the Boards of Directors, Executive Director (HMS);
- Mr Jean-Jacques CLOQUET, Non-Executive, Independent Director;
- Mr Jacques PETERS, Non-Executive, Independent Director;
- Ms Cléonice MASTROSTEFANO, Non-Executive, Independent Director;
- Mr Laurent WAGNER, Executive Director (CEO);
- Ms Caroline WAGNER, Executive Director (CAO);

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 31-12-2023	Beginning of 1st term	End of current term
WEEKERS Daniel[1]	October 2023	AGM 2026
CLOQUET Jean-Jacques[2]	January 2017	AGM 2029
PETERS Jacques[3]	January 2018	AGM 2026
MASTROSTEFANO Cléonice[4]	April 2023	AGM 2025
WAGNER Laurent[5]	January 2017	AGM 2029
WAGNER Caroline[6]	December 2000	AGM 2029
WAGNER Valérie[7]	January 2017	AGM 2029

Responsibilities

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 from among its members.

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 her 1st term as a non-independent, non-executive Director.
2 Independent Director in accordance with Article 7:87 of the Companies and Associations Code. This is his second term.
3 Independent Director in accordance with Article 7:87 of the Companies and Associations Code. This is his second term.
4 Independent Director in accordance with Article 7:87 of the Companies and Associations Code. This is his first term.
5 This is his 2nd term. As of 18-12-2019, the Board of Directors of WEPS SA approved the appointment of Mr Laurent WAGNER as CEO.
6 This is his 7th term.
7 This is her second 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 internal audit manager;
- with regard to the 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 recommendations 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 Jacques PETERS, who chairs the Committee, is responsible for accounting and auditing.

The Audit Committee is therefore composed of the following persons:

- Mr Jacques PETERS, Non-Executive, Independent Director.
- Ms Cléonice MASTROSTEFANO, Non-Executive, Independent Director;
- Mr Jean-Jacques CLOQUET, 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’s Statutory Auditor in order to be informed of the findings 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 resources necessary for this purpose.

As part of its responsibilities, the Audit Committee has access to all the resources 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 findings, 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 findings 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 Effective Managers to be 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 Effective Managers of WEB SA 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 2013 COSO framework 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, 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 proper 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 half-yearly 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 applications for loans, 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 2023, 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 cases 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.w-e-b.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 entering into 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 shareholders of WEB SA 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 benefits.

IDENTITY OF REFERENCE SHAREHOLDERS

Based on the declarations received at the closing date, the shareholding structure as on 31 December 2023 was as follows:

TOTAL NUMBER OF SHARES ISSUED BY WEB SA AS ON 31-12-2023	3,166,337	100%
NUMBER OF SHARES HELD BY SHAREHOLDERS ACTING IN CONCERT	**1,572,558**	**49.66%**
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	215,000	6.79%
FREE FLOAT	**1,593,779**	**50.34%**
of which:		
- KBC Asset Management SA	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 the level of WEB SA, 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 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 1,572,558 shares, representing 49.66% of the total voting rights.

Remuneration report

The Company's Remuneration Policy is established by the Board of Directors of WEPS SA as the Sole Director, 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 Director WEPS SA, the Directors and the Managing Director (CEO) of its Sole Director, its Effective Managers and their employees 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 SA.

On 24 March 2021, the board of Directors approved 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 complies with the adopted remuneration policy, including how it contributes to the long-term performance of the company.

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

Although it still meets two of the three exclusion criteria set out in the Law, WEB SA has decided, for reasons of good governance, to set up an Appointments and Remuneration Committee with effect from 1 January 2024.

Any change in the remuneration of the Sole Director, the directors of the Sole Director, the CEO and the other members of the effective management of WEB SA has therefore been proposed or decided since 1 January 2024 on the basis of a proposal from the Appointments and Remuneration Committee.

Following the creation of this Committee, the Company plans to amend its Remuneration Policy as follows:

- indexation of the remuneration granted to the Managing Director in his capacity as Chief Executive Officer (CEO) from 1 January 2024 to take account of the rise in inflation,
- introduction of an individual pension plan for the Managing Director in his capacity as Chief Executive Officer (CEO) and for the CFO from 1 January 2024.

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 a self-employed, 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 €416,321 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 comparable profiles and in comparable companies, in particular in the financial and real estate sectors.

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 function under an employment contract, and benefits from employer contributions for hospitalisation 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 €827,886 for the previous period.

SOLE DIRECTOR

Remuneration policy

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

The Sole Director is also entitled to the reimbursement of expenses which are directly linked to its mandate. The fees and expenses paid to the Sole Director 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 2023

The WEB SA Ordinary General Meeting of 25 April 2023 decided to grant a fixed annual remuneration of €475,000 to the Sole Director for the Financial Year 2023 (from 1 January to 31 December 2023).

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.

With effect from 1 January 2023, the remuneration of the Directors of WEPS SA[1] will be as follows:

- a gross fixed salary of €6,000/year,
- an attendance fee of €1,500/meeting,
- an amount of €500/unanimous resolution.

From 1 January 2023 to 30 April 2023, the fixed annual remuneration of the Chairman and Vice-Chairman of the Board of Directors was €35,000 and €3,000 respectively.

With effect from 1 May 2023, the fixed annual remuneration of the Chairman and Vice-Chairman of the Board of Directors will be €25,000 and €7,500 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
DESSEILLE Claude[2]	3/5	€20,334
WEEKERS Daniel[3]	5/5	€12,667
CLOQUET Jean-Jacques	10/10	€21,000
PETERS Jacques	10/10	€21,000
MASTROSTEFANO Cléonice	7/7	€14,500
WAGNER Laurent	9/10	€19,500
WAGNER Caroline	10/10	€21,000
WAGNER Valérie	10/10	€22,000

APPOINTMENTS AND REMUNERATION COMMITTEE

WEB SA is not legally required to set up an Appointments 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. At 31 December 2023, the functions of the Appointments and Remuneration Committee are, in accordance with the law, exercised by the Board of Directors, whose remuneration is indicated above.

1 decision of the WEPS SA General Meeting of 25-04-2023
2 Mr Claude DESSEILLE was Chairman of the Board of Directors until his death on 30-06-2023.
3 Mr Daniel Weekers was appointed as a non-independent non-executive Director on 11-10-2023. He was appointed Chairman of the Board of Directors on 26-10-2023.

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 €1,500 per meeting.[1] The Chairman also receives a fixed annual remuneration of €15,000.

The expenses that the members have incurred in the exercise of their duties 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
WEEKERS Daniel	1/1	€6,500
PETERS Jacques	3/3	€14,500
CLOQUET Jean-Jacques	2/3	€3,000
MASTROSTEFANO Cléonice	2/2	€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 managers of the independent control functions, namely an Internal Auditor, 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 recommendations 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 25-04-2023

INTERNAL AUDITING FUNCTION

The person in charge of Internal Audit within the Company Mr Jean-Jacques CLOQUET, appointed for an indefinite period.

He has delegated powers to Mr Nicolas RENARD ("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 systematically and methodically assessing 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 control

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 findings.

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.

Responsibilities

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

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

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

COMPLIANCE FUNCTION

The function of Compliance Officer is 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 control

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 THE 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 identified risks in financial, operational, compliance and reputation terms;
- assessing the degree of control of the Company in relation to the identified risks;
- offering the Effective Managers an adequate response in accordance with the risk profile;
- implementing or having implemented responses adapted to the identified risks through policies, procedures and/or action plans (including emergency 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 the strategic and operational level;
- deploying a risk culture within the organisation, with appropriate training actions;
- providing regular Reports about the identified risks, the corresponding action plans and their implementation, for the attention of the Effective Managers, the Audit Committee and the Board of Directors.

Reporting and control

The Risk Manager implements annual 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 CONFLICTS 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 prevention 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, 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).

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

In addition, for any transaction concerning a property (which is not within the remit 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;
- 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 minutes of the Board of Directors meeting, 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 does 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 does 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 Directors' offices 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 part, 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, a transaction 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 CG Charter, was carried out.

Acquisition of a property complex belonging to a related company

This operation 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 an Effective Manager of the Company, had already been examined during the previous financial year.

To reiterate, 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 of its Sole Director, directly or indirectly have a shareholding in the selling company and/or are Directors of the company controlling it, and hence 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. Thus, the Effective Managers (by a majority, excluding the Effective Managers for whom there is a conflict of interest) made, on 29-06-2022, a first written proposal to the Board of Directors of WEPS SA (Sole Director of the Company) and communicated the same to the FSMA.

The Board of Directors meeting of 27 June 2022 appointed three independent Directors to prepare the written notice provided for in the said Article.

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

Following the indexation of the rent of certain tenants present on the site, and in view of the clarification of certain points, the Effective Management wished to re-examine the file and requested a new valuation from the expert, the last one being obsolete. The proposal made by the Effective Managers (with the exception of Robert Laurent WAGNER) was updated on the basis of the valuation as at 24 February 2023 by CBRE, its property expert.

At the meeting of the Board of Directors on 17 April 2023, the Chairman of the Committee of Independent Directors read out the detailed written opinion of the Committee of Independent Directors. The meeting agreed on the following points:

"The members of the Board note a marked difference between the valuation determined by the expert of the Committee of Independent Directors KNIGHT FRANK and that of the expert CBRE, which is mainly explained by:

- *the Estimated Rental Value: the CBRE expert estimates that the ERV (€950,665) is higher than passing rents at the valuation date (€938,228), whereas the independent expert KNIGHT FRANK estimates the ERV (€833,940) at a lower level than passing rents; on this point, the Board considers that the level of passing rents in force is in line with the rental market, or even slightly lower, and that therefore the determination of the ERV by the expert CBRE seems more realistic and in line with market conditions for comparable areas in a comparable environment. In its market analysis, the expert KNIGHT FRANK notes that rents are higher than those for the property under review.*
- *the capitalisation rate used: the CBRE expert uses a capitalisation rate of 6.10%, whereas the independent expert KNIGHT FRANK uses a capitalisation rate of 6.35%. The members of the Board noted that the KNIGHT FRANK expert had seen a negative impact on the property studied, given the use authorised by the socio-economic permit. However, the Board believes that the authorised commercial mix is balanced, as the CBRE expert points out. Furthermore, given the resilience of the retail sector on the outskirts of town, the capitalisation rate used by CBRE seems more realistic and in line with the market, also taking into account the fact that the property under review is recently built and benefits from a good location. What's more, in its report, the KNIGHT FRANK expert points to a yield on out-of-town assets of 5.75%.*

The members of the Board consider that these 2 factors have a negative impact on the valuation of expert of the Committee of Independent Directors and that, based on an identical ERV but maintaining the capitalisation rate used, the valuation of the KNIGHT FRANK expert would be comparable to that of CBRE.

These factors are such as to justify a price higher than the valuation provided by the expert of the Committee of Independent Directors.

In view of the above explanations, and after deliberation, the members of the Board propose a price of €13,150,000 excluding costs. This price, which is lower than the value determined by the CBRE expert, is in line with market values and the Company is therefore complying with Article 37 of the SIR law. This transaction on the proposed terms will therefore have no negative impact on the SIR's financial statements. The transaction would be carried out on terms that are in line with the examined values and therefore comply with the requirements of Article 49§2 of the SIR Law.

The members are of the opinion that the Proposed Transaction is fully in line with the normal course of its business strategy and is in the best interests of the Company insofar as:

- *It strengthens the Company's presence in the Retail segment;*
- *It contributes to the Company's geographical diversification;*
- *The increase in the fair value of the portfolio will be in line with the valuation of the SIR expert;*
- *The increase in rental income will make a positive contribution to SIR's overall results policy;*
- *The rental value of the buildings as determined by the CBRE expert is such as to guarantee the growth in rental income;*
- *The occupancy rate of the complex will have the effect of consolidating or even improving the occupancy rate of the SIR, as the site is 100% let;*
- *The average age of the SIR's buildings will be improved, as the buildings are recent;*
- *SIR's Opex/Capex should not be impacted by this operation, as the buildings concerned are still under ten-year warranty for several year.*

In addition, the members of the Board would like the deed of sale to be drawn up between the Company and the Seller to guarantee that there will be no adverse effect on the value of the proposed properties for the Company, by guaranteeing the level of passing rents until the next indexation of each tenant, the payment of those rents, the absence of disputes arising from technical elements prior to the deed of sale or contractual elements that could have a negative impact on the expected return.

The Board of Directors has mandated PWC to carry out the assignment provided for in article 7:97 §4 of the Companies and Associations Code".

At the meeting of the Board of Directors on 12 May 2023, the Directors were informed of the report drawn up in accordance with article 7:97 §4 of the Companies and Associations Code, and it was noted that the members of the Board of Directors "*approve the acquisition of the ESPACE 98 retail complex and authorise the Effective Management to finalise the transaction under the terms set out at the last meeting of the Board of Directors and at a price of €13,150,000 excluding expenses. This price, which is lower than the value determined by the CBRE expert, is in line with market values and the Company is therefore complying with Article 37 of the SIR law. This transaction on the proposed terms will therefore have no negative impact on the SIR's financial statements. The transaction would be carried out on terms that are in line with the examined values and therefore comply with the requirements of Article 49§2 of the SIR Law.*"

At the meeting of 12 June 2023, the Board of Directors decided that the transaction would ultimately take the form of a universal transfer of assets and liabilities.

The reasons for treating the proposed transaction not as a straightforward sale of real estate assets, but as the universal transfer of assets and liabilities, are based on the rules of value added tax, registration duties and company law.

The universal transfer of assets and liabilities, such as that made by ESPACE 98 to WEB, falls within the scope of the non-delivery regime set out in Articles 11 and 18 of the VAT Code. This regime is not optional; it must therefore be implemented as soon as the conditions required for its application are met, as the recent discussions between the Effective Management and the seller have highlighted.

In order to ensure that this transaction is enforceable against third parties and, in particular, against tenants and the tax authorities, it is therefore essential that, in accordance with article 12:103 of the C.A.C., the companies participating in the transfer expressly declare that they are subjecting the universal transfer of assets and liabilities to the regime organised by articles 12:93 to 12:95 and 12:97 to 12:100 of the said code. Therefore, as provided for in article 12:103 juncto 12:93 of the C.A.C., the parties concerned jointly drew up a draft transfer agreement under which it is proposed that the former transfer all assets and liabilities of the "Espace 98" shopping centre to the latter.

The draft universal transfer of assets and liabilities drawn up by the boards of directors of the two companies was approved by all the members of the Board of Directors.

The FSMA and the Statutory Auditor were informed.

The authenticated deed of sale was signed on 17 August 2023.

Preventive rules for market abuse

In accordance with European regulations (hereinafter referred to as the "Regulations") and the law (hereinafter 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 Director of WEB SA;
- to high-level managers who, without being members of the body referred to above, have regular access to inside information directly or indirectly concerning the Company, and the power to take management decisions concerning future development and strategy of the Company, "the Managers";
- to persons likely to have inside information because of their involvement in the preparation of a specific transaction.

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

The Code of Conduct also provides the following rules:

- 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 send a notice about 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.

Inside information

“Information of a precise nature which has not been made public, which directly or indirectly concerns 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 harm 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 themselves or for 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 duties;
- on the basis of this inside information, advising another person, whoever he or she may be, to acquire or dispose of 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 inside 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, for a period during which the Company and/or certain managers are in possession of inside 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

- Although WEB is not legally required to set up an Appointment and Remuneration Committee as it meets two of the three legal exclusion criteria, the Board of Directors meeting on 04 January 2024 set up an Appointment and Remuneration Committee as part of its mandate as the Sole Director of WEB. It is made up of 3 members, including Daniel WEEKERS, Chairman, and Jacques PETERS and Jean-Jacques CLOQUET. The tasks and operation of this committee are set out in a set of rules which can be viewed on the Company's website.
- On 19 February 2024, WEB signed a provisional sale agreement subject to various conditions precedent for the sale of part of its commercial complex at rue neuve chaussée in Péruwelz.
- **Proposed merger by absorption of SA Le Beau Bien and SA Grafimmo, related companies**

  These transactions involve companies linked to several members of the majority family, namely Mr Robert-Jean WAGNER, Mr Robert-Laurent WAGNER and Mrs Valérie WAGNER, the latter two also being Directors of WEPS SA, the Company's Sole Director, and Mr Robert Laurent WAGNER also being the Company's Effective Manager.

  To reiterate, 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 of its Sole Director, directly or indirectly have a shareholding in the selling company and/or are Directors of the company controlling it, and hence 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 Board of Directors meeting of 26 October 2023 appointed three independent Directors to prepare the written notice provided for in the said Article.

  The FSMA and the Statutory Auditor were informed.

On 7 February 2024, the Effective Managers (by a majority, excluding the Effective Managers for whom there is a conflict of interest) made a first written proposal to the Board of Directors of WEPS SA (Sole Director of the Company) and communicated the same to the FSMA.

On 21 February 2024, this proposal was updated taking into account the forecast accounts of Le Beau Bien and Grafimmo as at 23 April 2024, whereas the initial proposal was based on the accounts as at 31 December 2023, and was sent to the Board of Directors of WEPS SA (sole Director of my Company) as well as to the FSMA and the Statutory Auditor.

At its meeting on 21 February 2024, the Board of Directors took note of the due diligence work carried out and the update of the Effective Management's proposal, and authorised the Chairman to negotiate the merger agreement and the exchange ratio.

On 26 February 2024, the Committee of Independent Directors, assisted by an independent expert (Tandem Capital), drew up its detailed written opinion.

At its meeting on 26 February 2024, the Board of Directors was informed of the outcome of the negotiations with the Shareholders and Ultimate Beneficiaries of the Companies to be absorbed, and of the detailed opinion of the Committee of Independent Directors. The Board of Directors noted that the exchange ratios agreed in the negotiations, i.e. 22.159 Company shares for one Le Beau Bien share and 159.992 Company shares for one Grafimmo share, are slightly less favourable for the Company than those set out in the updated proposal from the Executive Managers (21.806 Company shares for one Le Beau Bien share and 157.443 Company shares for one Grafimmo share).

The Board of Directors considered that this difference can be explained by the fact that the updated proposal by the Executive Managers was made unilaterally by them, whereas the exchange ratios agreed were the result of negotiations and remain very close to those proposed by the Executive Managers. They consider that these exchange ratios do not call into question the Company's interest in the Proposed Mergers.

The Board of Directors also noted that the exchange ratios agreed as part of the negotiations are more favourable to the Company than the exchange ratios calculated by the Committee of Independent Directors assisted by the independent expert (respectively 22.524 Company shares for one Le Beau Bien share and 162.625 Company shares for one Grafimmo share), at which the latter considers that the Proposed Mergers are in the Company's interest.

Articles 7:96 and 7:97 of the CAC were scrupulously respected.

At this meeting, the Board of Directors approved the merger protocol and the joint merger plans with Le beau Bien and Grafimmo.

The merger plans were filed with the clerk of the Charleroi Commercial Court on 4 March 2024.

- 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 2023.

Subsidiary

As on 31 December 2023, 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.

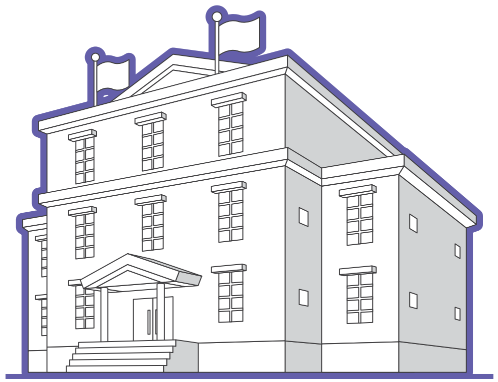
→ **Site 08** - **Courcelles - Rue de la Glacerie 12 - 33,378 m² built - Logistics**

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 risks that are unknown, 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.

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



I. Strategic risks[1]

1.1. Investment property portfolio management - Concentration

Description

- No transaction carried out by the SIR may result in more than 20% of its consolidated assets being invested in immovable property forming a single property complex, or in this proportion being further increased if it is already more than 20%, whatever the cause of the initial exceeding of this percentage. (Art 30 SIR Law).
- As on 31-12-2023, 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 31-12-2023, represents 17.03%; this is the City Nord site[2] in Gosselies. The largest tenant represents 4.93%.

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 that 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 (geographic and sectoral) diversification 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 €198,905 k as on 30/09/2015 to €317,234 k as on 31-12-2023.
- Each extension of the Company's scope is subject to prior assessment by its governing bodies.

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 finance and its cost will increasingly depend on ESG (Environment, Social, Governance) factors, i.e. the performance of its real estate assets in terms of environmental aspects, but also the quality of management of social aspects and good governance, all measured and audited 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 2023, 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 payout 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	2022	2023
Bank debt	€135,279 k	€150,753 k
Credits to be renewed within 1 year	€28,827 k	€19,580 k
Credits to be renewed within 5 years	€106,452 k	€77,587 k
Loans to be renewed after 5 years	-	€17,650 k
Debt ratio	45.13%	47.52%

1 As on 31-12-2023
2 sites 13 and 34

Mitigating measures and factors

- Search for other potential sources of financing on a longer term via capital increases.
- 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 strictly 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 operational cash flow generation.
- Average duration of 3.9 years for credits at more than one year.
- Available bank credit reserve of €19.7 M.

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.
- Risk of insufficient or zero growth due to factors endogenous to the SIR (see 1.2. Financing risk).

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.
- Insufficient growth could also lead to revenue stagnation which, if coupled with higher cost growth, would adversely affect the performance of the SIR.

Financial year	2022	2023
Financing rates (including IRS, rate CAP and Collar)[1]	1.82%	2.96%

Mitigating measures and factors

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

1.4. Operational continuity - Dependence on key persons

Description

- Risks due to the fact that the organisation, which is human in scope, adapted to its purpose and concerned about controlling its operating costs, has little or no back-up for key roles.
- Risk that staff 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 staff to act in a manner inconsistent with the business objectives, strategy, standards, ethics, and other prudential practices of the Company.
- Risk of non-retention of key people due to a below-market remuneration policy for equivalent responsibilities.

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	31-12-2022	31-12-2023
Employees	9	9
Self-employed	5	5
Total (WEB and WEPS)	**14**	**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 the 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 accessible 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.
- A succession plan has been presented to and approved by the Board of Directors for the short- and medium-term replacement of Effective Managers and Managers.
- A benchmark of the Company's executive remuneration policy was carried out by an independent international firm.

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 suitable IT measures 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 international 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.
- An internal "Cybersecurity" audit was carried out in 2021 following a request by the Board of Directors.
- 2023: IT migration to the latest version of the ERP and digitisation of payments.
- 2023: planning of a hacking test by Internal Audit for 2024.
- 2023: scheduling of an IT security audit during the first half of 2024.

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.

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.
- Risk that current and potential investors do not or no longer understand the Company and its key messages and strategies.

Mitigating measures and factors

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

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 potential risk associated with tenants can be expressed in various forms:
  - loss of rental income (insolvency, etc.),
  - rental discounts,
  - 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 of "Change in the fair value of investment properties").

Changes	Impact of a change of +1% and -1% expressed in relation to the ERV[1]	
Net income (2023)	€ +2,554 k	€ -2,569 k
Intrinsic value of a share (2023)	€ +0.81	€ - 0.81
Debt ratio (2023)	- 0.37%	+ 0.39%

Financial year	2022	2023
Occupancy rate	97.03%	96.54%
Most important tenant in % of rents[2]	Ikanbi Belgium = 5.47%	Ikanbi Belgium = 5.26%
Rental discounts in % of rents[2]	0.67%	0.50%

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 about 320 rental contracts, of which the 5 largest together represent rental income of 14.44% of the total.
- Actions are systematically taken to remedy the problem of rental vacancy as far as possible, resulting in an economic occupancy rate of 96.54% as on 31-12-2023:
  - 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,
  - staggering of payments for tenants in difficulty,
  - rental discounts,
  - adjustment of the rent,
  - search by property agents in charge of rental operations,
  - advance contractual rent payments,
  - competitive price per m²,
  - inclusion in the lease, if possible and necessary, of a manager's personal guarantee,
  - periodical ageing check 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 and imminent 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. Rental discounts in the Financial Statements

2.2. Disasters & Insurance

Description

- Risk of occurrence 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.

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 that is 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.
- Investments in the form of CAPEX in the renovation of buildings, taking into account improvements in energy efficiency as far as possible when replacing roofs, cupolas and windows.

Financial years	2021	2022	2023
Capitalised expenditure (excluding VAT recovery)	€3,425 k	€4,640 k	€3,604 k
Expenses for major repairs	€2,180 k	€1,599 k	€1,768 k
Expenses for major repairs (% of the fair value of properties available for rental)	0.72%	0.53%	0.56%

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 building permit.
- All of these proven risks would have the consequence of delaying the planned development of the Company and of reducing its yield to a certain amount and for a certain time, 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 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 03 - Gosselies - Avenue des Etats-Unis 90 - 623 m² built - Logistics

2.5. Internal control system

Description

- An inadequate system of internal control, which encompasses all the policies, procedures and mechanisms put in place to ensure the reliability of financial information, compliance with laws and regulations, and the protection of assets. It aims to minimise operational, financial and compliance risks by establishing mechanisms for monitoring, reporting and evaluating performance. Finally, internal control promotes effective management by identifying and mitigating potential risks, thereby strengthening transparency and accountability within the organisation.

