



LEASINVEST REAL ESTATE
Limited partnership by shares
Public regulated real estate company under Belgian law
Route de Lennik 451, 1070 Brussels (Anderlecht)
Company number: 0436.323.915
www.leasinvest.be
(the "Company")

ORDINARY GENERAL MEETING

The statutory manager-legal person of the Company (the "Manager") invites the shareholders of the Company to participate to the annual general meeting of the Company that shall be held at the office of the Manager at **2000 Antwerp, Schermersstraat 42**, on **Monday 17th May 2021 at 4.00 PM**.

COMMUNICATION TO THE SHAREHOLDERS

Due to the health measures taken by the government in order to combat and control the Covid-19 pandemic, the Company and its Manager will not be able to grant physical access to the annual general meeting to the shareholders.

Consequently, all shareholders will only be able to exercise their rights by voting by proxy.

In order to enable the shareholders to participate to the meeting in the best possible conditions, the general meeting will be broadcast live in video/audio format (webcast). The shareholders who wish to attend this meeting are invited to pre-register following the procedure described below in order to have access to this meeting via the following link : <https://web.lumiagm.com/157134395>

Depending on the evolution of the Covid-19 situation, the Company and its Manager reserve the right to change the participation modalities of this meeting and will inform the shareholders thereof, by means of a press release and on its website www.leasinvest.be

AGENDA

1. **Acknowledgement of the annual report of the Manager with regard to the statutory and consolidated financial statements per 31 December 2020.**
2. **Acknowledgement of the report of the auditor with regard to the statutory and consolidated financial statements per 31 December 2020.**
3. **Acknowledgement of the consolidated financial statements closed at 31 December 2020.**

The documents to which the items 1 to 3 refer can be found in the annual report 2020 of the Company and on the website of the Company www.leaseinvest.be/en/investor-relations/general-meetings/

4. **Approval of the statutory financial statements closed at 31 December 2020 and appropriation of the result.**
Proposed decision: the general meeting approves the statutory financial statements per 31 December 2020, and the proposed appropriation of the result therein, including the approval of a gross dividend of € 5.25 per share, against the issue of coupon n° 26.
5. **Approval of the remuneration report with regard to the financial year ended 31 December 2020, which is a specific part of the annual report.**
Proposed decision: the general meeting approves the remuneration report with regard to the financial year closed at 31 December 2020.
6. **Discharge to the Manager and to the permanent representative of the Manager.**
Proposed decision: the general meeting grants discharge by separate vote to the Manager, and to its permanent representative (Mr. Michel Van Geyte) for the exercise of their mission during the financial year 2020.
7. **Discharge to the auditor.**
Proposed decision: the general meeting grants discharge to the statutory auditor Ernst & Young Bedrijfsrevisoren, represented by Mr Joeri Klaykens, for the exercise of his audit mandate during the financial year 2020.
8. **Approval of the remuneration policy 2021.**
Proposed decision: the general meeting approves the remuneration policy 2021.

The remuneration policy 2021 is available on the website of the Company www.leaseinvest.be/en/investor-relations/general-meetings/

9. **Approval of the renewal of the mandate of statutory auditor.**
Proposed decision: on the proposal of the board of directors of the Manager and its audit committee, the general meeting approves the renewal of the mandate of statutory auditor of Ernst & Young Bedrijfsrevisoren BV (company number 0446.334.711), with offices at 1831 Diegem, De Kleetlaan 2, represented by Mr Joeri Klaykens for a period of 3 years until after the ordinary general meeting to be held in 2024. The annual fee of the statutory auditor for auditing the statutory and consolidated financial statements of the Company is set at € 55,000.00 (excluding VAT and out-of-pocket expenses).
10. **Approval of the terms granting rights to third parties in the event of change of control**
Proposed decision: approval, in accordance with article 7:151 of the Code of Companies and Associations and of (old) article 556 of the Companies Code, of the terms that provide for a possible early due and payable repayment of the credit in the event of a change of control with regard to the Company :
 - As defined in article 16.1 (i) of the Term Loan Facility Agreement of 21 December 2020 between the Company and Argenta Spaarbank NV;
 - In accordance with article 8.1 (b) of the Term Loan Agreement of 19 August 2020 between the Company and ING Luxembourg SA;

- In accordance with article 14.1 f) of the credit regulations, to which reference is made in the credit agreements of respectively 9 July 2020 and 24 November 2020 between the Company and Belfius Bank NV.

11. Miscellaneous

PRACTICAL INFORMATION

CONDITIONS FOR PARTICIPATION TO THE GENERAL MEETING

Shareholders may only participate to the annual meeting and exercise their voting rights, if the following two conditions are met:

- (i) In accordance with the registration procedure described below and the evidence submitted on the basis thereof, the Company must be able to determine that the shareholder concerned was on **Monday 3 May 2021** at 24h00 (midnight, Belgian time), (the "**Registration date**"), effectively in possession of the number of shares with which he/she wants to participate to the annual meeting
- (ii) By Tuesday **11 May 2021** at the latest the shareholder concerned needs explicitly to confirm to the Company his intention to participate to the annual meeting by ordinary letter (to be addressed to Schermersstraat 42 at 2000 Antwerp) or by e-mail (legal@leasinvest.be).

These conditions have to be met in accordance with the formalities described below.

Registered shareholders are entitled to participate in and to vote at the annual meeting, provided that:

- (i) the shares, with which they wish to participate, are effectively registered in their name in the share register of the Company on the Registration date (i.e. **3 May 2021**); and
- (ii) they have confirmed their participation to the Company in writing no later than **11 May 2021** (by ordinary letter addressed to Schermersstraat 42 at 2000 Antwerp) or by e-mail (legal@leasinvest.be), mentioning the number of shares with which they wish to participate to this annual meeting. As confirmation of participation, it is sufficient to submit the duly signed proxy form as mentioned below.

Holders of dematerialized shares are entitled to participate in and vote at the annual meeting, provided that:

- (i) the shares, with which they want to participate, are effectively registered in their name in the accounts of an authorized account holder or a settlement institution, no later than the Registration date (i.e. **3 May 2021**), which has to provide a **certificate** stating the number of shares that is registered in their accounts, in the name of the relevant shareholder on the Registration date and for which the relevant shareholder has indicated wishing to participate to the annual meeting; the ownership of the shares on the Registration date shall be determined on the basis of the confirmation sent to the Company by the authorized account holder or settlement institution or by Bank Delen; and
- (ii) the aforementioned certificate has been submitted to the Company no later than **11 May 2021**, with a written confirmation of the number of shares participating in the annual meeting, by submitting the duly signed proxy form as referred to below.

VOTE BY PROXY

Any shareholder who has complied with the aforementioned participation conditions (registration and confirmation procedure) can be represented at the annual meeting by a proxy holder, via the **proxy form** that is made available for this purpose on the website www.leasinvest.be or can be requested by e-mail (legal@leasinvest.be). Due to the health measures taken by the government to combat and control the Covid-19 pandemic that limit meetings, proxy can only be granted to the secretary of the annual meeting.

This fully completed and duly signed proxy form has to be submitted to the Company, either by e-mail (legal@leasinvest.be) or by ordinary letter (addressed to 2000 Antwerp, Schermersstraat 42). The e-mail has to be accompanied by a scanned or photographed copy of the proxy form.

The completed and duly signed proxy form has to be received by the Company by **11 May 2021** at the latest.

As the proposed proxy holder may potentially fall under the application of article 7:143 of the Belgian Code of Companies and Associations with regard to conflicts of interest, the shareholder should indicate his/her specific voting instructions for each of the proposed resolutions.