Impact

- Its failure may prevent the parties concerned (Internal Auditor, Compliance Officer, Risk Officer, Effective Management, Audit Committee, Board of Directors) from conscientiously carrying out their duties, thereby jeopardising the organisation's effectiveness.

Mitigating measures and factors

- WEB SA has set up an internal structure designed to reduce this risk, namely:
  - an Internal Audit department headed by an independent Director who steers the Company's annual audit plan carried out by the company BDO as approved in advance by the Audit Committee. The result is presented by the latter to the Audit Committee after examination by the Effective Management;
  - an Audit Committee comprising 3 independent directors who periodically review:
    - the Internal Auditor's report,
    - the risk manager's report,
    - the annual operating and investment budgets and their quarterly review,
    - the annual financial report before submission to the Board of Directors,
    - the relevant external auditor's report,
    - the half-yearly financial report before submission to the Board of Directors,
    - the relevant external auditor's report.

3. Environmental, climate and ESG risks[1]

3.1. Pollution and environmental risk

Description

- A part of the Company's historical 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.

1 Environmental, Social & Governance

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.)
- Perceived moderate geographical risk of overexposure of buildings to climatic events, resulting in a potential negative impact on the value of the portfolio or an actual impact on the buildings/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.
- Risk of bank financing punishing the Company's lack of initiative and poor score by increasing interest rates.
- 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.
- The impact on the rental capacity, or price per m2, of some of the more dilapidated buildings is not yet fully understood, given the requirements of the major retailers who are themselves subject to the requirements of the CSRD directive.
- 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 has been aware since 2022 that the CSRD Directive aims to improve the quality of the communicated sustainability information and requires the use of European reporting standards (ERS), and has been comparing several external specialist firms since September 2022 in order to be part of the decarbonisation dynamic:
  - in February 2023, a partnership was signed with CO2Logic to draw up the full scope 1, 2 and 3 GHG footprint report, including the KPIs;
  - in June 2023, CO2Logic presented WEB with its emissions from registered office activities (scopes 1 and 2) based on the scope and structure of the GHG protocol;
  - in September 2023, CO2Logic and WEB began drawing up an action plan to reduce WEB's carbon emissions, agreed to support the validation of WEB's application to the Science Based Target Initiative and the calculation of the operational CO2 emissions of the buildings in WEB's portfolio (scope 3). The project began in October 2023 and is scheduled for completion in Q2 2024;
  - in September 2023, WEB's internal audit, delegated to BDO, audited the current process and concluded that the Company was on schedule;
  - in December 2023, Web requested a quote from Deloitte for all other aspects not covered by CO2 Logic.
- WEB should publish its non-financial report for the first time in March 2027.
- WEB is investing in the modernisation of certain buildings through a proactive capital investment policy (roof renovation, relamping, compressors, choice of suppliers, installation of electricity terminals, etc.).
- Renewal of the existing vehicle fleet with low CO_2 emission company cars.
- Installation of electrical charging stations at the WEB SA registered 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 31-12-2023, the free float of WEB SA was 50.34% compared to 50.79% in 2022.

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	2021	2022	2023
Daily average number	1,202	693	816
Daily maximum number	32,621	6,386	9,798
Total number exchanged	310,213	169,886	207,229
Total number exchanged vs Number of shares issued	9.8%	5.4%	6.54%

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.
- The Company has signed a new liquidity contract with KBC, and has secured the services of a new analyst targeting the Retail market in order to promote its reputation among this new target of potential shareholders.

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 equity of the SIR and the financial ratios. It should be noted that the context of inflation combined with the monetary policies of central banks, which have led to a significant rise in interest rates, could have a variable impact on the capitalisation rates used by property experts, depending on the property segments concerned.

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 change in the fair value of investment properties of 1% would have the following impact:

Financial year	2021	2022	2023
Net result	- €3,017 k	- €3,008 K	- €3,172 k
Intrinsic value per share	- €0.95	- €0.95	-€1.00
Impact on debt ratio	+ 0.46%	+ 0.45%	+ 0.48%

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.
- Hedging variable interest rate risks is inherently uncertain, as it is linked to expectations of financial market trends in a global economic environment marked by uncertainty and the international interplay of central banks' monetary policies.
- 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, this results in an increase in financial expenses 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 fully 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	Amount of bank debt			Variable-rate loans not hedged by a derivative
	Total	Total amount of fixed rate credit	Total amount of variable rate credit	
2021	€138,532 k	€35,717 k	€102,815 k	€61.115 k
%	*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%
2023	€150,752 K	€25,188 K	€125,565 K	€27,405 K
%	*100%*	*16.71%*	*83.29%*	*21.83%*

- Negative effect on equity and the intrinsic value of shares.
- As on 31-12-2023, a change in value of 10 BPV (Basis Point Value) from the average of the current net values of the future 3-month Euribor, 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 loans not hedged by a derivative	3-month Euribor rate	Increase in financial charges & impact on net result of a change of + 1% (100 BP) in the 3-month Euribor over 12 months
2021	€61.115 k	- 0.583%	€255 k
2022	€27,155 k	+ 2.18%	€272 k
2023	€27,405 K	+ 3.94%	€275 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 2023, 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 variable-rate

loan hedging rate of 78.17%[1] as on 31-12-2023. These rate hedges allow either exchanging the variable rate with the fixed rate (SWAP), or capping the variable rate using derivatives. Other hedges with future start dates were subscribed in 2023 and shall be effective in 2024, bringing the hedging rate from 78.17% to 85.25% 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. [2 3]

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 the 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 therefore potentially on the future prospects of WEB SA

	2021	2022	2023
Third party debt / total liability[4]	46.61%	44.90%	50.44%
Debt ratio[5]	45.97%	45.13%	47.52%

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 conflict between Russia and Ukraine has been gradually and incrementally identified since February 2022. This regrettable event has been complicated by the Israel-Hamas conflict since October 2023. This has had major repercussions, including a significant increase in inflation in Eurozone countries, which has been gradually brought under control by the ECB's monetary policy, bringing the inflation rate down to 5.2% in August 2023 in the 20 countries with the single currency. Belgium is one of the countries that has responded best to this policy, with inflation down to 2.4% in August.
- Risk associated with nominal interest rates rising more immediately and persistently than the indexation of rental income provided for on the anniversary dates of leases. (See also Risk 1.2 Financing risk and Risk 4.3 Risk of interest rate volatility).
- Risk associated with efficient and timely indexation of leases. (See also Risk 2.1. Rental risk / rental vacancy).
- 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).

1 see Note 18
2 Calculation method = (Total equity and liabilities - Total equity) / Total equity and liabilities
3 Calculation method, see Financial Report, Statement of Financial Position as on 31 December.
4 Calculation method = (Total equity and liabilities - Total equity) / Total equity and liabilities
5 Calculation method, see Financial Report, Statement of Financial Position as on 31 December.

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.

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

- 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 change 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/lines of credit/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 monitoring by the Compliance Officer, supported by external advisers.
- In December 2023, the Company received confirmation from the Corporate Governance Commission that it was in compliance with all the provisions of the 2020 Code.

6. Regulatory risks

6.1. Risk associated with the distribution of dividends pursuant to Article 7:212 of the CAC[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, so that 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 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 stems from major external influences closely correlated with the socio-economic context, and has increased as a result of the conflicts that have broken out since February 2022 and October 2023.
- 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 online 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 capita must be less than 900 dollars a year. Customers in Flemish Belgium tend to buy products online more often than those in Wallonia.
- Gradual decline in demand for physical shops due to the rise of e-commerce, but a slowdown according to the latest Retis study, with even a slowdown in e-commerce entrepreneurship in the second half of 2022, with growth limited to 3%. Note the lower proportion of e-commerce operators in Wallonia (23%) compared with 68% in Flanders and 9% in Brussels.[1]
- Demand for smaller stores (less m²), 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 affected by the current growth of E-commerce.

In % of the investment value	2021	2022	2023
Commercial	68.44%	68.81%	70.75%
Logistics	18.72%	19.02%	18.13%
Offices	11.99%	11.31%	10.27%
Land	0.85%	0.85%	0.85%

1 source: Retis.be

→ **Site 44** - **Wierde - Chaussée de Marche 651-657 - 2,225 m² built - Retail**

REAL ESTATE REPORT

→ Site 08 - Courcelles - Rue de la Glacerie 12 - 33,378 m² built - Logistics

PORTFOLIO OVERVIEW[1,2]

[2]31-12-2023	General	Logistics buildings	Commercial buildings	Offices	Land
Investment value of investment properties	€327,192,814	€59,301,846	€231,503,591	€33,597,845	€2,789,532
Fair value	€317,233,727	€57,296,640	€224,791,495	€32,666,009	€2,479,583
Percentage of net assets[3]	100%	18.12%	70.75%	10.27%	0.85%
Potential yield[4]	7.59%	9.61%	7.06%	7.79%	6.68%
Total rental area	313,092 m²	137,985 m²	158,589 m²	16,518 m²	- m²
Occupancy rate	96.54%	99.75%	96.03%	94.13%	100%
Acquisition / renovation value	€234,315,150	€50,878,996	€145,475,892	€36,597,595	€1,362,667
Insured value[5]	€333,663,880	€105,785,206	€176,642,762	€51,235,912	- €

Site 09 - Gosselies - Rue du Chemin de Fer - 13,098 m² built - Retail

Site 15 - Rhode-Saint-Genèse - Chaussée de Waterloo, 198-200 - 7,547 m² built - Offices

Site 39 - Dampremy - Chaussée de Bruxelles 100 - 6,380 m² bâtis - Retail

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 31-12-2023[1]

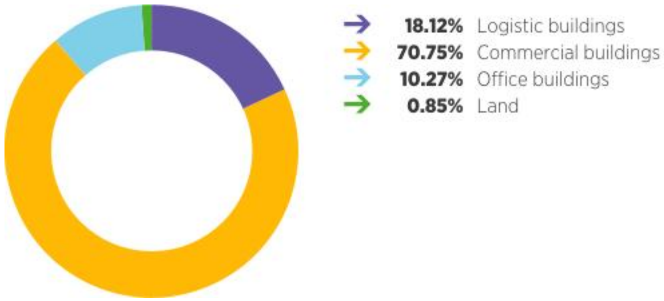
The changes made during the period under review were designed to improve control of the risk associated with the portfolio's diversification, both in terms of buildings and operators.

The aim is also to improve the ecological footprint of its buildings.

The portfolio is diversified according to the following criteria, so as to reduce the impact, which is always possible, measured in terms of conversion costs: the number of leases (around 320),[2] the intrinsic quality of the tenants, the variety of business sectors in which they operate, and the modularity of the buildings.

Breakdown of the portfolio[3]

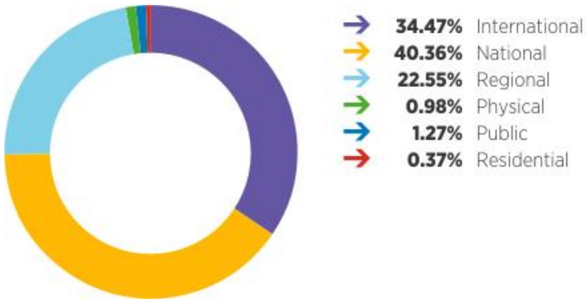
As at 31 December 2023, the portfolio consisted of:



Distribution related to the tenant market scale

WEB SA's real estate offering is proving very popular, particularly with international companies (34.47%). In effect, the size of these companies reduces their immediate financial exposure to cyclical downturns, helping to diversify risk in the face of unfavourable economic conditions and proportionally sustaining the rental yield of the Company's portfolio.

Secondly, rental income, spread over a large number of tenants (± 280), means that debtor risk is significantly fragmented and income is therefore more stable.



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

→ **Site 05** à Gosselies - Chaussée de Fleurus 157 - 19,023 m² built - Logistics

Sectoral distribution of commercial buildings[1]

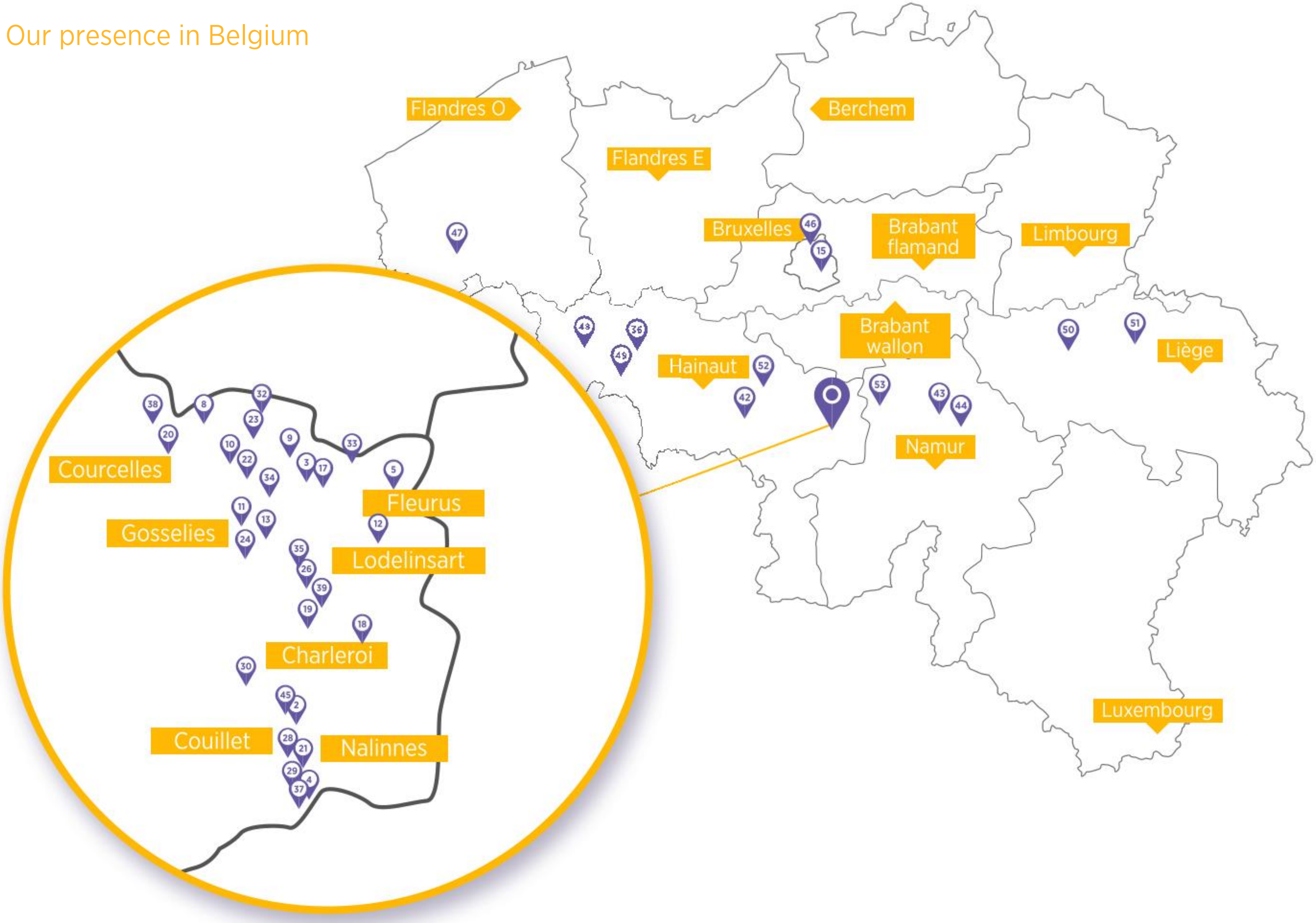
The portfolio's weighting in terms of economic sectors reflects a proactive investment policy that includes tenants well spread across different economic sectors, which helps to reduce potential risk, particularly in less favourable economic times. In fact, a cyclical crisis affects the sectors in question differently.

Geographical distribution

At 31 December 2023, SIR's presence in the Flemish Region will be 4.15%, compared with 0.61% in the Brussels Region and 95.24% in the Walloon Region. At the same date, 53.81% of the investment properties were located in Gosselies, on the edge of Walloon Brabant, covering the different economic sectors of logistics, retail and office buildings, as well as land.

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

Our presence in Belgium



Residual term of leases[1]

The due dates are well spread out over the next few years: 49.69% of contracts have an expiry date after more than 5 years. The average residual term of leases is estimated at 6.39 years, reinforcing control of the risk associated with vacancy.

In addition, WEB SA has a number of particularly well-located properties that are in strong demand, not least because the catchment area extends well beyond its immediate geographic footprint, particularly in the commercial property segment.

→ < 5 years

50.31%

→ Between 5 and 10 years

38.75%

→ > 10 years

10.94%

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

Of the contracts due to expire between 1 January and 31 December 2024, a third are of the Plug & Work or short-term type (concluded for periods ranging from a few months to 1 year) and the majority have been renewed automatically for several years.

For the other two-thirds, at the date of publication, around ten contracts had been signed or renewed, while for around fifteen of the vacated areas, conversion projects were already under consideration or in the process of being applied for.

In the case of the remaining leases, the tenants had still not indicated their intention to surrender their contracts at the date of publication, as the expiry date and/or notice period fell after the date of publication of this report.

As a general rule, unless a buyer has already expressed an interest, the areas for which a surrender has been received are put up for rent (or for sale in the case of one of the areas) via various media.

1 based on the final expiry date of ongoing leases at 31-12-2023, taking into account only leases relating to rental areas (buildings and land, excluding totem poles)

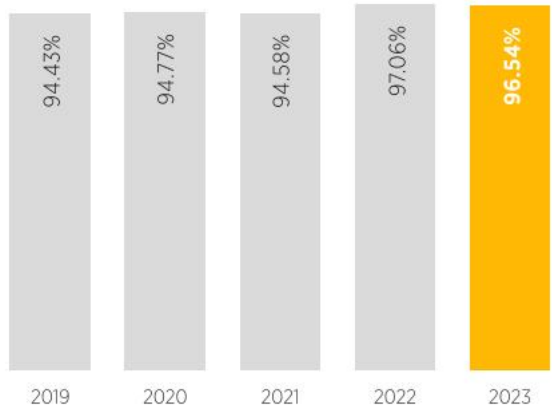
→ Site 15 - Rhode-St-Genèse - Chausséée de Waterloo 198-200 - 7,547 m² built - Offices and Retail

→ Site 09 - Gosselies Centre commercial "Espace Nord" - Rue du Chemin de Fer - 13,098 m² built - Commerces

Occupancy rate

The portfolio's occupancy rate stood at 96.54% at 31 December 2023.

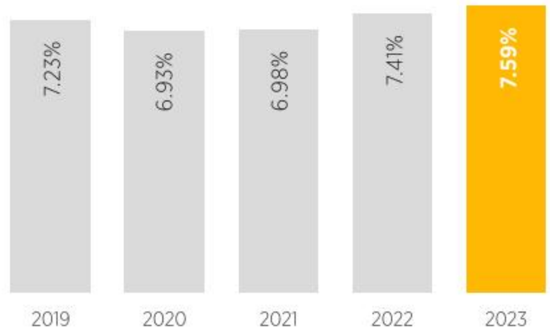
Over a period of 5 years, from 31 December 2019 to 31 December 2023, the average rate is 95.48%, with values ranging from 94.43% (minimum rate at 31-12-2019) to 97.06% (maximum rate at 31-12-2022).[1]



Rental yield[2]

The portfolio's potential rental yield remains high at 7.59% at 31 December 2023.

Over a 5-year period from 31 December 2019 to 31 December 2023, the average rental yield is 7.23%, with a minimum of 6.93% at 31 December 2020 and a maximum of 7.41% at 31 December 2022.[1]



1 based on values at the balance sheet date
2 The potential yield is calculated by dividing the sum of the passing rents (PR) on the rented areas and the estimated rental value (ERV) on the vacant areas by the Investment Value. [(PR on rented areas) + (ERV on vacant areas)] /(Investment Value).

Ranking of the 10 main tenants

According to rental income	
1. Ikanbi	5.26%
2. Verdon	2.46%
3. Media Markt	2.44%
4. Pro Bail (Rack Store)	2.14%
5. Forever Products	1.83%
6. Pharma Belgium	1.74%
7. Jacops Sud	1.69%
8. Michelin Belux	1.67%
9. Charlesports (Intersports)	1.67%
10. Basic Fit Belgium	1.58%

According to the built-on surface areas	
1. Verdon	20,756 m^2
2. Forever Products	10,785 m^2
3. Michelin Belux	10,434 m^2
4. Pro Bail	6,990 m^2
5. Ansimmo (Decathlon)	6,380 m^2
6. Media Markt	6,236 m^2
7. Pharma Belgium	5,910 m^2
8. Facq	5,340 m^2
9. Ikanbi	5,243 m^2
10. Districoal	4,680 m^2

According to the residual term of leases[1,2]	
1. Allmat (Bodymat Patrimonial)	46 years
2. Ansimmo (Decathlon)	45.2 years
3. Italo Gourmet	35.7 years
4. Cemepro (Château d'Ax)	34.7 years
4. Bevet Services Wanze	34.3 years
5. Mad Max Sport (Mister Foot)	34.1 years
7. Protection Unit	32.9 years
8. Evresco (Life Style Fitness)	32.9 years
9. Shops Belgium 2 (Burger King)	32.3 years
10. Di	29.2 years

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 51 - Alleur - Rue Alfred Deponthière 40 - 5,243 m^2 built - Offices

Description of portfolio

Site 2 – Couillet

Route de Philippeville 196-206, 6010 Couillet
Area: 1,875 m²
Category: Retail
Construction/renovation year(s): 2006 - 2016
Renter(s): 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: Retail
Construction/renovation year(s):
1998 - 1999 - 2016
Renter(s): 3OM Tattoo By Boris, April Beauty, Art de Vue, Barber Shop, Bijouterie Laurent by Virginie, Chaussures Lachapelle, CKS Coiffeur Designer, Orange Belgium

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): Archivage et Gardiennage, Communauté Française, Ertek, Facq, Newrest Servair Belgium, Sentiers du Monde

---

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

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, Forever Products, Transaflo, Verdon

Site 9 – Gosselies Rue Du Chemin De Fer

Avenue des États-Unis 38-40, 6041 Gosselies
Area: 2,520 m²
Category: Retail
Construction/renovation year(s):
2011-2017
Renter(s): AD Delhaize, Heytens

Avenue de la Pépinière 5, 6041 Gosselies
Area: 2,500 m² built + 1,600 m² ground
Category: Retail
Construction/renovation year(s):
2008
Renter(s): Urban Soccer

Avenue de la Pépinière 3, 6041 Gosselies
Area: 1,225 m²
Category: Retail
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: Retail
Construction/renovation year(s):
2019
Renter(s): Centrakor, Exterioo, Foody's Corner, Intersport, La Bella Tavola, Media Markt (parking)

Site 10 – Gosselies Demanet

Rue de Namur 136-138, 6041 Gosselies
Area: 10,773 m²
Category: Retail
Construction/renovation year(s):
1920 - 2011 - 2013 - 2016
Renter(s): Action, Cuisines Schmidt, Damart, Kid's City, Maxi Zoo, Medi-Market, Mondial Textiles, Paprika Cassis, Rev' Intérieur, Van Marcke, Sentier du Monde

Rue de Namur 140, 6041 Gosselies
Area: 6,236 m²
Category: Retail
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: Retail
Construction/renovation year(s):
from 1980 to 2017
Renter(s): April, Ava Papier, Babylon, Barraccuda Outlet, Brasserie La Pause, Bristol, Carlo & Fils, Casa, Cavain, Cerese Security, Chaussea, Di, DSM Cuisines, Emoción Restaurant, Fondation Papillon, Hairco, Hema, IHPO, Krëfel, Krinkels, Kvik, L'Eveil des Arômes, Le Paradis du Sommeil, Leenbakker, Leonardo Supermercato, Lidl, Literie Prestige, Luxus Maniet, NB Sat, Okaïdi, Pizza Adriatic, Planet Pneus, Rack Store, pace Donuts, Vanden Borre

Site 15 – Rhode-Saint-Genèse

Chaussée de Waterloo, 198-200,
1640 Rhode-Saint-Genèse
Area: 7,547 m^2
Category: Offices
Construction/renovation year(s):
1992
Renter(s): AAM-Solutions, Alternatif Electricité, Arpeggio, B.H.R. Clinic, Belgo Concept, Benoit Binet, BNP Paribas Fortis, Bump, Cuir Center, Dental Design, Diallo Oury, DNAK, EPM, Ethias, Heart Rhythm Research Center, IMD Foutah, Rawij Riz (Insafron), Jungers Thierry, Key4Nova, Kvik, LG Pronett, L'Hermitage, Mali & Frères, Nazca Agency & Partners, Orange, Proximus, Sleeping House, Square^2, Synlab, Taxi Tony, Telenet, Tomach Engineering, Tours 33

Site 17 – Gosselies Aéropole

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

Rue Louis Blériot 34, 6041 Gosselies
Area: 10,413 m^2
Category: Logistics
Construction/renovation year(s): 1995
Renter(s): Michelin

Rue Adrienne Boland 9, 6041 Gosselies
Area: 300 m^2
Category: Logistics
Construction/renovation year(s): 2001 - 2016
Renter(s): Balteau IE

Rue Adrienne Boland 15-19, 6041 Gosselies
Area: 2,259 m^2
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 m^2
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: Retail
Construction/renovation year(s):
± 1950 - 2004
Renter(s): Commerces : Kruidvat, Queen Food, Zeeman
2 apartments

Site 22 – Gosselies

Rue de Namur 138, 6041 Gosselies
Area: 1,230 m²
Category: Retail
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: Retail
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: Retail
Construction/renovation year(s):
2003
Renter(s): Fidutax, Immo & Co Invest, 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): Eco Multi Product, Gritec, MP Pellet, 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: Retail
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, Jacops Sud, Palette Export, Proximus, Safe Conduite, SNCB

Site 32 – Gosselies Chotard

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

Site 33 – Gosselies

Avenue Jean Mermoz 29, 6041 Gosselies
Area: 1,660 m²
Category: Logistics
Construction/renovation year(s):
1992 - 2017
Renter(s): a-Ulab, Banque Van Breda, Concierge, Société Patrimoniale à Portefeuille

---

Avenue Jean Mermoz 29, 6041 Gosselies
Area: 5,969 m²
Category: Logistics
Construction/renovation year(s):
1992
Renter(s): Business Solutions 30, Gateway Communications, Le Temps D'un Délice, Lo'Qualité, Préparation technique, PSB Sonorisation, Van Oirschot Verwarminggsgroothandel, Voyages Lenoir

---

Avenue Jean Mermoz 29, 6041 Gosselies
Area: 13,000 m² + 2,630 m² ground
Category: Logistics
Construction/renovation year(s):
2006 - 2013 - 2017
Renter(s): Chrome Style, Clyde Bergemann Forest, Comarfin, Diamant Drilling Services, Jacops Sud, Kone, Mika Tape, Nasko, Veranda Pro

---

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

Site 34 – Gosselies

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

Site 35 – Jumet, Nouvelle Route de Bruxelles

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

Site 37 – Gerpinnes, Bultia Village

Rue du Bultia 85-87, 6280 Gerpinnes
Area: 6,082 m²
Category: Retail
Construction/renovation year(s):
2013 - 2017
Renter(s):
Commerces : Aloès Bien être, Body Concept Training, CBC Banque, Club, Damart, Di, Hunkemöller, Italy Meubles, Pizzeria Gueli, The Huggy's Bar, Veritas
12 apartments

Site 38 – Courcelles, Lido Shopping

Rue Philippe Monnoyer 70, 6180 Courcelles
Area: 5,719 m²
Category: Retail
Construction/renovation year(s):
2005 - 2011 - 2012
Renter(s): Action, Eldi, Leader Price, Tom & Co, Terre Factory Shopping, Trafic

Site 36 – Leuze-en-Hainaut

Rue de Condé 62, 7900 Leuze-en-Hainaut
Area: 1,530 m² built
Category: Retail
Construction/renovation year(s):
1930 - 1968 - 1988 - 1996
Renter(s): Match

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: Retail
Construction/renovation year(s): 2000
Renter(s): CB Invest

Site 43 – Naninne

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

Site 44 – Wierde

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

Site 45 – Marcinelle, Beau Bien

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

75

Site 46 – Jette

Rue Henri Werrie 78, 1090 Jette
Area: 1,150 m²
Category: Retail
Construction/renovation year(s):
2015
Renter(s): Basic Fit

Site 47 – Ypres

Paterstraat 5, 8900 Ypres
Area: 1,483 m²
Category: Retail
Construction/renovation year(s):
1704 - 1922 - 2015
Renter(s): Basic Fit

Site 48 – Tournai

Rue des Chapeliers 20, 7000 Tournai
Area: 875 m²
Category: Retail
Construction/renovation year(s):
1935 - 1998 - 2007

Site 49 – Péruwelz

Rue Neuve Chaussée 86, 7600 Péruwelz
Area: 7,480 m²
Category: Retail
Construction/renovation year(s):
2011
Renter(s): Bristol, Intermarché, JBC,
Poils et Plumes, Point Carré

Site 50 – St-Georges-sur-Meuse

Rue Campagne du Moulin 17-57,
4470 Saint Georges sur Meuse
Area: 13,303 m²
Category: Retail
Construction/renovation year(s):
2011 - 2014
Renter(s): Ø BAR, Amusement Park, April Beauty, Arexo consulting, Cabinet vétérinaire BeVet, Cash Piscines, Château d'Ax, CHR de la Citadelle, Club, Di, Figura'tif, Italo Gourmet, JBC, Le délice du pain, Life Style Fitness, Marques à suivre, Mister Foot, Monkey Clothing Store, 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 53 - Espace 98

Rue de l'Essor 1, 5060 Auvelais
Area: 10,767 m²
Category: Retail
Construction/renovation year(s):
2002-2007-2012-2016-2018
Renter(s): Aldi, Basic Fit, Burger King, Cash Converters, CBC, Extra, Jump Square, Jysk

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

PORTFOLIO VALUATION BY THE PROPERTY EXPERT

In accordance with legal requirements, the properties in WEB SA's portfolio are subject to quarterly valuations. To date, these property valuation assignments have been entrusted to CBRE Valuations Services SRL, having its registered office at 1000 Brussels, boulevard de Waterloo 16, registered in the register of legal persons under number BE 0859.928.556, appointed for a renewable 3-year term.

At 31 December 2023, it will be represented by Mr Kevin Van de Velde for this assignment. From 01 January 2024 until 31 December 2026, Mr Pieter Paepen will be responsible for the valuation of the WEB SA portfolio.

The expert's remuneration for his work is €61,736 excluding VAT.

The valuation methods applied by the property expert are described in Note 05 of the financial section of this report.

Brussels, 22 January 2024

Dear Sir, Madam,

In accordance with the Royal Decree of 13 July 2014 in application of the Law of 12 May 2014 on Regulated Real Estate Companies, you have appointed CBRE Valuation Services to value the entire portfolio of Warehouses Estates Belgium S.A.

Our assignment was carried out in complete independence. All properties have been inspected by the experts of CBRE Valuation Services.

As is customary, our assignment was based on the information provided by Warehouses Estates Belgium concerning the rental situation, the charges and taxes to be borne by the lessor, the work to be carried out and any other factor that could influence the value of the properties, as well as on the visits carried out by CBRE's experts. We assume that this information is accurate and complete. As explicitly stated in our valuation reports, these in no way include an assessment of the structural and/or technical quality of the buildings, nor an analysis of the possible presence of harmful materials. These factors are well known to Warehouses Estates Belgium S.A., which manages its assets professionally and carries out technical and legal due diligence before acquiring each property.

The investment value may be defined as the most probable value under normal conditions of sale between fully informed and consenting parties, at the valuation date, before deduction of the costs of the portfolio sale.

From an accounting point of view, when drawing up the financial statements of a SIR (regulated real estate company), in accordance with IAS/IFRS, it is customary to use fair value. According to the press release of the Belgian Asset Managers Association (BEAMA) of 8 February 2006 and as confirmed in the press release of the BE-REIT Association of 10 November 2016, fair value can be obtained by deducting transaction costs of 2.5% of the investment value for properties worth more than €2,500,000. For properties with an investment value of less than €2,500,000, the duty to be deducted is 12% or 12.5%, depending on the region in which they are located.

On the basis of the comments made in the preceding paragraphs, we confirm that the investment value of the real estate assets of Warehouses Estates Belgium S.A. appraised by CBRE Valuation Services at 31 December 2023 amounts to:

€327,192,814

(Three hundred and twenty-seven million one hundred and ninety-two thousand eight hundred and fourteen euros)

After deduction of transfer costs in accordance with BEAMA recommendations and your instructions for legal fees, on the overall value, this gives us a "Fair Value" of:

€317,233,727

(Three hundred and seventeen million two hundred and thirty-three thousand seven hundred and twenty-seven euros)

This amount includes the value assigned to buildings valued by CBRE Valuation Services.

Yours sincerely.

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

VALORISATION GÉNÉRALE AU 31-12-2023

Site	Properties	Year of construction / renovation	Built-on area	Investment value	Fair value	Occupancy rate[1]	% portfolio[2]	Net rental	ERV[3]	Potential return[4]
	LOGISTICS BUILDINGS									
03	Gosselies - Av. des Etats-Unis 90	1999-2007	623 m²	€1,279,721	€1,137,530	100%	0.39%	€129,652	€107,340	10.13%
05	Gosselies - Chée de Fleurus 157	1974-1975-1996-2008-2013	19,023 m²	€10,711,320	€10,450,068	100%	3.27%	€836,341	€770,785	7.81%
08	Courcelles - Rue de la Glacerie 12	1920-1980-1990-2005-2013	33,378 m²	€8,739,909	€8,526,740	99.14%	2.67%	€1,084,681	€906,200	12.52%
11	Gosselies - Rue de l'Escasse	1960	4,850 m²	€924,539	€821,812	92.41%	0.28%	€104,077	€92,150	12.18%
12	Fleurus - Av. de l'Espérance 1	1992	3,822 m²	€1,492,332	€1,326,517	100%	0.46%	€136,292	€126,126	9.13%
17	Gosselies - Aéropôle	1995-2001	27,405 m²	€7,307,436	€6,890,959	100%	2.23%	€637,701	€586,748	8.73%
24	Gosselies - Rue des Emailleries 1-3	1988-2000-2002-2006-2012	8,809 m²	€5,857,175	€5,714,317	100%	1.79%	€499,365	€468,388	8.53%
30	Marchienne-Au-Pont - Rue T. Bonehill 30	1950-2010	13,568 m²	€3,849,214	€3,755,331	100%	1.18%	€467,292	€459,166	12.14%
33	Gosselies - Av. Jean Mermoz 29	1992-1995-2006-2007-2013	20,589 m²	€14,170,909	€13,825,277	100%	4.33%	€1,263,420	€1,104,055	9.51%
52	Houdeng - Rue de la Reconversion	2003	5,918 m²	€4,969,291	€4,848,089	100%	1.52%	€436,136	€391,798	8.78%
	TOTAL		**137,985 m²**	**€59,301,846**	**€57,296,640**	**99.75%**	**18.12%**	**€5,594,955**	**€5,012,756**	**9.61%**
	OFFICES BUILDINGS									
15	Rhode-St-Genèse - Chée de Waterloo 198	1992	7,547 m²	€13,219,837	€12,897,402	85.07%	4.04%	€858,206	€998,460	7.63%
18	Charleroi - Bd Joseph II 38-40-42	1996-2007	2,498 m²	€3,036,435	€2,962,376	100%	0.93%	€291,159	€224,820	9.59%
22	Gosselies - Rue de Namur 138	1920-2011-2012-2013	1,230 m²	€1,295,844	€1,151,861	100%	0.40%	€103,359	€98,400	7.98%
51	Alleur - Rue Alfred Deponthière 40	2019	5,243 m²	€16,045,729	€15,654,370	100%	4.90%	€1,215,551	€837,905	7.58%
	TOTAL		**16,518 m²**	**€33,597,845**	**€32,666,009**	**94.13%**	**10.27%**	**€2,468,274**	**€2,159,585**	**7.79%**
	LAND									
28	Loverval - Chée de Philippeville		Projet	€326,228	€289,980	100%	0.10%	€-	€-	-%
29	Gerpinnes - Chée de Philippeville 212		Projet	€1,371,310	€1,218,942	100%	0.42%	€76,429	€76,429	5.57%
33	Gosselies - Av. Jean Mermoz 29		Parking	€1,091,994	€970,661	100%	0.33%	€109,953	€91,000	10.07%
	TOTAL		**- m²**	**€2,789,532**	**€2,479,583**	**100%**	**0.85%**	**€186,382**	**€167,429**	**6.68%**

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	€3,522,382	€3,436,470	92.83%	1.08%	€244,685	€249,500	7.48%
04	Nalinnes - Bultia	1998-1999-2003-2016	1,862 m²	€4,419,971	€4,312,167	82.16%	1.35%	€285,700	€297,790	7.87%
09	Gosselies - Rue du Chemin de fer	2008-2011	13,098 m²	€20,937,473	€20,426,803	100%	6.40%	€1,481,755	€1,295,970	7.08%
10	Gosselies - Demanet	1920-2011-2013 + 2005	17,009 m²	€25,456,183	€24,835,301	100%	7.78%	€1,619,490	€1,541,980	6.36%
13	Gosselies - City Nord	de 1980 à 2017	30,824 m²	€47,422,426	€46,265,780	100%	14.49%	€3,386,088	€3,132,340	7.14%
20	Courcelles - Av. Général de Gaulle 16-20	1950-2004	2,537 m²	€2,399,668	€2,133,039	89.39%	0.73%	€161,748	€198,835	7.54%
21	Gerpinnes - Chée de Philippeville 193	1920-2001	581 m²	€1,059,145	€941,463	100%	0.32%	€75,988	€76,270	7.17%
23	Gosselies - RN 5	1980-2002-2012	5,025 m²	€9,202,227	€8,977,783	100%	2.81%	€709,188	€621,125	7.71%
26	Lodelinsart - Chée de Bruxelles 296	1987	4,444 m²	€3,065,694	€2,990,921	17.37%	0.94%	€232,349	€201,011	7.58%
32	Gosselies - Chotard	2000-2001-2002-2007	9,256 m²	€14,816,357	€14,454,984	98.54%	4.53%	€1,179,620	€997,060	8.08%
34	Gosselies - Rue des Bancroix	2002	3,187 m²	€7,966,527	€7,772,222	100%	2.43%	€606,507	€534,850	7.61%
35	Jumet - RN 5	1993-1997-2008-2011	1,895 m²	€2,037,211	€1,810,854	100%	0.62%	€144,180	€134,047	7.08%
36	Leuze-en-Hainaut - Rue Condé 62	1930-1968-1988-1996	1,530 m²	€1,284,235	€1,141,542	100%	0.39%	€119,030	€99,450	9.27%
37	Gerpinnes - Rue du Bultia 85-87	2013	6,082 m²	€15,055,257	€14,688,055	100%	4.60%	€931,205	€833,485	6.19%
38	Courcelles - Rue Monnoyer 70	2005-2011-2012	5,720 m²	€7,262,039	€7,084,916	100%	2.22%	€595,669	€516,370	8.20%
39	Dampremy - Chée de Bruxelles 100	2019	6,380 m²	€5,163,260	€5,037,327	100%	1.58%	€206,388	€206,388	4.00%
42	Péronnes-lez-Binche - Av. Léopold III 5	2000	3,360 m²	€1,349,057	€1,199,161	94.56%	0.41%	€97,683	€106,425	7.66%
43	Naninne - Chée de Marche 878-880	inconnu - 2013	3,119 m²	€3,229,980	€3,151,200	100%	0.99%	€263,071	€231,960	8.14%
44	Wierde - Chée de Marche 651-657	1990-1991-2013	2,225 m²	€2,791,285	€2,723,205	100%	0.85%	€244,716	€210,375	8.77%
45	Marcinelle - Av. de Philippeville 141-143	2009	2,322 m²	€3,884,228	€3,789,490	96.32%	1.19%	€241,244	€243,265	6.45%
46	Jette - Rue H. Werrie 76	2015	1,150 m²	€1,737,476	€1,544,423	100%	0.53%	€141,177	€115,000	8.13%
47	Ieper - Paterstraat 5	1704-1922-2015	1,483 m²	€1,694,183	€1,512,663	100%	0.52%	€122,051	€103,810	7.20%
48	Tournai - Rue des Chapeliers 20	1935-1998-2007	875 m²	€805,038	€715,589	-%	0.25%	€-	€65,625	8.15%
49	Peruwelz - Rue Neuve Chée 86	2010	7,480 m²	€9,779,728	€9,541,199	77.54%	2.99%	€586,626	€690,610	7.74%
50	St-Georges-sur-Meuse, Rue Campagne du Moulin 17-57	2010-2014	13,303 m²	€19,860,440	€19,376,040	90.24%	6.07%	€1,340,670	€1,247,179	6.75%
53	Sambreville - Espace 98	2002-2007-2012-2016-2018	10,767 m²	€15,302,121	€14,928,898	100%	4.68%	€960,868	€966,228	6.28%
	TOTAL		**158,589 m²**	**€231,503,591**	**€224,791,495**	**96.03%**	**70.75%**	**€15,977,696**	**€14,916,947**	**7.06%**
	TOTAL GENERAL		**313,092 m²**	**€327,192,814**	**€317,233,727**	**96.54%**	**100%**	**€24,227,307**	**€22,256,717**	**7.59%**

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 2023 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	€55,388,953	€54,038,002	16.93%
Gosselies - Demanet	€25,456,183	€24,835,301	7.78%
Gosselies - Rue du Chemin de fer	€20,937,473	€20,426,803	6.40%
Saint-Georges-sur-Meuse, Rue Campagne du Moulin 17-57	€19,860,440	€19,376,040	6.07%

Ces sites sont plus amplement décrits (âge, locataires, taux d'occupation...) dans la section relative aux descriptions des immeubles ci-avant.

Gosselies – City Nord & rue des Bancroix	Total lease term[2]	Residual period[3]
4Murs	9	5.3
April Beauty	9	6.3
Ava Papierwaren	9	9.5
Babylon Love Shop	9	1.2
Barracuda	9	7.7
Binôme	9	8.7
Bristol	9	0.4
Camber	9	8.0
Carlo Sport & Fashion	9	5.9
Casa	9	6.2
Cavavin	9	1.7
Cerese Security	9	2.3
Chaussea	27	19.7
Di	9	3.8
DSM Cuisines	9	4.3
Emocion Restaurant	9	9.5

Gosselies – City Nord & rue des Bancroix	Total lease term[2]	Residual period[3]
Fondation Papillon	9	5.5
Game Cash	9	2.1
Hair City 209	9	5.3
Hairco	9	4.5
Hema	9	0.7
IHPO	9	4.4
Krëfel	18	3.4
Krinkels	1	0.3
Kvik	9	4.0
La Pause	9	8.3
Le Break	9	3.0
Le Paradis du sommeil	0	0.2
Le Paradis du sommeil	1	1.3
Leenbakker	9	4.8
Leonardo Supermercato	9	7.8
L'Eveil des Arômes	9	4.5

Gosselies – City Nord & rue des Bancroix	Total lease term[2]	Residual period[3]
Lidl	27	14.8
Literie Prestige	9	6.3
Luxus Maniet	9	6.0
Nbsat	9	10.1
Okaïdi	9	3.1
Pizza Adriatic	9	7.3
Planet Pneus	9	5.0
Proximus	9	10.0
Rack Store	18	9.3
RAS Security	9	8.9
Space Donuts	9	6.5
Sportdirect.Com	9	0.4
Tape à l'Œil	9	7.5
Vanden Borre	9	1.7

1 based on the investment value determined by the Property Expert
2 in years
3 until expiry, in years
2 in years
3 until expiry, in years
2 in years
3 until expiry, in years

Gosselies – Demanet	Total lease term[1]	Residual period[2]
Action	27	16.8
Cassis Paprika	9	5.3
Cuisines Schmidt	9	3.2
Damart	9	1.7
Kid'S City	9	7.9
Maxi Zoo	9	8.0
Media Markt	20	1.3
Medi-Market	9	8.8
Mondial Textiles	9	6.6
Rev'Intérieur	27	15.8
Sentiers du Monde	1	0.4
Van Marcke	9	7.5

Gosselies – Chemin de Fer	Total lease term[1]	Residual period[2]
AD Delhaize	27	14.1
Bella Tavola	9	8.3
Centrakor Stores	18	13.3
CEP	9	7.8
Decor Heytens	9	3.3
Exterioo	27	22.2
Foody's Corner	9	4.3
Intersports	9	4.5
Media Markt (parking)	4	0.4
Planet Foot	9	4.1

St-Georges-sur-Meuse	Total lease term1	Residual period[3]
Amusement Park	9	5.2
April Beauty	36	28.3
Arexo Consulting	9	3.9
Bevet Services Wanze	36	34.3
Cash Piscines	18	14.8
Château d'Ax	36	34.7
CHR de la Citadelle	9	8.8
Club	9	2.1
Di	36	29.2
Figura'Tif	9	1.3
Italo Gourmet	36	35.7
JBC	18	5.1
Le délice du pain	9	5.8
Life Style Fitness	36	32.8
Marques à Suivre	18	5.3
Mister Foot	36	34.1
Monkey Clothing Store	3	0.0
Ø Bar	9	5.2
Protection Unit	36	32.9
Securitas Direct Verisure	9	4.9
The Hunter	9	4.2
Trafic	18	8.0
Voyages Copine	36	24.0
Voyages Copine	36	25.0

Buildings reprensenting more than 20%

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

1 in years
2 until final expiry, in years
3 jusqu'à échéance finale, en années

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.

Prime rents for the best offices in top locations in Charleroi are estimated at 150 €/m²/yr. These are believed achievable in build-to-suit deals and in pre-lettings of new space. Average rents are stable and closer to 125 €/m²/yr

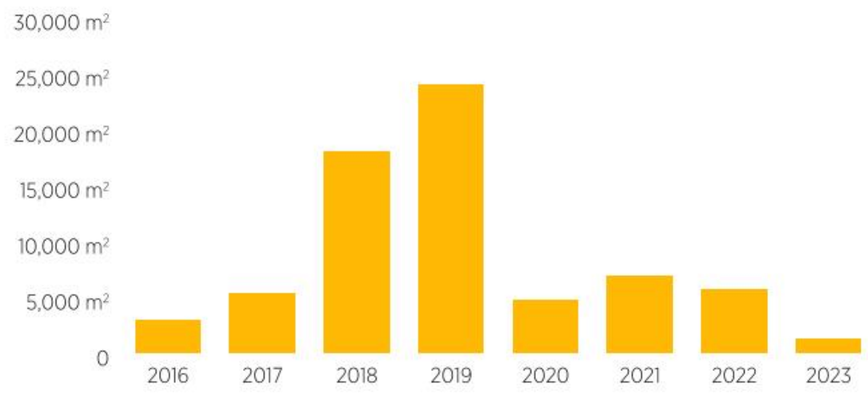
Demand

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 was moderate in 2022 at 6,788 m2, but fell within a comparable scope to recent years. The largest deals in 2022 were Catalent taking Piccard 40 (1,415 m2), Cofitax taking Piccard 12 (689 m2) and De Longhi Benelux taking Wallonie 60 (686 m2). 2023 has been quiet so far, with only 1,295 m² of take-up.

CHARLEROI OFFICE TAKE-UP (2015-2022)



1 Source: CBRE

Development

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

Perhaps the most discussed of the projects is Left Side Business Park. Situated along the Sambre, this mixed-use project concerns some 50,000 m² of offices, 17,000 m² of housing, 3,200 m² of retail, a 150-room Van der Valk hotel and a harbor. The 23,000 m² Ohr!izon office tower here (lot 5) is anticipated for 2024. Promiris and Eiffage are building the 22-storey tower.

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

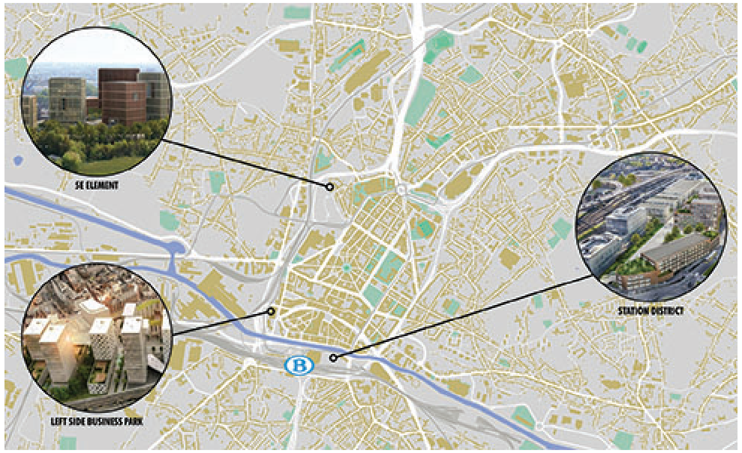
Close by along Rue de la Garenne, the 5e Element project is underway. This will consist of 7,000 m² of offices, 4,000 m² of services, and 150 housing units.

On the southern side of the Sambre to the right of the Charleroi-Sud train station a new district will arise focused on housing and high-tech businesses. The first phase encompasses 50,000 m² of new development.

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

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

MAP OF MAJOR CITY CENTRE DEVELOPMENT ZONES:



MAJOR PROJECT RENDERS:

Retail

Belgian overview

Retail take-up in the first half of 2023 was moderate, with 183,000 m² of new deals. Top rents are aligned in the best market, and can be found in Brussels Downtown, Brussels Uptown and on the Meir in Antwerp. Limited out-of-town new development is expected for this year and the next. Retail investment in 2023 is similar to the first half of 2022, with over €294 million invested.

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 Kréfel (1,965 m²) and Action (1,372 m²).

Cora Chatelineau

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

City Nord

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

Espace Nord

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

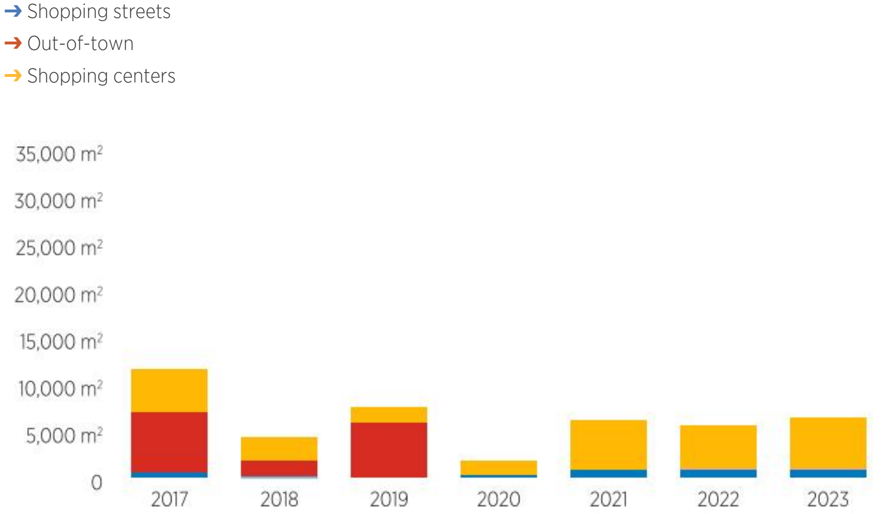
Parenthèse

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. Retail take-up for 2023 totalled 7,036 m² and comprises mostly shopping centre related deals.

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



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

→ Site 23 - Gosselies - Route Nationale 5 - 5,025 m² built - Retail

Industrial & logistics

Overview

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

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

Demand

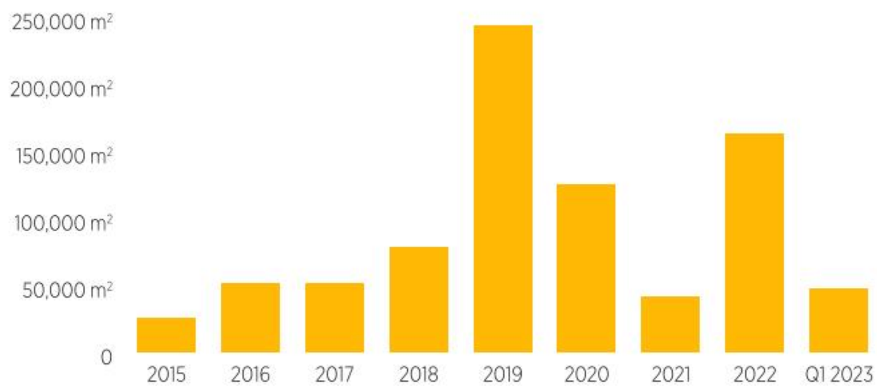
The Charleroi-Mons market counts just under 1 million m² of logistics space and is seen as the cluster market that comprises the large walloon cities on the East of Belgium, such as Tournai, Mons and Charleroi as most of the logistics activity can be found around these cities. Regarding Charleroi, most logistics stock can be found alongside the river Sambre and at the Charleroi Airport.

Logistics take-up in Belgium in 2022 totalled 1,869,000 m² and 2,113,000 m² in 2023. In Charleroi, take-up historically averages out to 60,000 m², proving this is a smaller though growing submarket.

Demand was strong last year, totalling respectively 170,000 m². In 2023, 48,000 m² of deals were recorded. In Q2 the largest deal happened being Audi in Nivelles logistics, taking up 30,000 m². Other notable transactions for this area in 2022 were Green estate purchasing 1,440 m² in Nimy, Groupe Lavergne letting 10,000 m² in Châtelet, Brain E-log securing 15,000 m² in Houdeng-Goegnies and Aciers Grosjean letting 36,000 m² in Châtelet.

→ Site 17 - Gosselies Aéropole - 27,405 m² built - Logistics

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



Investment

Overview

Total CRE investment in Belgium declined to €2.5 billion in 2023. This is a 71% fall when compared to the record year in 2022. The increasing and high interest rate environment clearly took its toll on the investment market this year. Just three deals of €100 million or more were recorded across all asset types. Brussels offices - normally the cornerstone of the investment market - accounted for just 22% of the total, or €549 million, versus a normal year of 43%. Domestic investment was overrepresented, as cross-border - and German funds in particular - regrouped on the sidelines. Well-funded opportunistic and value-add buyers thrived in the uncertain market, closing notable off-market deals.

INVESTISSEMENT VOLUME BELGIUM (2016 - 2022)

Charleroi

Office investment in Charleroi has historically concerned purchases for own occupation or small developments with very little institutional or large cap investment recorded. Quality assets are few in number, and there is still a risk - perceived or real - around investing in Charleroi. Yields are likely to be somewhat higher even compared to Liège and Namur, but there is little market evidence at this point.

In 2022, KBC acquired a small, fully-let office of 2,700 m2 in an off-market deal.

In 2021, two office investment transactions were noted for Charleroi. Immo Moury bought Boulevard Devreux 36 for €4.8 mio of FGTB, and Ikoab/Koeckelberg bought Hôtel ferroviaire for €1.65 mio. The latter concerns a 6,000 m² office space sold by NMBS and is meant to be redevelopped. In 2022, there was one off-market confidential investment transaction concerning offices. in 2023, 2 investment transactions were recorded:

- The first being Technopôle Vilette - HQ Federal Police acquired by Leoville. Sold by Ethias and Monument Immo management, this office building concerns a 12,000 m² BTS renovation for Federal Police completed in 2005. Just next to the future satellite megafactory AEROSPACELAB. Only 950 meters from the city's main train station, this property checks all the boxes of Leoville's investment strategy.
- The second was Esplanade René Magritte 1 and 5-6. So it concerns two properties: 1 of 939sqm and the other of 959sqm. 4 tenants but 12% vacancy rate, purchased as an opportunistic deal. The goal is to renovate. Acerto and Gom are the current occupiers

The largest investment transaction in Charleroi dates back from 2018, when CBRE IM bought Rive Gauche Shopping Center for €305 mio. This shopping center, sold by IRET Development, does also include 1,300 m² office space and is located in the heart of Charleroi.

Investment in Charleroi in 2022 also saw investment in Out of Town retail 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. One investment deal has been recorded in the Charleroi region in 2023.

EPRA

The EPRA (“European Public Real Estate Association”) publishes recommendations for defining the key performance indicators applicable to registered property companies. These recommendations are included in the report titled “EPRA Reporting: Best Practices Recommendations Guidelines” (“EPRA Best Practices”). This report is available on the EPRA website (www.epra.com).

Warehouses Estates Belgium has taken part in this reporting standardisation movement intended to improve the quality and comparability of information intended for investors.

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

1. EPRA - PERFORMANCE INDICATORS

INDICATOR	DEFINITION		31-12-2023	31-12-2022
EPRA Earnings	Current result from strategic operational activities	€	€12,046,692	€12,047,326
		€ / share	€3.80	€3.80
EPRA Net Reinstatement Value (NRV)	Net revaluated assets in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NRV is based on the hypothesis that the Company shall never sell its assets, and provides an estimate of the amount required to reconstitute the Company.	€	€176,551,935	€174,668,243
		€ / share	€55.76	€55.16
ERPA Net Tangible Assets (NTA)	Net revaluated assets in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NTA is based on the hypothesis that the Company purchases and sells assets, which would result in certain deferred taxes which cannot be avoided.	€	€166,592,850	€165,264,890
		€ / share	€52.61	€52.19
EPRA Net Disposal Value (NDV)	Net revaluated assets in accordance with the Best Practice Recommendations (BPR) Guidelines published by the EPRA. The EPRA NDV is intended to represent the value to the Company shareholders in a scenario of sale of assets, resulting in the payment of deferred taxes, liquidation of financial instruments and accounting of other liabilities at their maximum amount, all net of taxes.	€	€168,284,640	€169,349,501
		€ / share	€53.15	€53.48
EPRA Net Initial Yield (NIY)	Annualised gross rental income based on rents outstanding as on the reporting date, minus property expenses, divided by the market value of the portfolio plus estimated transfer costs and duties on the hypothetical disposal of investment properties.	%	6.51%	6.33%
EPRA Topped-up NIY	This measurement includes an adjustment in relation to the EPRA NIY for the expiration of rental discount periods and other incentives.	%	6.55%	6.37%
EPRA Vacancy Rate	Estimated Rental Value(ERV) of the vacant premises divided by the ERV of the total portfolio.	%	2.79%	2.58%
EPRA Cost Ratio (including direct vacancy costs)	Administrative/operating expenses according to the IFRS financial results (including direct costs related to rental vacancy), divided by gross rental income minus land costs.	%	26.81%	29.07%
EPRA Cost Ratio (excluding direct vacancy costs)	Administrative/operating expenses according to the IFRS financial results (excluding direct costs related to rental vacancy), divided by gross rental income minus land costs.	%	25.76%	26.58%
EPRA Loan-to-value (LTV)	The EPRA LTV is intended to represent the indebtedness of the Company in relation to the market value of its assets.	%	47.31%	44.34%
EPRA Loan-to-value (incl. RETTs)	The EPRA LTV is intended to represent the indebtedness of the Company in relation to the market value of its assets, by reintegrating property transfer duties in the property values.	%	45.88%	43.01%
EPRA Like-for-Like	The EPRA Like-for-Like is designed to show rental income growth on a like-for-like basis.	€	21,439,392	19,687,729

These data are not required by the regulations concerning SIRs but are communicated to ensure comparability with other registered European property companies.

2. EPRA EARNINGS (IN €)

	EPRA Earnings	31-12-2023	31-12-2022
	Net result according to the IFRS financial statements	**8,668,129**	**12,144,647**
	Adjustments to calculate EPRA Earnings, excluding the following:		
(i)	Changes in fair value of investment properties and assets held for sale	-300,963	- 4,853,753
(ii)	Result on sale of investment properties	-520	- 2,022
(iii)	Result on sale of assets intended for purchase/sale		
(iv)	Tax on sale result		
(v)	Negative goodwill / loss of value on goodwill		
(vi)	Changes in fair value of financial assets and liabilities (IFRS 9) and effects of reversals	-3,077,080	4,953,096
(vii)	Cost and interest for acquisitions and joint ventures (IFRS 3)		
(viii)	Deferred taxes concerning EPRA adjustments		
(ix)	Adjustments (i) to (viii) mentioned above concerning joint ventures		
(x)	Minority interests concerning the abovementioned adjustments		
	EPRA EARNINGS	**12,046,692**	**12,047,326**
	Number of shares	3,166,337	3,166,337
	EPRA EARNINGS PER SHARE (EPS)	**3.80**	**3.80**

3. EPRA NET ASSET VALUE (NAV) (IN €)

31-12-2023			
EPRA NET ASSET VALUE METRICS	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**
EQUITY ATTRIBUTABLE TO SHAREHOLDERS IN IFRS	**167,507,577**	**167,507,577**	**167,507,577**
To be included/excluded:			
(i) Hybrid instruments			
DILUTED NET ASSET VALUE	**167,507,577**	**167,507,577**	**167,507,577**
To be included:			
(ii.a) Revaluation of investment properties (if the “cost model” of IAS 40 is applied)			
(ii.b) Revaluation of development projects (if the “cost model” of IAS 40 is applied)			
(ii.c) Revaluation of other non-current assets			
(iii) Revaluation of finance lease receivables			
(iv) Revaluation of assets held for sale			
NET ASSET VALUE DILUTED AT FAIR VALUE	**167,507,577**	**167,507,577**	**167,507,577**
To be excluded:			
(v) Deferred taxes for revaluations of investment properties at fair value			
(vi) Fair value of financial instruments	914,726	914,726	
(vii) Part of the goodwill resulting from deferred taxes			
(viii.a) Goodwill according to the IFRS balance sheet			
(viii.b) Intangible assets according to the IFRS balance sheet			
To be included:			
(ix) Fair value of the fixed-rate debt			777,063
(x) Revaluation of the intangible fixed assets at fair value			
(xi) Transfer taxes	9,959,085		
ADJUSTED NET ASSET VALUE	**176,551,935**	**166,592,850**	**168,284,640**
Number of shares in circulation (excluding treasury shares)	3,166,337	3,166,337	3,166,337
ADJUSTED NET ASSET VALUE	**55.76**	**52.61**	**53.15**

31-12-2022			
EPRA NET ASSET VALUE METRICS	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**
EQUITY ATTRIBUTABLE TO SHAREHOLDERS IN IFRS	**169,256,696**	**169,256,696**	**169,256,696**
To be included/excluded:			
(i) Hybrid instruments			
DILUTED NET ASSET VALUE	**169,256,696**	**169,256,696**	**169,256,696**
To be included:			
(ii.a) Revaluation of investment properties (if the “cost model” of IAS 40 is applied)			
(ii.b) Revaluation of development projects (if the “cost model” of IAS 40 is applied)			
(ii.c) Revaluation of other non-current assets			
(iii) Revaluation of finance lease receivables			
(iv) Revaluation of assets held for sale			
NET ASSET VALUE DILUTED AT FAIR VALUE	**169,256,696**	**169,256,696**	**169,256,696**
To be excluded:			
(v) Deferred taxes for revaluations of investment properties at fair value			
(vi) Fair value of financial instruments	3,991,806	3,991,806	
(vii) Part of the goodwill resulting from deferred taxes			
(viii.a) Goodwill according to the IFRS balance sheet			
(viii.b) Intangible assets according to the IFRS balance sheet			
To be included:			
(ix) Fair value of the fixed-rate debt			92,805
(x) Revaluation of the intangible fixed assets at fair value			
(xi) Transfer taxes	9,403,353		
ADJUSTED NET ASSET VALUE	**174,668,243**	**165,264,890**	**169,349,501**
Number of shares in circulation (excluding treasury shares)	3,166,337	3,166,337	3,166,337
ADJUSTED NET ASSET VALUE	**55.16**	**52.19**	**53.48**

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

EPRA NIY AND 'TOPPED-UP'' NIY		31-12-2023	31-12-2022
Investment properties - full ownership		317,233,729	300,778,918
Investment properties – share in joint ventures or funds			
Assets held for purchase / sale (including shares in companies)			
Minus: Development projects			
Operational investment properties		**317,233,729**	**300,778,918**
Reduction of estimated transaction costs		9,959,085	9,403,353
Investment value of operational investment properties	**B**	**327,192,814**	**310,182,271**
Annualised gross rental income		24,114,819	22,317,185
Property expenses[1]		2,806,054	2,691,526
Annualised net rental income	**A**	**21,308,765**	**19,625,659**
Plus: Rent at the end of rental discount periods or other rent reductions		112,488	138,097
ADJUSTED ANNUALISED NET RENTAL INCOME	**C**	**21,421,253**	**19,763,756**
EPRA NIY	**A/B**	**6.51%**	**6.33%**
EPRA "TOPPED-UP" NIY	**C/B**	**6.55%**	**6.37%**

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 others, service expenses, non-recoverable taxes and insurances and direct management costs of properties, internal or external.

5. EPRA VACANCY RATE

EPRA Vacancy Rate		31-12-2023	31-12-2022
Estimated rental value (ERV) of vacant premises	A	620,345	538,385
Estimated rental value (ERV) of the total portfolio	B	22,256,717	20,857,707
EPRA VACANCY RATE	**A/B**	**2.79%**	**2.58%**

The EPRA vacancy rate increased only slightly from 2.58% at 31 December 2022 to 2.79% at 31 December 2023, confirming the Company's resilience and the suitability of its commercial offering to the needs of the market in which it is geographically located.

→ **Site 15** à Rhode-St-Genèse - Chausséée de Waterloo 198-200 - 7.547 m² bâtis - Bureaux

6. EPRA COST RATIOS

EPRA COST RATIOS		31-12-2023	31-12-2022
Administrative/operating expenses according to IFRS financial results		**6,052,193**	**5,945,027**
Rental expenses (III)		344,631	469,355
Recovery of property expenses (IV)		23,381	19,098
Rental expenses and duties not recovered from tenants in rented properties (V to VII)		-500,887	-509,779
Other rental income and expenses (VIII)		-14,634	731
Technical costs (IX)		-2,016,921	-1,953,088
Commercial costs (X)		-74,946	-81,216
Expenses and taxes on non-rented properties (XI)			
Property management costs (XII)		-2,498,093	-2,427,602
Other property expenses (XIII)			
Company general expenses (XIV)		-1,288,403	-1,362,731
Other operating income and expenses (XV)		-26,321	-99,795
EPRA Costs (including direct vacancy costs)	**A**	**6,052,193**	**5,945,027**
Direct cost of vacancy		236,528	508,872
EPRA Costs (excluding direct vacancy costs)	**B**	**5,815,664**	**5,436,155**
GROSS RENTAL INCOME	**C**	**22,574,351**	**20,453,546**
EPRA COST RATIO (INCLUDING DIRECT VACANCY COSTS)	**A/C**	**26.81%**	**29.07%**
EPRA COST RATIO (EXCLUDING DIRECT VACANCY COSTS)	**B/C**	**25.76%**	**26.58%**

Maintenance costs (upkeep, minor repairs, etc.) incurred on investment properties are charged to operating income when they do not generate economic benefits for the properties concerned.

The EPRA Cost Ratio (vacancy costs included) decreased from 29.07% as on 31 December 2022 to 26.81% as on 31 December 2023. This decrease is mainly due to the reduction in direct costs of vacancy and the increase in gross rental income.

7. EPRA LOAN-TO-VALUE (LTV)

EPRA LOAN-TO-VALUE (LTV)		31-12-2023	31-12-2022
To be included:			
Loans from banking institutions		150,752,553	135,279,262
Commercial paper			
Hybrid instruments			
Bond debts			
Derivatives in foreign currencies			
Net debts			
Debt on property occupied by self			
Current liabilities			
To be excluded:			
Cash and cash equivalents		321,198	468,163
NET DEBT	**(A)**	**150,431,355**	**134,811,099**
To be included:			
Property occupied by self			
Investment property at Fair value		307,087,308	290,934,610
Assets held for sale		10,146,421	9,844,308
Development projects			
Intangible fixed assets			
Net receivables		705,203	3,288,878
Financial assets		-	
TOTAL INVESTMENT ASSETS	**(B)**	**317,938,932**	**304,067,796**
Optional			
Transfer taxes		9,959,085	9,403,353
TOTAL INVESTMENT ASSETS (INCLUDING TRANSFER TAX)	**(C)**	**327,898,017**	**313,471,149**
LTV	**(A/B)**	**47.31%**	**44.34%**
LTV (INCL. TRANSFER TAX) - OPTIONAL	**(A/C)**	**45.88%**	**43.01%**

8. EPRA LIKE-FOR-LIKE

LIKE-FOR-LIKE RENTAL INCOME	31-12-2023	31-12-2022	Difference	%
Rental income (A)	22,574,351	20,453,546	2,120,805	10.4%
Rental income linked to changes in consolidation scope (B)	-430,458	-82,984	-347,475	418.7%
Rental income from properties not available to let (C)	-704,501	-682,833	-21,668	3.2%
Non-recurring element to be extracted from the "Like-for-Like". (D)				
Like-for-Like rental income (A-B-C-D)	**21,439,392**	**19,687,729**	**1,751,663**	**8.9%**
FAIR VALUE OF THE PORTFOLIO ON WHICH THE LIKE-FOR-LIKE IS BASED	**292,158,408**	**289,705,017**	**2,453,391**	**0.8%**

Like-for-Like rental income amounted to €21,439 k in 2023 compared with €19,688 k in 2022, i.e. an increase of €1,752 k (+8.9%). Since it is calculated on a like-for-like basis, this increase does not take into account purchases and sales of buildings or rental income from available-for-sale properties.

The table below shows "Like-for-Like" rental income by segment:

LIKE-FOR-LIKE BY SEGMENT	31-12-2023	31-12-2022	Difference	%
Other	623,571	592,112	31,458.99	5.3%
Offices	2,421,401	2,319,017	102,384.05	4.4%
Commercial	13,614,674	12,489,689	1,124,985.10	9.0%
Industrial building	4,779,746	4,286,912	492,834.59	11.5%
LIKE-FOR-LIKE RENTAL INCOME	**21,439,392**	**19,687,729**	**1,751,663**	**8.9%**

As the Company only invests in properties in Belgium, it does not have any like-for-like developments.

9. EPRA CAPEX

INVESTMENTS RELATED TO INVESTMENT PROPERTIES	31-12-2023	31-12-2022
Acquisitions	14,830,040	
Development		
Operational properties	3,350,734	4,639,517
Incremental rental area	726,108	10,156
Non-incremental rental area	1,311,737	3,172,337
Incentives granted to tenants	1,312,889	1,457,024
Other		
Interim interests		
TOTAL CAPEX	**18,180,774**	**4,639,517**

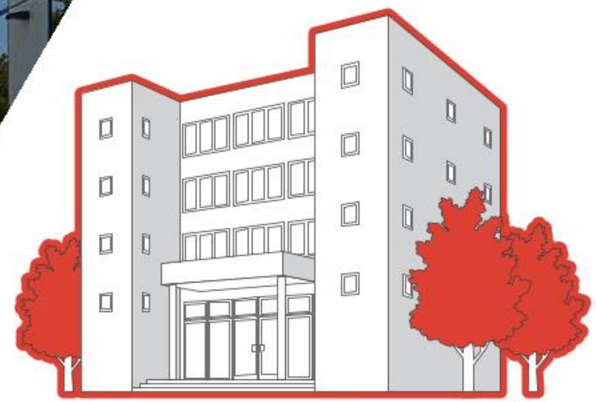
EPRA Capex includes capital expenditure (renovation works, redevelopment works, etc.) on investment properties that is capitalised when it generates value and increases the expected economic benefits of the property in question.

During the 2023 financial year, the Company acquired a building for a total amount of €14,830 k and incurred expenditure on buildings in operation for a total amount net of VAT recovery of €3,351 k (see Notes 05 and 06).

→ Site 33 - Gosselies - Avenue Jean Mermoz 29 - 1,660 m² built - Logistics

FINANCIAL REPORT

→ Site 15 - Rhode-Saint-Genèse - Chaussée de Waterloo, 198-200 - 7,547 m² built - Offices



AUDITOR'S REPORT[1]

In accordance with legal provisions, the accounts of WEB SA are subject to audit by PwC Reviseurs d'Entreprises SRL, Culliganlaan 5, 1831 Machelen, Belgium, represented by Mr Didier MATRICHE, Auditor, appointed for a renewable term of 3 years.

Starting: AGM 2024 – Financial year 2024 - End: AGM 2027 – Financial year 2026

Fees as well as the expenses related to the audit, of an amount of €70,000, excluding VAT, was awarded to the Statutory Auditor "PwC" for the financial year under review.

FREE TRANSLATION OF THE STATUTORY AUDITOR'S REPORT TO THE GENERAL SHAREHOLDERS' MEETING OF WAREHOUSES ESTATES BELGIUM SA ON THE ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

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

We have been appointed as statutory auditor by the general meeting d.d. 25 April 2023, 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 2025. We have performed the statutory audit of the Company's annual accounts for seven 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 2023, 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' 322.445 and a net result for the financial year which closes with a profit of EUR'000' 8.668.

In our opinion, the annual accounts give a true and fair view of the Company's net equity and financial position as at 31 December 2023, as well as of its results and its cash flows for the financial year ended on this date, in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union and implemented by the Royal Decree of 13 July 2014.

Basis for unqualified opinion

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

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

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

1 WEB SA's statutory annual accounts prepared under IFRS are summarised at the end of the chapter in accordance with Article 3:117 of the Companies and Associations code. The complete version of WEB SA's statutory annual accounts, the management report and the statutory auditor's report relating thereto will be filed with the National Bank of Belgium within the legal deadlines. The statutory auditor has issued an unqualified 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 accounts for the current period. These matters 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' 317.234 as of 31 December 2023. International Financial Reporting Standards require investment properties to be valued at their fair value. The determination of this fair value depends heavily on estimates, the most significant of which are the rental value of the building, its occupancy rate, the estimated maintenance and repair costs and the discount rate used.

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

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

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

How our audit addressed the key audit matter

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

- with regards to the external valuation, we have reconciled the report of the appointed external appraiser with the financial statements as at 31 December 2023;
- we have assessed the objectivity, independence and expertise of the appointed external appraiser;
- with our property valuation experts, we assessed, for all the buildings, the reasonableness of the main parameters used by the external appraiser;
- for a sample of properties, we ensured that the valuations carried out by the external appraiser were based on correct information, as far as this information is available from the Company's accounts and inventory records;
- with our valuation experts, we have reviewed the reasonableness of the changes in fair value of all investment properties compared to 31 December 2022;
- we compared the realisable values of the investment properties disposed of during the year with their fair values in the financial statements before disposal;
- finally, we ensured the reasonableness of the disclosures in the notes to the financial statements and their compliance with International Financial Reporting Standards.

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

Valuation of doubtful debts

Key audit matter

The Company has gross trade receivables of an aggregated amount of EUR'000' 2.354 as at 31 December 2023. The impairment recorded on these receivables amounts to EUR'000' 1.085.

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 required to apply this accounting principle, we considered the determination of these write-downs to be a key element of the audit.

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

How our audit addressed the key audit matter

- we verified whether the recovery possibilities estimated by the effective Management were reasonable for the rent receivables reported as being at risk. In this respect, we verified the assumptions of the effective Management by corroborating them with the available supporting documents used for the assessment of the doubtful receivables. In addition, we verified the completeness of the clients indicated as being at risk by the effective Management on the basis of a review of the aged trial balance of trade receivable;
- during the 2020 and 2021 and to a lesser extent in 2022 financial years, before no longer issuing them in 2023, the Company issued credit notes in favor of certain tenants whose business was affected by the Covid-19 sanitary crisis. The vast majority of these credit notes are conditional and have been, or will be, definitively acquired as soon as the condition attached to their granting is met. Invoices to be issued have been recognised for the amount of the credit notes issued and have been written down in full. We have verified the existence and accuracy of the amounts recorded based on the agreements with the tenants and we have verified that the reversals of the write-downs recorded were justified;
- we checked whether the provision recorded on the basis of the "expected loss" model was in line with the loss history observed in the Company while considering the increased risk related to the current inflationary environment;
- we verified the losses realised on certain clients in 2023 against the provisions set up at 31 December 2022
- we ensured that any payment defaults occurring after the balance sheet date would not cause us to reconsider the conclusions of our analysis;
- finally, we ensured the reasonableness of the disclosures in the notes to the financial statements and their compliance with International Financial Reporting Standards.

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

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

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- Assess the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the sole director, as well as the related disclosures made by him;
- Conclude on the appropriateness of the sole director's application of the going concern basis of accounting and, based on the evidence obtained, whether there is any material

uncertainty associated with events or circumstances that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw the attention of the readers of our report to the information provided in the financial statements about that uncertainty or, if that information is not adequate, to express a modified opinion. Our conclusions are based on the evidence obtained up to the date of our report. However, future events or circumstances may cause the Company to cease operations;
- Evaluate the overall presentation, structure and content of the annual accounts and assess whether the annual accounts reflect the underlying transactions and events in a manner that gives a true and fair view.

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

We also provide the audit committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to impact our independence, and where applicable, related safeguards.

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

Other legal and regulatory requirements

Responsibilities of the sole director

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

Statutory auditor's responsibilities

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

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

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

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

- Profile
- Letter to shareholders
- Key figures 2023
- History
- Risk factors
- Real estate report
- 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.

Statements related to independence

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

European Single Electronic Format (ESEF)

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

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

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

Based on the work we have performed, we believe that the format of the digital financial statements included in the annual financial report of Warehouses Estates Belgium SA per 31 December 2023 comply in all material respects with the ESEF requirements under the Delegated Regulation.

Other statements

- Without prejudice to formal aspects of minor importance, the accounting records were maintained in accordance with the legal and regulatory requirements applicable in Belgium.
- The appropriation of results proposed to the general meeting complies with the legal provisions and the provisions of the articles of association.
- There are no transactions undertaken or decisions taken in breach of the Company's articles of association or the Companies' and Associations' Code that we have to report to you.
- We have assessed the financial consequences of the decisions made by the sole director on May 12, 2023 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, 15 March 2024

The statutory auditor
PwC Reviseurs d'Entreprises SRL / PwC Bedrijfsrevisoren BV

Represented by

Didier Matriche
Réviseur d'Entreprises / Bedrijfsrevisor

FINANCIAL STATEMENTS

1. Accounts

STATEMENT OF FINANCIAL POSITION (IN €)

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
ASSETS			
I. Non-current assets		**307,087,308**	**290,934,610**
C. Investment property	5	307,087,308	290,934,610
- Property available for rent		307,087,308	290,934,610
II. Current assets		**15,357,585**	**16,263,357**
A. Assets held for sale	5 / 6	10,146,421	9,844,308
- Investment property		10,146,421	9,844,308
B. Current financial assets	7	2,310,045	3,991,806
- Authorised hedging instruments	18	2,310,045	3,991,806
D. Trade receivables	8	1,269,644	1,125,189
E. Fiscal receivables and other current assets	9.	423,269	4,904
- Taxes		93,150	4,904
- Others		330,119	-
F. Cash and cash equivalents	10	321,198	468,163
G. Adjustment accounts	11	887,008	828,987
- Property expenses paid in advance		481,009	355,284
- Others		405,998	473,702
TOTAL ASSETS		**322,444,893**	**307,197,967**

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
TOTAL SHAREHOLDERS' EQUITY		**167,507,577**	**169,256,696**
A. Capital	12	8,403,938	8,403,938
- Capital subscribed		10,000,000	10,000,000
- Capital Increase costs		-1,596,062	-1,596,062
B. Share premiums		26,924,110	26,924,110
C. Reserves	13	123,511,400	121,784,001
- a. Legal reserve		40,376	40,376
- b. Reserve for the balance of changes in fair value of property		92,696,048	97,951,835
- c. Reserve for estimated transfer costs and duties arising from the hypothetical disposal of investment properties		-9,403,355	-9,448,708
- 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		3,991,806	-961,290
- n. Retained earnings		36,186,524	34,201,788
D. Net result for the financial year		8,668,129	12,144,647
- Result for the financial year		8,668,129	12,144,647

	Notes	31-12-2023	31-12-2022
LIABILITIES			
I. Non-current liabilities	**15**	**124,474,474**	**106,660,071**
A. Provisions		248,050	-
B. Non-current financial debts	17	124,226,424	106,660,071
a) Credit institutions		124,040,400	106,452,553
c) Others		186,024	207,517
- Rental guarantees received		186,024	207,517
II. Current liabilities		**30,462,842**	**31,281,201**
B. Current financial debts	16 / 17	26,712,153	28,826,709
a) Credit institutions		26,712,153	28,826,709
C. Other current financial liabilities	16 / 18	1,395,318	-
- Authorised hedging instruments		1,395,318	-
D. Trade and other current payables	19	1,168,839	1,314,815
b) Others		1,168,839	1,314,815
- Suppliers		851,695	993,529
- Taxes, remunerations and social expenses		317,145	321,286
E. Other current liabilities		24,859	24,859
- Others		24,859	24,859
F. Adjustment accounts	20	1,161,672	1,114,818
- Property income received in advance		1,013,847	989,289
- Interest and other accrued expenses not yet due		147,825	125,529
TOTAL EQUITY AND LIABILITIES		**322,444,893**	**307,197,967**

COMPREHENSIVE INCOME STATEMENT (IN €)

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
I. Rental income	**21**	**22,574,351**	**20,453,546**
A. Rents		22,686,839	20,591,643
C. Rental discounts		-112,488	-138,097
III. Rental expenses	**22**	**344,631**	**469,355**
B. Write-downs in value of trade receivables		-193,158	-229,026
C. Reversals of write-downs in value of trade receivables		537,789	698,381
NET RENTAL RESULT		**22,918,982**	**20,922,901**
IV. Recovery of property expenses		**23,381**	**19,098**
A. Compensation received for rental damage		23,381	19,098
V. Recovery of rental expenses and duties normally assumed by the tenant on rented properties	**23**	**3,510,229**	**3,072,477**
A. Re-invoicing of rental expenses incurred by the owner		1,365,463	1,162,908
B. Re-invoicing of withholding taxes and duties on rented properties		2,144,767	1,909,569
VI. Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease	**24**	**-264,359**	**-908**
VII. Rental expenses and duties normally assumed by the tenant on rented buildings	**23/25**	**-3,746,757**	**-3,581,349**
A. Rental expenses incurred by the owner		-1,433,062	-1,499,104
B. Withholding taxes and duties on rented properties		-2,313,695	-2,082,244
VIII. Other rental income and expenses		**-14,634**	**731**
PROPERTY RESULT		**22,426,842**	**20,432,950**
IX. Technical costs	**26**	**-2,016,921**	**-1,953,088**
A. Recurring		-228,032	-201,787
- Insurance premiums		-228,032	-201,787
B. Non-recurring		-1,788,889	-1,751,301
- Major repairs		-1,768,323	-1,599,064
- Claims		-20,566	-152,236
X. Commercial costs	**27**	**-74,946**	**-81,216**
A. Agency commissions		-60,946	-65,549
B. Advertising		-14,000	-15,667
XII. Property management costs	**28**	**-2,498,093**	**-2,427,602**
A. Fees paid to (external) managers		-1,989,835	-1,933,770
- Management fees		-475,000	-574,750
- Remuneration of governing bodies		-1,451,932	-1,285,276
- Fees of the property expert		-62,902	-73,744
B. Property management expenses		-508,258	-493,831
- Lawyers		-34,925	-47,661
- Duties and fees		-176,387	-169,675
- Property management costs (internal)		-296,945	-276,496
PROPERTY EXPENSES		**-4,589,960**	**-4,461,905**

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
OPERATING RESULT FROM PROPERTIES		**17,836,882**	**15,971,045**
XIV. Company general expenses	**29**	**-1,288,403**	**-1,362,731**
XV. Other operating income and expenses	**30**	**-26,321**	**-99,795**
B. Others		-26,321	-99,795
OPERATING RESULT BEFORE PORTFOLIO RESULT		**16,522,159**	**14,508,519**
XVI. Result on sale of investment properties	**31**	**-520**	**-2,022**
A. Net sales of properties (sale price - transaction costs)		1,424,480	747,978
B. Book value of properties sold		-1,425,000	-750,000
XVIII. Changes in the fair value of investment properties	**5 / 6 / 32**	**-300,963**	**-4,853,753**
A. Positive change in fair value of investment properties		4,540,697	2,291,415
B. Negative change in the fair value of investment properties		-4,841,660	-7,145,168
OPERATING RESULT		**16,220,675**	**9,652,744**
XX. Financial income		**19**	**13**
A. Interest and dividend income		19	13
XXI. Net interest expenses	**33**	**-4,456,893**	**-2,455,464**
A. Nominal interest on loan		-5,885,168	-2,098,839
C. Expenses resulting from authorised hedging instruments		-25,363	-398,009
B. Income resulting from authorised hedging instruments		1,453,638	41,384
XXII. Other financial expenses		**-17,596**	**-3,267**
A. Bank fees and other commissions		-17,596	-3,267
XXIII. Changes in the fair value of financial assets and liabilities	**34**	**-3,077,080**	**4,953,096**
A. Authorised hedging instruments		-3,077,080	4,953,096
- Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied		-3,077,080	4,953,096
FINANCIAL RESULT		**-7,551,550**	**2,494,379**
RESULT BEFORE TAX		**8,669,125**	**12,147,123**
XXV. Corporate income taxes		**-996**	**-2,476**
- Tax		-996	-2,476
NET RESULT		**8,668,129**	**12,144,647**
COMPREHENSIVE RESULT[1]		**8,668,129**	**12,144,647**
BASIC AND DILUTED EARNINGS PER SHARE [2]		**2.74**	**3.84**

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 therefore identical.

CASH FLOW STATEMENT (IN €)

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
CASH AND CASH EQUIVALENTS AT THE START OF THE FINANCIAL YEAR[1]		**468,163**	**550,984**
Result for the financial year		**8,668,129**	**12,144,647**
+/- Financial result (excluding changes in the fair value of financial instruments)		4,474,470	2,458,717
+/- Changes in the fair value of financial instruments	34	3,077,080	-4,953,096
+ Tax expense (- tax income)		996	2,476
Non-cash items		**204,902**	**4,311,420**
- Decrease / (increase) in the fair value of investment properties	32	300,963	4,853,753
- Increase / (decrease) of provisions	15	248,050	-75,000
- Capital gains (+ losses) realised on investment properties	31	520	2,022
+ Impairment losses (- reversals of impairment losses) on trade receivables	22	-344,631	-469,355
Changes in working capital requirement		**-396,824**	**1,384,852**
Movements of assets		-276,210	1,392,280
- Trade receivables	8	200,176	800,825
- Other receivables		-418,365	18,715
- Deferred expenses and accrued income	11	-58,021	572,740
Movements of liabilities		-120,614	-7,427
- Trade payables	19	-141,834	-42,199
- Changes in fiscal and social accounts payable		-4,141	-201,305
- Other payables		-21,493	30,290
- Accrued expenses and deferred income	20	46,854	205,787
- Taxes paid (+ taxes collected)		**-996**	**-2,476**
CASH FLOWS FROM OPERATING ACTIVITIES (A)	**3**	**16,027,758**	**15,346,540**
- Investment property acquisitions		-14,830,040	-
- Development projects and development works	5	-3,619,218	-4,639,517
+ Recovery of VAT		268,484	-
+ Disposals of assets held for sale	6 / 31	1,424,480	747,978
CASH FLOWS FROM INVESTING ACTIVITIES (B)	**3**	**-16,756,294**	**-3,891,539**

1 see statements of changes in equity

	Notes	IFRS 31-12-2023	IFRS 31-12-2022
+ Increase in financial debts	15 / 16	46,500,000	10,840,000
- Decrease in financial debts	15 / 16	-31,026,709	-14,093,045
- Interest paid	33	-4,474,490	-2,458,731
- Interest received		19	13
- Dividends paid[1]		-10,417,249	-5,826,060
CASH FLOWS FROM FINANCING ACTIVITIES (C)[2]	**3**	**581,572**	**-11,537,822**
TRÉSORERIE ET ÉQUIVALENT DE TRÉSORERIE À LA CLÔTURE DE L'EXERCICE		**321,198**	**468,163**

STATEMENTS OF CHANGES IN EQUITY (IN €)

	Capital	Share premiums	Reserves					Retained earnings	Shareholders' equity
			RL.[3]	RJV[4]	RIC[5]	RF[6]	RO[7]		
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	-
Dividends paid								-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**
Allocation of 2022 result to reserves				-5,255,787	4,953,096	45,353		257,338	-
Dividends paid								-10,417,249	-10,417,249
Result for the financial year 2023								8,668,129	8,668,129
At 31-12-2023	**8,403,938**	**26,924,110**	**40,376**	**92,696,048**	**3,991,806**	**-9,403,355**	**-**	**44,854,653**	**167,507,577**

The Company's shareholders' equity decreased by €1,749 k compared with 31 December 2022, due to the payment of the dividend relating to the 2022 financial year of €3.29 gross per share approved by the General Meeting of 25 April 2023, offset to a lesser extent by the profit for the 2023 financial year of €8,668 k.

1 See Statements of changes in equity
2 See IFRS 7.44 in Note 03 of the RFA - Change in liabilities resulting from financing activities
3 RL = Legal reserves
4 RJV = Reserve for the balance of changes in fair value of property
5 RIC = Reserve for the balance of changes in fair value of authorised hedging instruments to which hedge accounting as defined in IFRS is not applied
6 RF = Reserve for estimated transfer costs and duties occurring on the hypothetical disposal of investment properties
7 RO = Other reserves

2. Notes to the financial statement

GENERAL INFORMATION ON THE COMPANY

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 2023. The Board of Directors of WEB SA approved the financial statements on 11 March 2024 and authorised their publication.

Certain financial information contained in this annual financial report has been rounded up or down. 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 2023 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 2023 (EFRAG 20 DECEMBER 2023).

The amendments to the following standards are mandatory for the first time from the accounting year beginning on 1 January 2023 and have been adopted by the European Union:

- Amendments to IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors' (effective 1 January 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 could 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.

- Amendments to IAS 12 'Income Taxes': Deferred tax related to assets and liabilities rising from a single transaction (draft amendments to IAS 12) (effective 1 January 2023, but immediate application is permitted). The amendment clarifies how companies account for deferred tax on decommissioning obligations and leases. Amendments are effective for financial years beginning on or after 1 January 2023. Earlier application is permitted.

  This amendment has no material impact on the Company's financial statements as it is subject to corporation tax on a very limited basis.

The amendments to the following standards have been published but are not yet mandatory for accounting periods beginning on 1 January 2023 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 already presents its major accounting methods. These may however be updated to comply with the amendment.

- 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.

The following amendments to the standards have been published but are not yet mandatory for accounting years beginning on 1 January 2023 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 is yet to be carried out.

- Amendments to IAS 7 'Cash Flow Statements' and IFRS 7 'Financial Instruments: Disclosures': Financing agreements with suppliers (effective date: 1 January 2024). The amendment describes the characteristics for which an entity will be required to provide additional disclosures about the impact of supplier financing arrangements on liabilities, cash flows and exposure to liquidity risk.

  This amendment could have an impact on the information provided in the financial statements. A detailed analysis is yet to be carried out.

- Amendments to IAS 21 "The effects of changes in foreign exchange rates: no exchangeability" (effective 1 January 2025). IAS 21 did not previously cover how to determine exchange rates in the absence of long-term convertibility, and the spot rate to be applied by the company is not observable. The limited scope amendments add specific requirements concerning:
  - determining when a currency can be exchanged for another and when it cannot;
  - determining the exchange rate to be applied when a currency cannot be exchanged;
  - additional information to be provided when a currency is not exchangeable.

  This amendment will not have a material impact as the Company does not carry out transactions in foreign currencies.

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 changes 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 transfer costs and duties 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 12% and 12.5%, depending on the location of the property in question. The investment value, transfer duties 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 corresponding to the fair value, as defined by the IFRS 13 standard, can be obtained by deduction of an amount of duties equivalent to 2.5% of the investment value. For properties with an investment value of less than €2.5M, the duties to be deducted are equivalent to the duties 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 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 transfer costs and duties 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 property 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 expenses 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 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 IFRS 9 for a cash flow hedge are met, in which case these changes 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 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 benefits 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 this smoothing is entered in the accounts under “Rental income - Rental discounts” (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 Company is a public limited company with SIR (*Société Immobilière Réglementée* [regulated real estate company]) status. Under this status, Belgian corporation tax (at the ordinary rate of 25%) is levied on a reduced tax base, i.e. mainly on its non-deductible expenses.

When the Company obtains SIR status or merges with a company subject to the standard corporation tax regime, it is liable for exit tax calculated at a rate of 15% on the difference between the market value and the tax value of the investment properties.

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 operating leases in accordance with IFRS 16 - Leases.

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.

Estimation of the fair value of investment properties

The investment properties, which constitute almost all of WEB SA'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 05).

For its evaluation as on 31 December 2023, WEB SA called on the services of CBRE.

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

Despite the rise in interest rates during the year, the Company's property portfolio held up rather well, recording a net negative change in fair value of €0.3 M. The office property segment (the 3rd largest segment) suffered, with a negative change in fair value of €1.5 M. The 2 largest segments in order of size, i.e. retail and logistics properties, performed well, with a positive change of €1.2 M for the former and a slightly negative change of -€0.2 M for the latter.

Collectability of trade receivables

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

At 31 December 2023, this risk is quantified and limited. However, this does not mean that there will be more bankruptcies in the future as a result of high 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 08 of the financial statements for more details on trade receivables.

Estimation of fair value of derivatives

The financial instruments which are recorded under WEB SA's assets are estimated at their fair value by the trading 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	2022 Dividends
Belfius Rollover	1,650,000			
Belfius Rollover	1,650,000			
Belfius Rollover	1,650,000			
Belfius Rollover	6,000,000			
Belfius Rollover	6,000,000			
Belfius Rollover	6,000,000			
CBC rollover	5,000,000			
CBC rollover	10,000,000			
BNP Paribas Fortis bullet investment credit	6,000,000			
Belfius bank straight loan	100,000			
BNP Paribas Fortis bank straight loan	2,450,000			
BNP Paribas Fortis rollover		-250,000		
BNP Paribas Fortis investment credit		-6,000,000		
Belfius rollover		-8,500,000		
Belfius investment credit		-9,500,000		
Belfius amortisable credit		-276,709		
BNP Paribas Fortis rollover		-6,500,000		
CASH FLOW ACTIVITIES AS ON 31-12-2023	**46,500,000**	**-31,026,709**	**-4,474,470**	**-10,417,249**
				581,572

IAS 7.44	INVESTING ACTIVITIES				
	Property acquisitions	Property disposals	Merger of subsidiaries	Recovery of VAT	Capitalised costs
Belfius Rollover					
Belfius Rollover					
Belfius Rollover					
Belfius Rollover					
Belfius Rollover					
Belfius Rollover					
CBC rollover					
CBC rollover					
BNP Paribas Fortis bullet investment credit					
Belfius bank straight loan					
BNP Paribas Fortis bank straight loan					
BNP Paribas Fortis rollover					
BNP Paribas Fortis investment credit					
Belfius rollover					
Belfius investment credit					
Belfius amortisable credit					
BNP Paribas Fortis rollover					
CASH FLOW ACTIVITIES AS ON 31-12-2023	**-14,830,040**	**1,424,480**	**-**	**268,484**	**-3,619,218**
					-16,756,294

IAS 7.44	OPERATING ACTIVITIES					
	Result for the financial year	Interest on bank debts	Change in fair value of hedging instruments	Non-cash items	Change in working capital requirements	Change in non-current assets
Belfius Rollover						
Belfius Rollover						
Belfius Rollover						
Belfius Rollover						
Belfius Rollover						
Belfius Rollover						
CBC rollover						
CBC rollover						
BNP Paribas Fortis bullet investment credit						
Belfius bank straight loan						
BNP Paribas Fortis bank straight loan						
BNP Paribas Fortis rollover						
BNP Paribas Fortis investment credit						
Belfius rollover						
Belfius investment credit						
Belfius amortisable credit						
BNP Paribas Fortis rollover						
CASH FLOW ACTIVITIES AS ON 31-12-2023	**8,668,129**	**4,474,470**	**3,077,080**	**204,902**	**-396,824**	**-**
						16,027,758

Note 04 - Sectorial information (in €)

The Company holds a property portfolio made up of 3 major sectors, namely, in decreasing order of importance: commercial, logistics 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	
	31-12-2023	31-12-2022	31-12-2023	31-12-2022	31-12-2023	31-12-2022
ASSETS						
I. Non-current assets						
C. Investment property	32,666,009	34,128,250	53,541,310	53,491,631	218,400,406	200,967,038
II. Current assets						
A. Assets held for sale	-	-	3,755,331	3,509,655	6,391,090	6,334,653
B. Current financial assets	-	-	-	-	-	-
D. Trade receivables	26,027	37,015	425,411	402,627	779,429	640,019
E. Fiscal receivables and other current assets	-3	-3	32	32	67,602	67,602
F. Cash and cash equivalents	-	-	-	-	-	-
G. Adjustment accounts	108,716	23,459	367,081	392,091	356,686	362,924
TOTAL ASSETS	**32,800,749**	**34,188,720**	**58,089,165**	**57,796,036**	**225,995,214**	**208,372,236**
TOTAL SHAREHOLDERS' EQUITY						
A. Capital	-	-	-	-	-	-
B. Share premiums	-	-	-	-	-	-
C. Reserves	-	-	-	-	-	-
D. Net result for the financial year	-173,343	-1,170,228	-425,798	2,301,340	10,168,186	10,809,821
LIABILITIES						
I. Non-current liabilities						
A. Provisions	-	-	248,050	-	-	-
B. Non-current financial debts	-	-	-	-	-	-
II. Current liabilities						
B. Current financial debts	-	-	-	-	-	-
C. Other current financial liabilities	-	-	-	-	-	-
D. Trade and other current payables	96,967	124,337	146,511	180,427	598,935	677,782
E. Other current liabilities	-	-	-	-	-	-
F. Adjustment accounts	175,260	109,302	366,736	294,022	635,773	737,820
TOTAL EQUITY AND LIABILITIES	**98,885**	**-936,589**	**335,498**	**2,775,790**	**11,402,895**	**12,225,424**

STATEMENT OF FINANCIAL POSITION (IN €)	OTHER		NOT ALLOCATED		TOTAL	
	31-12-2023	31-12-2022	31-12-2023	31-12-2022	31-12-2023	31-12-2022
ASSETS						
I. Non-current assets					**307,087,308**	**290,934,610**
C. Investment property	2,479,583	2,347,691	-	-	307,087,308	290,934,610
II. Current assets					**15,357,585**	**16,263,357**
A. Assets held for sale			-	-	10,146,421	9,844,308
B. Current financial assets	-	-	2,310,045	3,991,806	2,310,045	3,991,806
D. Trade receivables	58,473	65,224	-19,695	-19,695	1,269,644	1,125,189
E. Fiscal receivables and other current assets	195	195	355,443	-62,922	423,269	4,904
F. Cash and cash equivalents	-	-	321,198	468,163	321,198	468,163
G. Adjustment accounts	27,226	22,293	27,298	28,220	887,008	828,987
TOTAL ASSETS	**2,565,476**	**2,435,403**	**2,994,289**	**4,405,572**	**322,444,893**	**307,197,967**
TOTAL SHAREHOLDERS' EQUITY					**167,507,577**	**169,256,696**
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	-	-	123,511,400	121,784,001	123,511,400	121,784,001
D. Net result for the financial year	-900,916	203,714	-	-	8,668,129	12,144,647
LIABILITIES						
I. Non-current liabilities					**124,474,474**	**106,660,071**
A. Provisions	-	-	-	-	248,050	-
B. Non-current financial debts	-	-	124,226,424	106,660,071	124,226,424	106,660,071
II. Current liabilities					**30,462,842**	**31,281,201**
B. Current financial debts	-	-	26,712,153	28,826,709	26,712,153	28,826,709
C. Other current financial liabilities	-	-	1,395,318	-	1,395,318	-
D. Trade and other current payables	9,397	11,097	317,029	321,171	1,168,839	1,314,815
E. Other current liabilities	-	-	24,859	24,859	24,859	24,859
F. Adjustment accounts	98,860	88,631	-114,957	-114,957	1,161,672	1,114,818
TOTAL EQUITY AND LIABILITIES	**-792,660**	**303,442**	**311,400,274**	**292,829,901**	**322,444,893**	**307,197,967**

INCOME STATEMENT (IN €)	Offices		Industrial buildings		Commercial	
	31-12-2023	31-12-2022	31-12-2023	31-12-2022	31-12-2023	31-12-2022
NET RENTAL RESULT	**2,412,689**	**2,321,724**	**5,233,754**	**4,545,985**	**14,512,365**	**13,403,605**
PROPERTY RESULT	**2,245,896**	**2,146,821**	**4,814,282**	**4,339,391**	**14,710,833**	**13,432,772**
IX. Technical costs	-385,694	-287,639	-985,312	-580,957	-489,976	-945,695
X. Commercial costs	-2,135	-9,813	-33,751	-26,349	-37,996	-43,879
XII. Property management costs	-122,735	-119,547	-881,871	-860,976	-1,182,775	-1,137,940
XIV. Company general expenses	-67,683	-94,410	-455,221	-455,467	-608,447	-646,440
XV. Other operating income and expenses	3,669	29,235	-15,519	102,988	93,769	-211,115
XVI. Result on sale of investment properties	-	-	-	-2,022	-520	-
XVIII. Changes in the fair value of investment properties[1]	-1,475,586	-2,953,563	-196,055	-1,086,259	1,238,428	-818,714
OPERATING RESULT	**195,731**	**-1,288,917**	**2,246,553**	**1,430,348**	**13,723,316**	**9,628,989**
FINANCIAL RESULT	**-369,025**	**118,809**	**-2,671,998**	**871,862**	**-3,554,662**	**1,181,999**
RESULT BEFORE TAX	**-173,294**	**-1,170,108**	**-425,445**	**2,302,210**	**10,168,654**	**10,810,988**
TAXATION	**-49**	**-120**	**-353**	**-870**	**-468**	**-1,166**
NET RESULT	**-173,343**	**-1,170,228**	**-425,798**	**2,301,340**	**10,168,186**	**10,809,821**

INCOME STATEMENT (IN €)	Other		Not Allocated		Total	
	31-12-2023	31-12-2022	31-12-2023	31-12-2022	31-12-2023	31-12-2022
NET RENTAL RESULT	**760,174**	**651,587**			**22,918,982**	**20,922,901**
PROPERTY RESULT	**655,832**	**513,967**			**22,426,842**	**20,432,950**
IX. Technical costs	-155,938	-138,796			-2,016,921	-1,953,088
X. Commercial costs	-1,065	-1,174			-74,946	-81,216
XII. Property management costs	-310,712	-309,138			-2,498,093	-2,427,602
XIV. Company general expenses	-157,052	-166,414			-1,288,403	-1,362,731
XV. Other operating income and expenses	-108,240	-20,903			-26,321	-99,795
XVI. Result on sale of investment properties	-	-			-520	-2,022
XVIII. Changes in the fair value of investment properties[1]	132,251	4,783			-300,963	-4,853,753
OPERATING RESULT	**55,075**	**-117,676**		**-**	**16,220,675**	**9,652,744**
FINANCIAL RESULT	**-955,865**	**321,709**			**-7,551,550**	**2,494,379**
RESULT BEFORE TAX	**-900,790**	**204,033**		**-**	**8,669,125**	**12,147,123**
TAXATION	**-126**	**-320**			**-996**	**-2,476**
NET RESULT	**-900,916**	**203,714**		**-**	**8,668,129**	**12,144,647**

1 see Notes 05 and 06

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 2023, is established at Fair Value.

As on 31 December 2023, the Company 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 area 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 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 financial statements, all of the 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 rental discounts 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 haircut 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 per m² 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 €)

	31-12-2023	31-12-2022
BALANCE AT CLOSING DATE N-1	**290,934,610**	**300,993,154**
Acquisitions	14,830,040	-
Espace 98	*14,830,040*	-
Capitalised expenses	3,603,709	4,462,860
Recovery of VAT	-268,484	-
Transfer to properties held for sale	-1,425,000	-9,863,623
Marchienne-Au-Pont	-	*-3,514,534*
Péronnes-lez-Binche	-	*-1,222,650*
Tournai	-	*-651,798*
Péruwelz (part)	-	*-4,474,641*
Anderlues	-1,425,000	-
Disposals	-	-
Increase/(decrease) in fair value	-587,567	-4,657,781
BALANCE AT CLOSING DATE N	**307,087,308**	**290,934,610**

Acquisition

On 17 August 2023, the Company acquired, from a related party, a modern Retail Park located in Sambreville, along the N98, for €14,830 k. This retail complex, known as "Espace 98", has a total gross floor area of ± 10,000 m² and comprises 8 retail units of varying sizes, all of which are 100% let to high-quality national and international retailers.

There were no other acquisitions during the year 2023.

Capitalised expenses

During the financial year, the Company incurred capitalised expenditure relating to property available for lease for an amount of €3,604k. 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 05 (Gosselies – Chaussée de Fleurus): €265 k - Development of a car park, RF partitions, creation of bay windows, etc.;
- Site 08 (Courcelles - Glacerie): €141 k - Reinforcement of the building structure;
- Site 13 (Gosselies - City Nord): €1,380 k - Modernisation of the building, roof insulation, RF paintwork, vents, new frames and installation of air conditioning;
- Site 23 (Gosselies - RN5): €503 k - New roof with insulation, vents and new frames;
- Site 32 (Gosselies - Chotard): €620 k - Construction of a new building to increase the lettable area for a tenant;
- Site 35 (Jumet): €306 k - Roof insulation.

Transfers

During the 2023 financial year, one property was transferred to properties held for sale (see Note 06).

Increase / (decrease) in fair value

During the financial year 2023, 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 €588 k (net amount). The main changes during the financial year were as follows:

Increase in fair value

- Site 09 (Gosselies – Chemin de fer): + €824 k following the increase in passing rents and the estimated rental value of the building;
- Site 32 (Gosselies - Chotard): + €325 k following investments made during the period;
- Site 34 (Gosselies – Bancroix): + €214 k following the increase in passing rents and the estimated rental value of the building;
- Site 38 (Courcelles – rue Monnoyer): + €439 k following the increase in the estimated rental value and the decrease in the capitalisation rate.

Decrease in fair value

- Site 05 (Gosselies – Chaussée de Fleurus): - €352 k following a 30bp increase in the capitalisation rate;
- Site 10 (Gosselies - Demanet): - €381 k following the increase in the capitalisation rate;
- Site 15 (Rhode-Saint-Genèse): - €749 k following the 45bp increase in the capitalisation rate (offices);
- Site 20 (Courcelles): - €389 k following the decrease in passing rents and the estimated rental value;
- Site 35 (Jumet): - €292 k following the 60bp increase in the capitalisation rate;
- Site 50 (Saint-Georges-s/Meuse): - €226 k following the increase in the capitalisation rate;
- Site 51 (Alleur): - €642 k following the 70bp increase in the capitalisation rate (offices).

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

As on 31 December 2023, 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	€26.31/m²
		Capitalisation rate	6.70%	10.15%	8.12%
Commercial properties	Capitalisation of the estimated rental value	Estimated Rental Value (ERV)	€23.73/m²	€164.06/m²	€87.03/m²
		Capitalisation rate	5.73%	8.06%	6.00%
Office properties	Capitalisation of the estimated rental value	Estimated Rental Value (ERV)	€55.00/m²	€145.00/m²	€130.32/m²
		Capitalisation rate	5.65%	8.87%	6.48%
Land without a permit	Comparable	Unit prices	€101.25/m²	€101.25/m²	€101.25/m²
Rented land	Discounted Cash-Flow (DCF)	Discount rate	6.40%	7.20%	6.26%
		Inflation	1.70%	1.75%	1.74%
		Residual term (lease)	45.16 year(s)	46.00 year(s)	43.18 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	1,178,685	1,096,373	1,172,052	1,105,015	1,140,674	1,134,385
Gosselies - Chaussée de Fleurus 157	10,862,624	10,033,716	10,828,580	10,097,319	10,472,058	10,428,079
Courcelles - Rue de la Glacerie 12	8,866,980	8,185,389	8,740,490	8,323,322	8,544,892	8,508,590
Gosselies - Rue de l'Escasse	859,316	784,309	843,279	801,412	822,530	821,094
Fleurus - Avenue de l'Espérance 1	1,385,662	1,267,372	1,367,145	1,288,251	1,327,953	1,325,081
Gosselies - Aéropôle	7,173,264	6,608,654	7,118,975	6,676,994	6,903,408	6,878,510
Gosselies - Rue des Emailleries 1-3	5,945,627	5,478,580	5,904,077	5,536,361	5,724,520	5,703,359
Marchienne-Au-Pont - Rue T. Bonehill 30	3,904,049	3,601,401	3,867,889	3,648,397	3,768,035	3,742,625
Gosselies - Avenue Jean Mermoz 29	14,424,340	13,221,980	14,279,579	13,399,351	13,845,864	13,801,540
Houdeng - Rue de la Reconversion	5,069,714	4,626,463	5,065,470	4,646,304	4,860,985	4,835,193
Total after change	**59,670,261**	**54,904,237**	**59,187,536**	**55,522,726**	**57,410,919**	**57,178,456**
TOTAL BEFORE CHANGE	**57,296,640**	**57,296,640**	**57,296,640**	**57,296,640**	**57,296,640**	**57,296,640**
Change	2,373,621	-2,392,403	1,890,896	-1,773,914	114,279	-118,184
	4.1%	-4.2%	3.3%	-3.1%	0.2%	-0.2%
COMMERCIAL PROPERTIES						
TOTAL AFTER CHANGE	**233,669,077**	**215,589,264**	**233,970,690**	**216,316,297**	**225,167,922**	**224,400,945**
TOTAL BEFORE CHANGE	**224,791,495**	**224,791,495**	**224,791,495**	**224,791,495**	**224,791,495**	**224,791,495**
Change	8,877,582	-9,202,231	9,179,195	-8,475,198	376,427	-390,550
	3.9%	-4.1%	4.1%	-3.8%	0.2%	-0.2%
OFFICE PROPERTIES						
Rhode-Saint-Genèse - Chaussée de Waterloo 198	13,452,567	12,339,278	13,391,487	12,437,367	12,915,352	12,879,452
Charleroi - Boulevard Joseph II 38-40-42	3,093,566	2,831,185	3,062,675	2,868,581	2,965,761	2,958,990
Gosselies - Rue de Namur 138	1,187,632	1,100,864	1,191,298	1,114,968	1,153,180	1,150,542
Alleur - Rue Alfred Deponthière 40	16,199,661	15,109,079	16,320,419	15,044,051	15,701,856	15,606,885
TOTAL AFTER CHANGE	**33,933,426**	**31,380,406**	**33,965,879**	**31,464,967**	**32,736,149**	**32,595,869**
TOTAL BEFORE CHANGE	**32,666,009**	**32,666,009**	**32,666,009**	**32,666,009**	**32,666,009**	**32,666,009**
Change	1,267,417	-1,285,603	1,299,870	-1,201,042	70,140	-70,140
	3.9%	-3.9%	4.0%	-3.7%	0.2%	-0.2%

PROPERTIES	ERV +5%	ERV -5%	CAP RATE - 25BPS	CAP RATE + 25BPS	PASSING RENT +1%	PASSING RENT -1%
LAND						
Loverval - Chaussée de Philippeville	289,980	289,980	289,980	289,980	289,980	289,980
Gerpinnes - Chaussée de Philippeville 212	1,218,942	1,218,942	1,272,075	1,169,499	1,218,942	1,218,942
Gosselies - Avenue Jean Mermoz 29	1,007,118	934,204	999,040	943,898	973,076	968,246
TOTAL AFTER CHANGE	**2,516,040**	**2,443,126**	**2,561,095**	**2,403,377**	**2,481,998**	**2,477,168**
TOTAL BEFORE CHANGE	**2,479,583**	**2,479,583**	**2,479,583**	**2,479,583**	**2,479,583**	**2,479,583**
Change	36,457	-36,457	81,512	-76,206	2,415	-2,415
	1.5%	-1.5%	3.3%	-3.1%	0.1%	-0.1%
GRAND TOTAL (AFTER CHANGE)	**329,788,804**	**304,317,033**	**329,685,200**	**305,707,367**	**317,796,988**	**316,652,438**
GRAND TOTAL (BEFORE CHANGE)	**317,233,727**	**317,233,727**	**317,233,727**	**317,233,727**	**317,233,727**	**317,233,727**
	12,555,077	-12,916,694	12,451,473	-11,526,360	563,261	-581,289
	4.0%	-4.1%	3.9%	-3.6%	0.2%	-0.2%

The sensitivity of fair value to a change in the main unobservable data mentioned above is generally shown as follows (all other things being equal):

UNOBSERVABLE DATA	EFFECT ON FAIR VALUE	
	in the event of a decrease in the value of the unobservable data	in the event of an increase in the value of the unobservable data
ERV/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	31-12-2023	31-12-2022
A. Assets held for sale	**10,146,421**	**9,844,308**
- Investment property	10,146,421	9,844,308

As part of its commercial strategy, the Company looks to maintain relevant rental units in its property portfolio. This approach leads to the periodic sale of properties whose life cycle is between maturity and decline and for which the cost/benefit balance becomes unfavourable, or for which demand no longer meets the profitability prospects of WEB SA.

	31-12-2023	31-12-2022
BALANCE AT CLOSING DATE N-1	**9,844,308**	**750,000**
Transfer from property available for rent	1,425,000	9,863,623
Tournai	-	651,798
Marchienne-Au-Pont	-	3,514,534
Péronnes-lez-Binche	-	1,222,650
Péruwelz (part)	-	4,474,641
Anderlues	*1,425,000*	-
Capitalised expenses	15,509	*176,657*
Disposals	*-1,425,000*	-750,000
Anderlues	*-1,425,000*	-
Jumet (Industry)	-	-750,000
Increase/(decrease) in fair value	286,604	-195,972
BALANCE AT CLOSING DATE N	**10,146,421**	**9,844,308**

As on 31 December 2023, 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).

IFRS 5 requires a company to classify a non-current asset as held for sale when its carrying amount will be recovered principally through a sale transaction rather than through continuing use. For this to be the case, the asset must be available for immediate sale in its present condition, subject only to the conditions that are usual and customary for the sale of such assets, and its sale must be highly probable, i.e. there must be a commitment from the management to a sale plan and an active programme launched to find a buyer and finalise said plan. In addition, the asset must be actively marketed for sale at a price that is reasonable in relation to its current fair value.

On this basis, 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, despite the current difficult environment in terms of financing costs.

The Company confirms that these properties meet the conditions of IFRS 5 for such classification, of which the independent expert has been informed.

Property	Segment	Passing rent	Fair value as on 31-12-2023
Site 30 - Marchienne-au-pont	Logistics	467,292	3,755,331
Site 42 - Péronnes-lez-Binche	Commercial	97,683	1,199,161
Site 49 - Péruwelz (part)	Commercial	202,844	4,476,340
Site 48 - Tournai	Commercial	-	715,589

Transfers

During the 2023 financial year, one property was transferred to available-for-sale. This was Site 14 (Anderlues), which was sold on 26 September 2023 (see below).

Disposals

On 26 September 2023, the Company sold the Anderlues site for €1,425,000 (excluding transfer costs), corresponding to its fair value at 30 June 2023.

Increase / (decrease) in fair value

The fair value of properties held for sale increased by €287k during the year, mainly as a result of the increase in the fair value of site 30 (Marchienne-au-Pont).

Note 07 – Current financial assets (in €)

	31-12-2023	31-12-2022
B. Current financial assets	**2,310,045**	**3,991,806**
- Loans and receivables	-	-
- Authorised hedging instruments	2,310,045	3,991,806

During the 2023 financial year, the Company entered into several new derivative contracts (IRS and Collar) to protect itself against rising interest rates (see Notes 16 and 18).

At 31 December 2023, the net fair value (assets - liabilities) of authorised hedging instruments amounted to €919k (€2,310k 'asset' fair value and €1,395k 'liability' fair value), compared with €3,992k at 31 December 2022. The fall in long-term interest rates at the end of 2023 has had an unfavourable impact on the valuation of some of the hedging instruments by the financial markets. Some contracts entered into during the year have negative fair values.

Note 08 - Trade receivables and doubtful debts (in €)

Trade receivables arise either from rents, from the re-invoicing of rental expenses, 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 payment reminders, 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 measures to recover the receivables as much as possible.

In the event of non-payment 30 days after the due date and at the discretion of 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		31-12-2023	31-12-2022
D. Trade receivables		**1,269,644**	**1,125,189**
Accounts receivable	I.	402,550	335,921
Accounts receivable credit balances		-106	-106
Invoices pending		193,374	209,955
Invoices pending - COVID-19	II.	79,297	350,844
Credit notes receivable		22,673	-
Trade debtors		58,074	-
Doubtful debtors	III.	1,598,508	1,657,932
Write-downs on trade receivables	IV.	-1,084,725	-1,429,356

The balance of trade receivables increased by €144k, from €1,125k at 31 December 2022 to €1,270k at 31 December 2023.

The increase in this item is due to:

- an increase in trade receivables (traditional trade receivables) of €67k, as several large receivables were paid after the balance sheet date;
- a decrease in COVID-19 invoices to be issued of €272 k mainly as a result of the assumption of credit notes definitively acquired during the financial year 2023;
- a decrease in doubtful debtors of €59k mainly due to the addition of new doubtful debts and the capital loss realised on certain customers (see Table III. Doubtful debtors);
- a decrease in write-downs on trade receivables of €345k.

Considering the above, the Company notes a certain stability in the aging of receivables with respect to the previous financial year, in accordance with the details presented in the tables below.

I. Accounts receivable

SEGMENTATION OF THE "ACCOUNTS RECEIVABLE" ITEM BASED ON AGE	31-12-2023	31-12-2022
Accounts receivable	**402,550**	**335,921**
Due < 30 days ago	130,108	94,085
Due 30 - 59 days ago	108,158	61,516
Due 60 - 89 days ago	45,818	34,848
Due > 90 days ago	118,466	145,473

SEGMENTATION OF THE "ACCOUNTS RECEIVABLE" ITEM BY TYPE OF TENANT	31-12-2023	31-12-2022
Accounts receivable	**402,550**	**335,921**
Public institutions	-	-
Companies	357,130	318,891
Natural persons	45,420	17,030

II. Invoices pending - 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 "Write-downs on trade receivables" below).

III. Doubtful debtors

DOUBTFUL DEBTORS - TABLE OF TRANSACTIONS	31-12-2023	31-12-2022
Balance at the beginning of the financial year	**1,657,932**	**1,808,251**
Amount of receivables reclassified as doubtful debtors	206,778	253,164
Amount of receivables definitively lost for which capital loss has been recorded	-204,295	-230,518
Increase / (decrease) of receivables from doubtful debtors (excluding the previous points)	-61,906	-172,965
Closing balance at end of financial year	**1,598,508**	**1,657,932**

As on 31 December 2023, the "Doubtful debtors" line item decreased by €59 k with a cumulative balance of €1,599 k. 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	31-12-2023	31-12-2022
Write-downs on customers - expected loss rate	20,037	21,399
Write-downs on invoices to be issued - COVID-19	79,297	340,169
Write-downs on doubtful debtors	985,390	1,067,789
TOTAL	**1,084,724**	**1,429,356**

As of 31 December 2023, the write-downs recorded on trade receivables amount to €1,085k. They are divided into three categories:

- €20k for fixed write-downs resulting from the application of the IFRS 9 standard based on past statistical experience of payments. The decrease in fixed write-downs is explained by the decrease in trade receivables which is detailed above and the decrease in the expected loss rate over the reference period;
- €79k 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;
- €985k for debtors in litigation, in receivership proceedings, bankruptcy or difficulty of payment situation.

WRITE-DOWNS RECORDED ON TRADE RECEIVABLES – TABLE OF MOVEMENTS	31-12-2023	31-12-2022
Balance at the beginning of the financial year	**-1,429,357**	**-1,898,711**
Amount of new write-downs recorded	-193,158	-229,026
Amount of write-downs reversed following the recovery of doubtful debts	204,312	33,411
Amount of write-downs reversed relating to definitively lost receivables for which a capital loss has been realized	182,673	245,577
Amount of other write-downs reversed	150,805	419,393
Closing balance at end of financial year	**-1,084,725**	**-1,429,357**

V. Turnover of receivables

TURNOVER		31-12-2023	31-12-2022
Trade receivables (Assets II.D.)	a	1,269,644	€1,125,189
Rents (Comprehensive result I.A.)	b	€22,686,839	€20,591,643
Duration of the financial year in days	c	365	365
Turnover in days	d = (a : b) x c	20.4	19.9

On average, receivables are paid by our debtors within 20 calendar days, in line with the previous financial year.

Note 09 - Fiscal receivables and other current assets (in €)

	31-12-2023	31-12-2022
E. Fiscal receivables and other current assets	**423,269**	**-**
Taxes	93,150	-
Other	330,119	-

At 31 December 2023, tax receivables and other current assets consisted of a VAT receivable of €93k following the submission of adjustment files and a withholding tax on professional income receivable of €330k.

During the financial year, the Company paid an amount of €330k, recorded by the tax authorities, for which it has lodged various appeals which, according to the law firm assisting it, have a good chance of succeeding insofar as they aim to put an end to the situations of double taxation.

Note 10 - Cash and cash equivalents (in €)

	31-12-2023	31-12-2022
F. Cash and cash equivalents	**321,198**	**468,163**

The balances indicated correspond to availability on a current account, and there is no cash equivalent. IAS 7.48 does not apply.

The Company shows a current account balance of €321k in its financial statements as on 31 December 2023. 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 €170,403k, of which only €150,752k was used as of 31 December 2023.This represents a residual and additional credit capacity of €19,650k, immediately available in the form of a fixed-term advance.

The cash flow added to the residual borrowing capability of the Company is thus €19,971 k.

Breakdown of cash and cash equivalents by counterparty

	31-12-2023	31-12-2022
BNP Paribas Fortis	173,150	151,309
CBC	37,321	-
Belfius	78,468	258,843
CPH	32,260	58,011

Credit rating

The following (long-term) credit ratings have been assigned to the various institutions:

	Moody's	Fitch
BNP Paribas Fortis	Aa3	A+
CBC	Aa3	A+
Belfius	Aa3	A-
CPH	No rating	No rating

Note 11 - Asset adjustment accounts (in €)

	31-12-2023	31-12-2022
G. Adjustment accounts	**887,008**	**828,987**
Property expenses paid in advance	481,009	355,284
Other	405,998	473,702

As on 31 December 2023, the adjustment accounts mainly consist of:

- rental discounts for an amount of €200k;
- commissions of property agents to be spread over the duration of the contracts for €68k;
- deferred expenses for €213k;
- relief from real-estate withholding taxes for the years 2020 to 2023 for €270k (reliefs for rental vacancies);
- interest receivable on hedging instruments of €121k.

The adjustment accounts of the assets increased by €59k compared to 31 December 2022, amounting to €887k.

Property expenses paid in advance

The increase of the prepaid property expenses as compared to 31 December 2022 (€126k) is primarily explained by:

- an increase in deferred charges (+ €172k) due to the issue in December 2023 of a credit note for €90k, the cost of which is being spread over the residual term of the lease, and to the deferral of costs relating to a specific transaction planned for 2024;
- the decrease of rental gratuities (- €27k) 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 (- €20k) following the assumption of the same.

Other

The decrease of other adjustment accounts (- €67 k) compared to 31 December 2022, is explained primarily by:

- regularisation of the VAT to be recovered (general expenses) for the year 2022 (- €166k);
- the increase in accrued income on IRS (+ €92k).

Note 12 - 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 shareholders, 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 period under review

In application of the legal rules relating to the disclosure of significant holdings in issuers whose shares are admitted to trading on a regulated market, and in addition to the legal thresholds, Article 15 paragraph 2 of WEB SA's Articles of Association also provides for a threshold set at 3%, the exceeding of which gives rise to a notification obligation.

The same notification is also compulsory in the event of a direct or indirect transfer of securities conferring the right to vote, if, following this transfer, the voting rights fall below one of the thresholds referred to above.

If, as a result of events which change the distribution of voting rights, the percentage of voting rights attached to securities, held directly or indirectly, reaches, exceeds or falls below the thresholds set above, the same notification is mandatory, even if there has been no acquisition or transfer.

The notification must be made as soon as possible, and at the latest within four (4) trading days, starting on the trading day following the date on which the person required to notify becomes aware of the acquisition or transfer, or of the right to exercise voting rights, or of which said person should have been aware, having regard to the circumstances.

Finally, a declaration is also required if persons acting in concert enter into, 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 concerted shareholding represents 49.66% of the total voting rights.

Changes in the share capital of the SIR

As on 31 December 2023, 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 13 - Reserves (in €)

	31-12-2023	31-12-2022
C. Reserves	**123,511,400**	**121,784,001**
a. Legal Reserve[1]	40,376	40,376
b. Reserve for the balance of changes in fair value of property	92,696,048	97,951,835
c. Reserve for estimated transfer costs and duties arising from the hypothetical disposal of investment properties	-9,403,355	-9,448,708
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	3,991,806	-961,290
m. Other reserves	-	-
n. Retained earnings	36,186,524	34,201,788

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 23 April 2024.

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

1 This is an old legal reserve that was previously constituted.

Note 14 - Categories of financial instruments (in €)

	31-12-2023		31-12-2022		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	2,310,045	2,310,045	3,991,806	3,991,806	Level 2
Loans and receivables					
Trade receivables	1,269,644	1,269,644	1,125,189	1,125,189	Level 2
Other receivables	423,269	423,269	4,904	4,904	Level 2
Cash and cash equivalents	**321,198**	**321,198**	**468,163**	**468,163**	**Level 2**
FINANCIAL LIABILITIES					
Fair value through income statement					
Authorised hedging instruments	1,395,318	1,395,318	-	-	Level 2
Amortised cost					
Short-term financial debts	26,712,153	26,582,427	28,826,709	28,826,709	Level 2
Long-term financial debts	124,226,424	123,579,087	106,660,071	106,567,266	Level 2
Trade payables	851,695	851,695	993,529	993,529	Level 2
Other payables	24,859	24,859	24,859	24,859	Level 2

The modifications concerning current and non-current borrowings are explained in detail in Notes 15 and 17 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 (unadjusted) prices quoted 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 15 - Non-current liabilities (in €)

	31-12-2023	31-12-2022
I. Non-current liabilities	**124,474,474**	**106,660,071**
A. Provisions	**248,050**	**-**
B. Non-current financial debts	**124,226,424**	**106,660,071**
• Credit institutions	124,040,400	106,452,553
- Belfius rollover	2,280,000	2,280,000
- Belfius rollover	-	6,080,000
- Belfius rollover	6,600,000	6,600,000
- Belfius rollover	2,640,000	2,640,000
- Belfius rollover	3,960,000	3,960,000
- Belfius rollover	2,875,000	2,875,000
- Belfius rollover	2,615,000	2,615,000
- Belfius rollover	3,000,000	3,000,000
- Belfius rollover	4,175,000	4,175,000
- Belfius rollover	13,000,000	13,000,000
- Belfius rollover	6,700,000	6,700,000
- Belfius rollover	3,420,000	3,420,000
- Belfius rollover	3,420,000	3,420,000
- Belfius rollover	1,650,000	-
- Belfius rollover	1,650,000	-
- Belfius rollover	1,650,000	-
- Belfius rollover	6,000,000	-
- Belfius rollover	6,000,000	-
- Belfius rollover	6,000,000	-
- BNP Paribas Fortis rollover	5,000,000	5,000,000
- BNP Paribas Fortis rollover	-	3,800,000
- BNP Paribas Fortis rollover	-	700,000
- BNP Paribas Fortis rollover	-	6,500,000
- BNP Paribas Fortis rollover	6,500,000	6,500,000
- BNP Paribas Fortis rollover	4,000,000	4,000,000
- CBC rollover	5,000,000	-
- CBC rollover	10,000,000	-
- BNP Paribas Fortis bullet investment credit	5,000,000	5,000,000
- BNP Paribas Fortis bullet investment credit	-	9,000,000
- BNP Paribas Fortis bullet investment credit	4,000,000	4,000,000
- BNP Paribas Fortis bullet investment credit	6,000,000	-
- Belfius amortisable investment credit	905,400	1,187,553
• Rental guarantees received	186,024	207,517

Provisions

During the 2023 financial year, a provision of €248k was set aside to cover the cost of restoring the rental unit and removing waste following the eviction of a tenant at Site 30 (Marchienne-au-Pont).

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 increased by €17.566k compared to the previous financial year. This increase is mainly due to:

- three new variable-rate rollover loans of €6,000k each used to refinance a €8,500k rollover credit line and a €9,500k rollover credit line that matured in September 2023. These three loans mature in 2028, 2029 and 2030;
- three new variable-rate rollover loans of €1,650k each, used to finance the acquisition of Espace 98 in August 2023 (see Note 05). These three loans mature in 2027, 2028 and 2029;
- two new variable-rate rollover loans of €5,000k and €10,000k to partially finance Espace 98 and capitalised expenditure (see Note 05). These two loans mature in 2028 and 2029;
- a new bullet investment loan of €6,000k from BNP Paribas Fortis. This fixed-rate loan (4.90%) matures on 30 June 2026;
- the transfer in current financial debts of an amortisable loan for an amount of €282k;
- the transfer to current financial debts of an investment loan and three rollover loans for a total of €19,580k;
- the repayment of a rollover loan of €6,500k, which was refinanced.

The Company's debt ratio rose to 47.52% from 45.13% at 31 December 2022.

Rental deposits received

Certain rental guarantees are paid directly into the Company's bank accounts. At the end of the lease, an inventory 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 deposit is used to return the rental property to its original state.

Note 16 - Current financial debts and derivative instruments (in €)

	31-12-2023	31-12-2022
B. Current financial debts	**26,712,153**	**28,826,709**
- Belfius bank straight loan	2,650,000	2,550,000
- BNP Paribas Fortis bank straight loan	4,200,000	1,750,000
- BNP Paribas Fortis rollover	-	250,000
- BNP Paribas Fortis bullet investment credit	-	6,000,000
- Belfius rollover	-	8,500,000
- Belfius investment credit	-	9,500,000
- Belfius rollover	6,080,000	-
- BNP Paribas Fortis rollover	3,800,000	-
- BNP Paribas Fortis rollover	700,000	-
- BNP Paribas Fortis bullet investment credit	9,000,000	-
- Belfius short term loans	282,153	276,709
C. Other current financial liabilities	**1,395,318**	**-**
- Fair value of derivative instruments	1,395,318	-

The decrease in current financial debts of €2,115k is mainly explained by:

- the repayment of two investment loans and two rollover loans for a total of €24,250 k (both were refinanced).
- an increase of €2,550k in the amounts drawn down on the two straight loans (BNP Paribas Fortis and Belfius),
- the transfer to current financial debts of an investment loan and three rollover loans for a total of €19,580k.

Note 17 – Current and non-current financial debts (in €)

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 31-12-2023 and future cash flows arising therefrom for the Company (in €)

Property	Organisations	Type	Rate	Loan end date	Rate	< or = 1 year Nominal	> 1 & < 5 years Nominal	> 5 years Nominal	Nominal - total 31-12-2023	Gross contractual interest to maturity
All	BNP Paribas Fortis	ST	Variable	Unlimited	Euribor + fixed margin	€4,200,000	- €	- €	€4,200,000	€1,424,986
All	Belfius	ST	Variable	Unlimited	Euribor + fixed margin	€2,650,000	- €	- €	€2,650,000	€875,248
St-Georges	BNP Paribas Fortis	LT	Variable	30/04/2024	Euribor + fixed margin	€3,800,000	- €	- €	€3,800,000	€56,766
St-Georges	BNP Paribas Fortis	LT	Variable	30/04/2024	Euribor + fixed margin	€700,000	- €	- €	€700,000	€10,457
St-Georges	BNP Paribas Fortis	LT	Fixed	30/04/2024	1.60%	€9,000,000	- €	- €	€9,000,000	€137,293
Péruwelz	Belfius	LT	Variable	30/06/2024	Euribor + fixed margin	€6,080,000	- €	- €	€6,080,000	€147,196
Site 9	BNP Paribas Fortis	LT	Variable	02/01/2025	Euribor + fixed margin	- €	€5,000,000	- €	€5,000,000	€215,736
All	Belfius	LT	Variable	12/05/2025	Euribor + fixed margin	- €	€13,000,000	- €	€13,000,000	€822,102
Péruwelz	Belfius	LT	Variable	30/06/2025	Euribor + fixed margin	- €	€2,280,000	- €	€2,280,000	€142,788
Alleur	Belfius	LT	Variable	30/06/2025	Euribor + fixed margin	- €	€2,875,000	- €	€2,875,000	€198,475
Alleur	Belfius	LT	Variable	20/01/2026	Euribor + fixed margin	- €	€6,600,000	- €	€6,600,000	€568,485
Rhode-St-Genèse	BNP Paribas Fortis	LT	Variable	31/01/2026	Euribor + fixed margin	- €	€6,500,000	- €	€6,500,000	€637,848
All	BNP Paribas Fortis	LT	Variable	31/01/2026	Euribor + fixed margin	- €	€4,000,000	- €	€4,000,000	€388,357
All	Belfius	LT	Variable	31/05/2026	Euribor + fixed margin	- €	€3,000,000	- €	€3,000,000	€301,804
All	BNP Paribas Fortis	LT	Fixed	30/06/2026	4.90%	- €	€6,000,000	- €	€6,000,000	€732,986
Houdeng	Belfius	LT	Variable	30/06/2026	Euribor + fixed margin	- €	€2,615,000	- €	€2,615,000	€281,769
All	BNP Paribas Fortis	LT	Fixed	30/09/2026	1.55%	- €	€5,000,000	- €	€5,000,000	€249,814
Alleur	Belfius	LT	Variable	20/01/2027	Euribor + fixed margin	- €	€2,640,000	- €	€2,640,000	€325,219
Alleur	Belfius	LT	Variable	20/01/2027	Euribor + fixed margin	- €	€3,960,000	- €	€3,960,000	€486,068
All	Belfius	LT	Variable	31/05/2027	Euribor + fixed margin	- €	€4,175,000	- €	€4,175,000	€575,159
All	Belfius	LT	Variable	31/07/2027	Euribor + fixed margin	- €	€3,420,000	- €	€3,420,000	€455,045
All	Belfius	LT	Variable	31/07/2027	Euribor + fixed margin	- €	€1,650,000	- €	€1,650,000	€219,539
All	BNP Paribas Fortis	LT	Fixed	30/11/2027	4.64%	- €	€4,000,000	- €	€4,000,000	€211,266
Houdeng	Belfius	LT	Fixed	31-12-2027	1.95%	€282,153	€905,400	- €	€1,187,553	- €
All	CBC	LT	Variable	30/06/2028	Euribor + fixed margin	- €	€5,000,000	- €	€5,000,000	€911,307
All	Belfius	LT	Variable	31/07/2028	Euribor + fixed margin	- €	€3,420,000	- €	€3,420,000	€586,167
All	Belfius	LT	Variable	31/07/2028	Euribor + fixed margin	- €	€1,650,000	- €	€1,650,000	€276,655
Site 9	Belfius	LT	Variable	31/08/2028	Euribor + fixed margin	- €	€6,700,000	- €	€6,700,000	€1,264,120
All	Belfius	LT	Variable	30/09/2028	Euribor + fixed margin	- €	€6,000,000	- €	€6,000,000	€1,092,782
All	CBC	LT	Variable	29/06/2029	Euribor + fixed margin	- €	- €	€10,000,000	€10,000,000	€2,257,259

Property	Organisations	Type	Rate	Loan end date	Rate	< or = 1 year Nominal	> 1 & < 5 years Nominal	> 5 years Nominal	Nominal - total 31-12-2023	Gross contractual interest to maturity
All	Belfius	LT	Variable	31/07/2029	Euribor + fixed margin	- €	- €	€1,650,000	€1,650,000	€350,756
All	Belfius	LT	Variable	30/09/2029	Euribor + fixed margin	- €	- €	€6,000,000	€6,000,000	€1,319,489
All	Belfius	LT	Variable	30/09/2030	Euribor + fixed margin	- €	- €	€6,000,000	€6,000,000	€1,554,399
						€26,712,153	**€100,390,400**	**€23,650,000**	**€150,752,553**	**€19,077,339**

Rollover

- 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, WEB SA 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 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 03 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 02 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 contract 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 on the unused amounts of the credit line.
- On 30 September 2019, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 30 September 2019, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 06 June 2020, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 06 June 2020, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 06 January 2021, WEB SA entered into a variable-rate revolving credit opening contract with BNP Paribas Fortis bank for an amount of €6.5M. This credit line was made available on 31 January 2021, and will end on 31 January 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 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 on the unused amounts of the credit line.
- On 31 May 2021, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 31 May 2021, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €4.18M. This credit line was made available on 01 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 on the unused amounts of the credit line.

- On 31 May 2021, WEB SA entered into a variable-rate credit opening contract 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 on the unused amounts of the credit line.
- On 31 May 2021, WEB SA entered into a variable-rate credit opening contract 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 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 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 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 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 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 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 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 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 on the unused amounts of the credit line.
- On 14 June 2023, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €5M. This credit line will end on 30 June 2028. The interest rate is set on the basis of the 3-month Euribor plus 1.44% per year. A non-use commission of 0.45% per year is calculated on the unused amounts of the credit line;
- On 14 June 2023, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €10M. This credit line will end on 29 June 2029. The interest rate is set on the basis of the 3-month Euribor plus 1.54% per year. A non-use commission of 0.45% per year is calculated on the unused amounts of the credit line;
- On 26 June 2023, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €6M. This credit line will end on 30 September 2028. The interest rate is set on the basis of the 3-month Euribor plus 1.20% per year. A non-use commission of 0.35% per year is calculated on the unused amounts of the credit line.
- On 26 June 2023, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €6M. This credit line will end on 30 September 2029. The interest rate is set on the basis of the 3-month Euribor plus 1.27% per year. A non-use commission of 0.35% per year is calculated on the unused amounts of the credit line.
- On 26 June 2023, WEB SA entered into a variable-rate credit opening contract with the Belfius bank for an amount of €6M. This credit line will end on 30 September 2030. The interest rate is set on the basis of the 3-month Euribor plus 1.33% per year. A non-use commission of 0.35% per year is calculated on the unused amounts of the credit line.

Investment credits

- On 1 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 16 March 2017, WEB SA 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 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.
- On 15 May 2023, WEB SA entered into a fixed-rate investment credit opening contract with BNP Paribas Fortis bank for an amount of €6.0M. This credit line was made available on 30 June 2023, and will end on 30 June 2026. The interest rate is set at 4.90% per annum.

Contractual covenants with partner banks

The general terms and conditions for the opening of credit lines to companies can be obtained on request from the financial institutions concerned.

The Company:

- declares that it has full ownership of all of its assets and holdings detailed in its financial statements, which are not and/or will not be encumbered by any right, lien, mortgage or seizure;
- undertakes to maintain the status of a regulated property company (SIR), and to comply with its legal framework, 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 (DSCR) > 2, and this, on a non-consolidated basis, for as long as the Bank has not been reimbursed in full in principal, interest and accessories.

As on 31 December 2023, the Company's financial statements show a DSCR[1] = Rents (refer to. Section I.a Rents) / (XXI. Net interest expenses (see Section XXI) + Capital repayment of investment loans) of 4.8 compared to 6.4 as on 31 December 2022. The DSCR is explained in detail as follows:

		31-12-2023	31-12-2022
Rents		22,686,839	20,591,643
Numerator	[A]	**22,686,839**	**20,591,643**
Net interest expenses		4,456,893	2,455,464
Capital repayment of investment loans		282,153	753,045
Denominator	[B]	**4,739,046**	**3,208,509**
DSCR	[A] / [B]	**4.8**	**6.4**

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.

1 Debt service coverage ratio

Note 18 - Hedging instrument contracts (in €)

In order to cover the fluctuation risk of the 3-month Euribor rate paid on variable-rate financial debts, the Group has entered into a certain number of Collar and conventional IRS contracts.

As on 31 December 2023, the nominal value of all of these interest rate hedges (IRS and Collar) is €118.1M (including €20.0M of forward start derivatives) compared to €125.6M of variable-rate bank loans, which gives a hedging rate of 78.17% effective from 31 December 2023 (in accordance with the directives of the Board of Directors) the details of the calculations of which are provided in the table below.

Property	Organisations	Nominal (bank loans)	Fixed rate loans	Variable rate loans	Variable rate loans covered by a IRS	Variable-rate loans covered by a Collar	Variable-rate loans not covered by an IRS or a Collar	Impact on net Result of a Var. of + 10 bp in 3-month Euribor for 1 year
All	BNP Paribas Fortis	4,200,000		4,200,000			4,200,000	4,200
All	Belfius	2,650,000		2,650,000			2,650,000	2,650
St-Georges	BNP Paribas Fortis	3,800,000		3,800,000	3,800,000		-	119,698
St-Georges	BNP Paribas Fortis	700,000		700,000	700,000		-	22,050
St-Georges	BNP Paribas Fortis	9,000,000	9,000,000	-			-	-
Péruwelz	Belfius	6,080,000		6,080,000	6,080,000		-	124,204
Gosselies - Ch. de Fer	BNP Paribas Fortis	5,000,000		5,000,000	5,000,000		-	5,000
All	Belfius	13,000,000		13,000,000	13,000,000		-	-14,630
Péruwelz	Belfius	2,280,000		2,280,000	2,280,000		-	111
Alleur	Belfius	2,875,000		2,875,000	2,875,000		-	-129
Alleur	Belfius	6,600,000		6,600,000	6,600,000		-	-76
Rhode-St-Genèse	BNP Paribas Fortis	6,500,000		6,500,000	6,500,000		-	6,500
All	BNP Paribas Fortis	4,000,000		4,000,000	4,000,000		-	4,000
All	Belfius	3,000,000		3,000,000	3,000,000		-	-81
All	BNP Paribas Fortis	6,000,000	6,000,000	-			-	-
Houdeng	Belfius	2,615,000		2,615,000	2,615,000		-	-164
All	BNP Paribas Fortis	5,000,000	5,000,000	-			-	-
Alleur	Belfius	2,640,000		2,640,000			2,640,000	-71
Alleur	Belfius	3,960,000		3,960,000	3,960,000		-	1,654
All	Belfius	4,175,000		4,175,000	4,175,000		-	-150
All	Belfius	3,420,000		3,420,000	3,420,000		-	105
All	Belfius	1,650,000		1,650,000	1,650,000		-	51
All	BNP Paribas Fortis	4,000,000	4,000,000	-			-	-
Houdeng	Belfius	1,187,553	1,187,553	-			-	-1,359
All	CBC	5,000,000		5,000,000	1,805,000	3,195,000	-	4,215
All	Belfius	3,420,000		3,420,000		3,420,000	-	44
All	Belfius	1,650,000		1,650,000		1,650,000	-	1,371
Gosselies - Ch. de Fer	Belfius	6,700,000		6,700,000	6,700,000		-	-360
All	Belfius	6,000,000		6,000,000		6,000,000	-	4,370
All	CBC	10,000,000		10,000,000		5,735,000	4,265,000	8,600
All	Belfius	1,650,000		1,650,000			1,650,000	-8

Property	Organisations	Nominal (bank loans)	Fixed rate loans	Variable rate loans	Variable rate loans covered by a IRS	Variable-rate loans covered by a Collar	Variable-rate loans not covered by an IRS or a Collar	Impact on net Result of a Var. of + 10 bp in 3-month Euribor for 1 year
All	Belfius	6,000,000		6,000,000			6,000,000	4,435
All	Belfius	6,000,000		6,000,000			6,000,000	4,491
	TOTAL	**150,752,553**	**25,187,553**	**125,565,000**	**78,160,000**	**20,000,000**	**27,405,000**	**300,721**
	RELATIVE %	**100%**	**16.71%**	**83.29%**				
	RELATIVE %			**100%**	**62.25%**	**15.93%**	**21.83%**	

The table below shows the Company's future commitments up to the expiry of these rate hedging contracts, in accordance with IFRS 7.39(b). The interest amounts calculated correspond to the contractual undiscounted cash flows in accordance with IFRS (7.B11D).

Organisations	Start date	End date	Nominal	Fixed rate	CAP	Floor	Strike	Fair value	Net interest expense payable < or = 1 year	Net interest expense payable > 1 year and < 5 years	Net interest expense payable > 5 years
Belfius	29/06/2018	28/06/2024	6,080,000	0.62%				94,867	-98,476	-	-
Belfius*	01/01/2023	31-12-2024	5,000,000	1.62%				83,201	-90,459	-	-
BNP Paribas Fortis	12/08/2021	01/01/2025	5,000,000	0.50%				181,263	-144,690	-	-
Belfius	31-12-2022	12/05/2025	13,000,000	0.53%				493,648	-378,087	-117,704	-
Belfius	29/06/2018	30/06/2025	2,280,000	0.75%				73,300	-61,526	-17,980	-
Belfius*	01/01/2023	31-12-2025	5,000,000	1.71%				94,407	-85,859	-24,459	-
Belfius	31-12-2022	20/01/2026	6,600,000	0.56%				278,935	-190,920	-115,269	-
Belfius*	30/09/2016	30/09/2026	8,500,000	1.48%				231,195	-165,945	-104,496	-
Belfius*	28/10/2022	30/10/2027	10,000,000	3.04%				-250,760	-35,762	204,131	-
Belfius	31-12-2022	31/08/2028	6,700,000	0.49%				556,053	-198,607	-422,278	-
Belfius*	29/12/2023	31-12-2030	5,000,000	2.96%				-204,880	-	153,952	47,857
Belfius*	16/03/2023	16/03/2033	5,000,000	3.17%				-327,916	-11,237	196,506	118,935
IRS assets			**78,160,000**					**1,303,313**	**-1,461,569**	**-247,597**	**166,792**
Belfius	01/01/2024	20/01/2027	3,960,000	0.52%				223,176	-115,048	-134,305	-
IRS forward			**3,960,000**					**223,176**	**-115,048**	**-134,305**	**-**
CBC (kiko)*	01/11/2023	01/11/2026	5,000,000		4.70%	1.00%	3.60%	-63,659	-5,196	0	-
CBC (kiko)*	13/12/2023	13/12/2026	5,000,000		4.20%	1.55%	2.75%	-38,766	-48,286	-8,342	-
Belfius*	01/07/2023	30/06/2027	5,000,000		3.40%	2.93%		-117,241	-10,585	97,397	-
Belfius*	01/07/2023	30/06/2028	5,000,000		3.40%	2.80%		-143,057	-10,585	109,200	-
Active Collar			**20,000,000**					**-362,723**	**-74,653**	**198,255**	**-**
CBC (Fki)*	02/01/2024	01/01/2026	5,000,000		3.75%	2.15%		-73,636	-17,810	77,811	-
BNP Paribas Fortis*	02/01/2024	02/01/2026	5,000,000		3.80%	2.00%		-69,498	-69,690	100,000	-
CBC (kiko)*	01/07/2024	01/07/2027	6,000,000		5.10%	1.10%	3.20%	-105,905	-15,326	-	-
Collar forward			**16,000,000**					**-249,039**	**-102,826**	**177,811**	**-**

* covers several credit lines

Note 19 - Trade and other current payables (in €)

	31-12-2023	31-12-2022
D. Trade and other current payables	**1,168,839**	**1,314,815**
a. Exit Tax	-	-
b. Other	1,168,839	1,314,815
Accounts payable	851,695	993,529
Taxes, remunerations and social expenses	317,145	321,286

Accounts payable

The decrease in trade payables of €142k compared with 31 December 2022 is mainly explained by a timing difference in the receipt and payment of supplier invoices.

Taxes, remunerations and social expenses

Taxes, remuneration and social security charges include a property withholding tax liability of €120k and car park tax payable of €112k.

Note 20 - Liability adjustment accounts (in €)

	31-12-2023	31-12-2022
F. Adjustment accounts	**1,161,672**	**1,114,818**
Property income received in advance	1,013,847	989,289
Interest and other accrued expenses not yet due	147,825	125,529

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 2023, this account consists of:

- advance payments received from tenants of €1,006 k (payments received relating to Q1 2024 rents not yet invoiced as at 31 December 2023);
- deferred income of €8k related to invoices prepared in advance.

Interest and other accrued expenses not yet due

The line item "Interest and other accrued expenses not yet due" includes the prorated financial interest expense as on 31 December 2023 accrued and not yet paid.

Note 21 - Rental income (in €)

	31-12-2023	31-12-2022
I. Rental income	**22,574,351**	**20,453,546**
A. Rents	22,686,839	20,591,643
C. Rental discounts	-112,488	-138,097
E. Compensation for early termination of lease	-	-

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 or common law agreements, which are simple rental contracts within the meaning of IFRS 16. 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 Company in the event of a negative change in the index.

A bank guarantee generally corresponding to 3 months' rent is required despite the fact that the rental payments are generally payable in advance, 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 a 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 2023, the rental income of the Company amounted to €22,547 k as against €20,454 k for the previous year. The increase of €2,121 k is primarily explained by the following:

- indexation of rents to consumer price inflation, mainly in 2022 (+8.0%) and, to a lesser extent, in 2023 (+1.8%). The 2023 financial year benefited from 12 months of the 2022 indexation;
- the acquisition of Espace 98 in August 2023 (+€357k);
- the arrival of new tenants such as Verdon (site 08 - arriving in 2022), Howdens cuisine (site 05 - arriving in 2023), SNCB (site 30 - arriving in 2023), etc.;
- the departure of certain tenants such as Aldi (site 50), Fluidra (site 08), Déménagement Pierson (site 05 - left in 2022), etc.

The Company points out that the economic occupancy rate has fallen only slightly compared with 31 December 2022, to 96.54% at 31 December 2023, which confirms the resilience of the Company and the suitability of its commercial offering to the needs of the market in which 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 €)

	31-12-2023	31-12-2022
At less than one year	22,457,166	20,672,012
Between one and five years	28,596,005	27,844,890
At more than five years	503,557	1,195,520
TOTAL	**51,556,729**	**49,712,422**

Note 22 - Rental expenses (in €)

	31-12-2023	31-12-2022
III. Rental expenses	**344,631**	**469,355**
A. Rents payable on rented premises	-	-
B. Write-downs in value of trade receivables	-193,158	-229,026
C. Reversal of write-downs on trade receivables	537,789	698,381

As mentioned in Note 5, WEB SA occupies its own premises, and therefore does not pay any rent to third parties.

The write-downs and reversals of write-downs of trade receivables are detailed in Note 08 “Trade receivables and doubtful debts”.

Note 23 - Recovery of rental expenses and duties normally assumed by the tenant on rented properties (in €)

	31-12-2023	31-12-2022
V. Recovery of rental expenses and duties	**3,510,229**	**3,072,477**
A. Re-invoicing of rental expenses incurred by the owner at the expense of the tenant	1,365,463	1,162,908
B. Re-invoicing of withholding taxes and duties on rented properties	2,144,767	1,909,569

The leases provide for re-invoicing of common expenses 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 expenses 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 expenses and duties normally assumed by the tenant on rented buildings, refer to Note 25.

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 re-invoicing.

For some tenants, rental expenses are subject to provisional periodic invoicing. In this regard, there may be a slight delay between the expenses actually invoiced and those effectively incurred by the Company during the financial year, as the adjustment is made annually and on an à posteriori basis.

Certain expenses 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 refund, the latter is recognised under the section VII.A “Rental expenses 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 expenses and duties

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

	31-12-2023	31-12-2022
A. Rental expenses incurred by the owner	95.3%	77.6%
B. Withholding taxes and duties on rented properties	92.7%	91.7%

Recovery rate of rental expenses incurred by the owner

The rate of re-invoicing of rental expenses incurred by the owner increased from 77.6% to 95.3%. This improvement is primarily explained by:

- the positive impact of lower maintenance costs (contract renegotiation) for a constant level of re-invoicing (mainly flat rates);
- two major water leaks during the year which could not be re-invoiced (negative impact);
- the increase in re-invoicing of flat-rate common expenses following indexation and the acquisition of Espace 98 (positive impact).

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 91.7% to 92.7%.

Note 24 – Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease (in €)

	31-12-2023	31-12-2022
VI. Costs incumbent on the tenants and assumed by the owner on rental damage and restoration at the end of the lease	**-264,359**	**-908**

At 31 December 2023, the €264k in costs incurred by tenants and borne by the landlord in respect of rental damage are mainly explained by the allocation of a €249k provision to cover the cost of restoring the rental unit and the cost of removing waste from a rental area vacated by a tenant at Site 30 (Marchienne-au-Pont).

Note 25 - Rental expenses and duties normally assumed by the tenant on rented properties (in €)

	31-12-2023	31-12-2022
VII. Rental expenses and duties	**-3,746,757**	**-3,581,349**
A. Rental expenses incurred by the owner	-1,433,062	-1,499,104
B. Withholding taxes and duties on rented properties	-2,313,695	-2,082,244

Rental expenses incurred by the owner

We note a decrease in the rental charges incurred by the owner. This decrease is explained by the renegotiation of the building maintenance contract, partially offset by the increase in water charges in 2023 generated by water leaks detected on sites 20 and 33, whereas 2022 had benefited from a significant credit note from the water supplier (adjustment).

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 burden of the property withholding tax of the acquired property (Espace 98).

Note 26 - Technical costs (in €)

	31-12-2023	31-12-2022
IX. Technical costs	**-2,016,921**	**-1,953,088**
A. Recurring	-228,032	-201,787
Insurance premiums	-228,032	-201,787
B. Non-recurring	-1,788,889	-1,751,301
Major repairs	-1,768,323	-1,599,064
Claims	-20,566	-152,236

Insurance premiums

The increase in insurance premiums essentially arises from the annual increase of insurance premiums and also by the burden related to the acquired property (Espace 98).

Major repairs

Expenditure on major repairs and maintenance of properties directly borne during the period amount to €1,789 k. They increased by €169k compared with the previous year, but remain below budget.

The main repairs are focused on the following sites:

- Site 08 (Courcelles - Glacerie): €252 k - Filling in and raising the slab following ground subsidence, replacing downpipes and repairing roofs and cupolas;
- Site 13 (Gosselies - City Nord): €103 k - Repair of roof leaks and unit heaters;
- Site 15 (Rhode-Saint-Genèse): €108 k - Electrical upgrades, repairs to leaks and various repairs and replacements of sectional doors;
- Site 24 (Gosselies - Emailleries): €216 k - Replacement of the high-voltage cabin and various repairs;
- Site 30 (Machienne-au-Pont): €154 k - Repairs to the building's load-bearing structure, repairs to broken windows, repairs to roof leaks, replacement of downpipes and repairs to sanitary facilities;
- Site 33 (Gosselies - Mermoz): €243 k - Repair of the access road, modification of the water supply network and various repair works;
- Site 51 (Alleur): €111 k - Bringing the car park ventilation system up to standard.

Claims

At 31 December 2023, outstanding claims amounted to €21 k.

Note 27 – Commercial costs (in €)

	31-12-2023	31-12-2022
X. Commercial costs	**-74,946**	**-81,216**
Agency commissions	-60,946	-65,549
Advertising	-14,000	-15,667

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.

Note 28 - Property management costs (in €)

	31-12-2023	31-12-2022
XII. Property management costs	**-2,498,093**	**-2,427,602**
A. Fees paid to (external) managers	**-1,989,835**	**-1,933,770**
Management fees[1]	-475,000	-574,750
Remunerations of governing bodies	-1,451,932	-1,285,276
Fees of the Property Expert	-62,902	-73,744
B. Property management expenses	**-508,258**	**-493,831**
Lawyers	-34,925	-47,661
Duties and fees	-176,387	-169,675
Property management costs (internal)	-296,945	-276,496

The remuneration of governing bodies is broken down as follows:

REMUNERATION OF GOVERNING BODIES (IN €)	31-12-2023	31-12-2022
Effective Managers	1,244,210	1,121,546
of which CEO	416,324	373,649
Board directors	180,723	134,690
Audit committee	27,000	29,040
TOTAL	**1,451,932**	**1,285,276**

Management fees

The decrease in fees paid is explained by the introduction of the VAT unit between the Company and its Sole Director. Invoicing within the VAT unit is now done without VAT.

Remuneration of governance bodies

The increase in the remuneration of governing bodies is mainly due to the indexation of remuneration on 01 January 2023, the increase in the number of Board meetings (Espace 98, etc.) and the fixed remuneration granted to all directors in accordance with the decision of the General Meeting of WEPS, Sole Director of WEB SA, on 25 April 2023.

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 and the indexation of salaries on 01 January 2023, partially offset by VAT savings following the introduction of a VAT unit and the application of the special prorata since the beginning of the year (see Note 29).

1 = Sole Director of WEB SA

Note 29 - Company general expenses (in €)

	31-12-2023	31-12-2022
XIV. Company general expenses	**-1,288,403**	**-1,362,731**
Financial and accounting fees	-320,541	-311,924
Auditors' fees	-60,287	-66,519
External experts / lawyer fees	-231,818	-222,685
Vehicle and operating equipment costs	-53,295	-57,811
Office supplies	-50,380	-71,675
Report printing costs	-13,513	-32,246
Secretarial and marketing costs	-284,611	-310,615
Computer services and supplies	-100,182	-114,950
Participation in seminars, training, trade fairs, receptions, sponsoring	-37,277	-35,071
Legal formalities and contributions	-108,161	-90,653
Other operating expenses	-28,338	-48,583

The Company has carried out two operations which have reduced overheads. These are:

- application of the special VAT prorata as soon as the invoice is encoded, in order to deduct part of the VAT on purchase invoices. In the past, the Company did not deduct VAT when the invoice was encoded and adjusted the amount once a year in order to recover part of the non-deducted VAT. VAT recovery was then recorded under section "XV. Other operating income and expenses";
- the introduction of the VAT unit between the Company and its Sole Director. Invoicing within the VAT unit is now done without VAT.

The decrease in overheads of €74k is largely explained by the above two items.

Audit fees in 2023 (Art. 3:65 CAC)

AUDIT FEES (ART. 3:65 CAC)	Audit	Other insurance tasks	Non-audit
WEB	70,000	6,000	54,000
TOTAL	**70,000**	**6,000**	**54,000**

Note 30 - Other operating income and expenses (in €)

	31-12-2023	31-12-2022
XV. Other operating income and expenses	**-26,321**	**-99,795**
Insurance compensation	-	28,043
Write-downs on trade receivables	-204,295	-230,518
Allocation to provisions for liabilities and expenses	-	75,000
Indemnities paid	-	-205,000
Other miscellaneous income and expenses	177,975	232,681

The line item "Write-downs on trade receivables" reflects the impact of bankruptcies that occurred during this financial period for which write-downs had been booked 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: Solidbot (€127 k), RDM Agency (€24 k), Rubicon (€18 k), GAC (€18 k) and Aksel Pneus (€17 k).

The item "Other miscellaneous income and expenses" mainly comprises a capital gain on the sale of a vehicle (€62k), the sale of equipment (€25k) and various indemnities invoiced (reservation rights, etc.).

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

	2023	2022	2021
Rental income	22,574,351	20,453,546	18,498,729
Write-downs on trade receivables	204,295	230,518	169,283
RATIO	**0.9%**	**1.1%**	**0.9%**

The Company shows an average loss rate of 0.98%[1] for the past three financial years.

Note 31 - Result on sale of investment properties (in €)

	31-12-2023	31-12-2022
XVI. Result on sale of investment properties	**-520**	**-2,022**
Net sales of properties (Sale price - transaction costs)	1,424,480	747,978
Book value of properties sold	-1,425,000	-750,000

During the year 2023, 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	Net sale price	Acquisition value
Site 14 - Anderlues	1,425,000	1,424,480	1,351,849
TOTAL	**1,425,000**	**1,424,480**	**1,351,849**

Note 32 - Changes in the fair value of investment properties (in €)

	31-12-2023	31-12-2022
XVIII. Changes in fair value	**-300,963**	**-4,853,753**
A. Positive change in fair value of investment properties	4,540,697	2,291,415
B. Negative change in the fair value of investment properties	-4,841,660	-7,145,168

For more details, the reader is referred to Note 05, as well as the property section of this report.

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

Note 33 - Net interest expenses (in €)

	31-12-2023	31-12-2022
XXI. Net interest expenses	**-4,456,893**	**-2,455,464**
A. Nominal interest on loan	-5,885,168	-2,098,839
B. Expenses resulting from authorised hedging instruments	-25,363	-398,009
B. Income resulting from authorised hedging instruments	1,453,638	41,384

The "Net interest expenses" increased by €2,001 k as against the previous year.

This increase is mainly due to:

- the increase in nominal interest on all borrowings (+€3,786k), mainly due to the increase in the 3M Euribor rate and the increase in the average nominal amount borrowed following the acquisition of Espace 98;
- the increase in net income from authorised hedging instruments (-€1,785k) following the increase in interest rates (the Company pays a variable rate to the bank and receives a fixed rate).

As on 31 December 2023, the average borrowing rate, calculated by dividing the net interest expenses for the period by the financial debts at the closing date, amounts to 2.96% compared to 1.82% for the previous year. It should be noted that the average borrowing rates, excluding hedging instruments, increased from 1.55% as on 31 December 2022 to 3.90% on 31 December 2023.

The items "Expenses 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 18.

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

It should be noted that both expenses and income resulting from authorised hedging instruments relate to authorised hedging instruments to which hedge accounting as defined in IFRS is not applied.

Note 34 - Changes in fair value of financial assets and liabilities (in €)

	31-12-2023	31-12-2022
XXIII. Changes in the fair value of financial assets and liabilities	**-3,077,080**	**4,953,096**
Authorised hedging instruments to which hedge accounting as defined in IFRS is not applied	-3,077,080	4,953,096

Changes in the fair value of financial assets represent the positive (+) or negative (-) change in fair value that do not meet the strict conditions imposed by the IFRS 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 negative result of €3,077k in 2023 is justified by the fall in long-term interest rates at the end of 2023, which had an unfavourable impact on the valuation of hedging instruments by the financial markets.

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 this document; see 4.3 - Risk of volatility in interest rates.

Note 35 - Net result (in €k)

The change between the 2023 net result and the 2022 net result is broken down in the table below, with a reference to the Notes to this report.

EXAMINATION OF CHANGES BETWEEN 31-12-2022 AND 31-12-2023	Notes	k€
NET RESULT FOR THE PRIOR FINANCIAL YEAR		**12,145**
I. Rental income	21	2,121
III. Rental expenses	22	-125
IV - VIII Recovery of rental expenses	23 to 25	-2
IX - XII Property expenses	26 to 28	-128
XIV. Company general expenses	29	74
XV. Other operating income and expenses	30	73
XVI. Result on sale of investment properties	31	2
XVIII. Changes in the fair value of investment properties	32	4,553
XIX. Other portfolio result		-
XX. Financial income		-
XXI. Net interest expenses	33	-2,001
XXII. Other financial expenses		-14
XXIII. Changes in the fair value of financial assets and liabilities	34	-8,030
XXV. Corporate income taxes		1
XXVI. Exit tax		-
NET RESULT FOR THE FINANCIAL YEAR		**8,668**
CHANGE IN NET RESULT COMPARED TO THE PREVIOUS FINANCIAL YEAR		**-3,477**

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 36 - 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)

	31-12-2023	31-12-2022
Net result for the period (numerator)	€8,668,129	€12,144,647
Weighted average number of shares in circulation (denominator)	3,166,337	3,166,337
Basic net earnings per share	**€2.74**	**€3.84**
Diluted earnings per share	**€2.74**	**€3.84**

Other information per share

	31-12-2023	31-12-2022
Net Assets	**€167,507,577**	**€169,256,696**
Number of shares	**3,166,337**	**3,166,337**
Intrinsic unit value of a company share	€52.90	€53.46
Market share price on the closing date	€36.40	€36.70
	31-12-2023	**31-12-2022**
Operating result before portfolio result	€5.22	€4.58
Portfolio result	€-0.10	€-1.53
Operating result	€5.12	€3.05
Financial result	€-2.38	€0.79
Financial result excluding changes in fair value	€-1.41	€-0.78
Result before tax	€2.74	€3.84
Tax	€-0.00	€-0.00
Basic and diluted earnings per share of the financial year	**€2.74**	**€3.84**

CORRECTED RESULT	31-12-2023		31-12-2022	
	€	€ / share	€	€ / share
Net result for the period (numerator)	**8,668,129**	**2.74**	**12,144,647**	**3.84**
Write-downs on trade receivables	193,158	0.06	229,026	0.07
Reversals of write-downs on trade receivables	-537,789	-0.17	-698,381	-0.22
Result on sale of investment properties	520	0.00	2,022	0.00
Positive change in fair value of investment properties	-4,540,697	-1.43	-6,396,344	-2.02
Negative change in the fair value of investment properties	4,841,660	1.53	11,250,096	3.55
Change in provisions	248,050	0.08	-75,000	-0.02
Other portfolio results	-	-	-	-
Changes in the fair value of financial assets and liabilities	3,077,080	0.97	-4,953,096	-1.56
Corrected result	**11,950,111**	**3.77**	**11,502,971**	**3.63**
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	**3.77**	**3.77**	**3.63**	**3.63**

Note 37 - 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 is considered as key members of the management, refer to Note 28 of the financial statements.

Transactions

RELATED COMPANIES	TYPES OF SERVICES	31-12-2023	31-12-2022
WEPS SA - BE0463.639.412	Sole Director:		
	- Sole Director's fees	475,000	574,750
	- Financial and accounting costs	320,541	311,924
	- Secretarial and marketing costs	284,611	310,615
	- Property management costs	191,014	136,977
	- Facility management costs	66,339	104,962
	- Vehicle costs	64,484	127,843
	- Remuneration to Directors, Audit Committee and expenses	194,000	147,015
	- IT services and supplies	97,816	113,469
	- Miscellaneous costs	103,176	133,554
W.TEAM SA - BE0478.981.050	Company providing services, maintenance and minor repairs on investment properties	527,643	687,931
	Company providing services, major repairs on investment properties	21,513	46,499
	Miscellaneous	1,087	4,778
Bel Is Immo SA - BE0475.873.882	Re-invoicing of expenses (income)	-857	-2,168
SPP SA - BE0864.622.465	Office tenant (income)	-45,749	-41,354
	Re-invoicing of expenses (income)	-12,327	-11,488

All transactions with 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 Director 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 a SCA (Partnership Limited by Shares), are re-invoiced at on a pro-rata basis.

On 17 August 2023, the Company acquired a retail complex (Espace 98) from a related party for €14.8M (see "Significant events" in the management report).

Balances

RELATED COMPANIES	31-12-2023	31-12-2022
WEPS SA - BE0463.639.412	-365,233	-357,358
W.TEAM SA - BE0478.981.050	-805	8,861

1 The transactions covered by this Note are also covered by Art. 37 of the RD of 13/07/2014 relating to SIRs. During the two accounting periods, none of these operations were entered into under conditions outside of the normal business framework of the SIR.
2 The positive amounts correspond to payables or expenses of the SIR, while the negative amounts correspond to receivables or income.

Note 38 - Significant events after the balance sheet date

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 2023 as presented, are not susceptible to adjustment (IAS 10).

Note 39 - 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 40 - 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)	31-12-2023	31-12-2022	31-12-2021
Rents (acquired conditional credit notes)	-272	-384	-286
Rents (unconditional credit notes)	-	-12	-51
Write-downs on trade receivables	-	-8	-387
Reversals of write-downs on trade receivables	261	403	286
Changes in the fair value of investment properties	-	-	158
TOTAL	**-11**	**-2**	**-281**

During the financial year 2023, the consequences of COVID-19 had a limited impact on the accounts of the Company.

It should be noted that at 31 December 2023, there was a residual balance of €79k on COVID-19 invoices to be issued (relating to credit notes issued but not acquired), fully covered by a write-down.

NON-DISTRIBUTABLE SHAREHOLDERS' FUNDS ACCORDING TO ARTICLE 7:212 OF THE COMPANIES AND ASSOCIATIONS CODE (IN €)

The table below is presented after allocation of the result to reserves.

After the capital remuneration of €10,607,229 (i.e. €3.35/share) proposed for the financial year 2023, and thus subject to the approval of the AGM of 23 April 2024, the total amount of the net assets of the SIR shall amount to €156,900,348, 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 €37,785,650.

(in €)	Before 2023 allocation	2023 allocation	After 2023 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 (+)	92,696,048	92,405	92,788,453
Reserve for estimated transfer costs and duties occurring on the hypothetical disposal of investment properties (-)	-9,403,355	-553,551	-9,956,906
Reserve for the balance of changes 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 (+/-)	3,991,806	-3,077,080	914,726
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 Meeting (+)			-
Legal reserve (+)	40,376		40,376
NON-DISTRIBUTABLE SHAREHOLDERS' FUNDS ACCORDING TO ARTICLE 7:212 OF THE COMPANIES AND ASSOCIATIONS CODE	**122,652,923**	**-3,538,226**	**119,114,697**
Net assets (Total assets - provisions - debts - unamortised set-up costs)			167,507,577
Distribution of dividends and profit-sharing plan			-10,607,229
NET ASSETS AFTER DISTRIBUTION			**156,900,348**
MAXIMUM DISTRIBUTABLE AMOUNT			**37,785,650**

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

DISTRIBUTION OBLIGATION CALCULATION TABLE (Art 13 1st para - RD 13-07-2014)	31-12-2023	31-12-2022
Net result for the financial year	**8,668,129**	**12,144,647**
+ Depreciation	-	-
+ Write-downs	193,158	229,026
- Reversals of write-downs	-537,789	-698,381
- Reversals of rents transferred and discounted	-	-
+/- Other non-monetary items	3,325,130	-5,028,096
+/- Result on sale of property	520	2,022
+/- Changes in the fair value of property	300,963	4,853,753
= Corrected result (A)	**11,950,111**	**11,502,971**
+/- Capital gains and losses realised on property during the financial year	72,631	354,659
- Capital gains realised on property during the financial year, exempt from the distribution obligation subject to their reinvestment within 4 years	-72,631	-354,659
+ 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)	11,950,111	11,502,971
80% of (A) + (B)	**9,560,089**	**9,202,377**
Debt reduction	-	-3,466,260
Distribution obligation[1]	**9,560,089**	**5,736,117**

1 The distribution obligation provided for in Art. 13 of the RD of 13/07/2014 mentioned above only applies in the event of a positive result.

PROPOSAL FOR ALLOCATION OF THE RESULT FOR THE FINANCIAL YEAR (IN €)[1,2]

	31-12-2023	31-12-2022
A. Net result	**8,668,129**	**12,144,647**
B. Transfer to/from reserves (-/+)	**1,939,100**	**-2,535,048**
1. Transfer to/from the balance reserve (positive or negative) of changes in fair value of property (-/+)	**-92,405**	**5,255,787**
- accounting period	-123,847	4,805,356
- prior periods		
- realisation of property (sales)	31,442	450,431
2. Transfer to/from reserves of estimated transfer fees and duties occurring during hypothetical disposal of the investment properties (-/+)	**553,551**	**-45,353**
- accounting period	707,250	48,397
- prior periods		
- realisation of property (sales)	-153,699	-93,750
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 (-)	**-**	**-**
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 (+)		
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 (-)	**3,077,080**	**-4,953,096**
- accounting period	3,077,080	-4,953,096
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 (+)	**-**	**-**
7. Transfer to/from the reserve for the balance of foreign exchange conversion differences on monetary assets and liabilities (-/+)	**-**	**-**
8. Transfer to/from the reserve for fiscal timing differences relating to property located abroad (-/+)	**-**	**-**
9. Transfer to/from the reserve for dividends received intended for the repayment of financial debts (-/+)	**-**	**-**
10. Transfer to/from other reserves (-/+) (capital gains> 5 years)		
11. Transfer to/from retained earnings (-/+)	**-1,599,126**	**-2,792,386**
C. Remuneration of capital as provided for in Art. 13, 1st para., 1st line (balance)	**-10,607,229**	**-10,417,249**
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 expenses, net of amounts recovered from tenants, corresponds to the sum of headings IV to XIII of the comprehensive income statement.
Utility	Enables providing a summary view of all net property expenses.
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 CHANGES IN FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES)	
Definition	"Financial result", from which section XXIII "Changes in fair value of financial assets and liabilities" is subtracted.
Utility	Allows comparability of net financial income excluding changes in fair value.
NET RESULT BEFORE CHANGES IN FAIR VALUE OF INVESTMENT PROPERTIES AND FINANCIAL ASSETS AND LIABILITIES	
Definition	"Net result", from which section XVIII "Changes in fair value of investment properties" and section XXIII "Changes in fair value of financial assets and liabilities" are subtracted.
Utility	Enables the identification of the net result before changes in the fair value of investment properties and of financial assets and liabilities.
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	Allows the average cost of the Company's financial debt to be measured.
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 €)

		31-12-2023	31-12-2022
Net interest expenses	(A)	4,456,893	2,455,464
Nominal financial debts	(B)	150,752,553	135,279,262
Average cost of financing	**(A)/(B)**	**2.96%**	**1.82%**

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.

BE-REIT ASSOCIATION

Professional association created by all Belgian Regulated Property Companies ((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.

"PAYER" IRS

A "payer" IRS ("fixed rate payer") is an IRS for which a fixed rate is paid to the counterparty in exchange for a variable rate.

"RECEIVER" IRS

A "receiver" IRS ("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 Asset Managers Association (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).

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 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.

HEDGING 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 on the liabilities side of 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

Belgian 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.

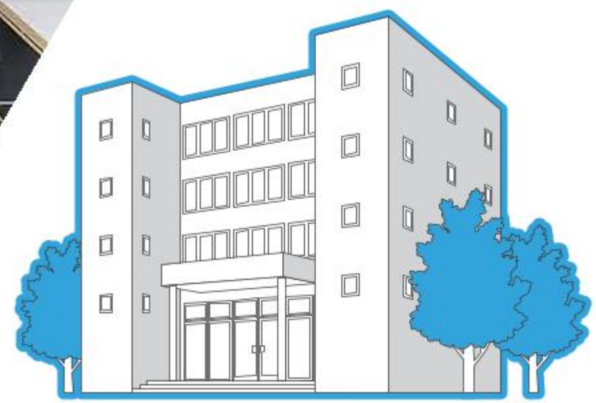
ESTIMATED RENTAL VALUE (ERV)

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 23 - Gosselies - Route Nationale 5 - 5,025 m^2 built - Commerces



NOTES

NOTES

For more information:

CAROLINE WAGNER
Chief Administrative Officer
cwagner@w-e-b.be

ANTOINE TAGLIAVINI
Chief Financial Officer
atagliavini@w-e-b.be

LAURENT WAGNER
Chief Executive Officer

Avenue Jean Mermoz 29 | B-6041 Gosselies
Tel: 071 259 259
Email: info@w-e-b.be
www.w-e-b.be

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

Avenue Jean Mermoz 29 | B-6041 Gosselies

Tel: 071 259 259 | Fax: 071 352 127 | Email: info@w-e-b.be

www.w-e-b.be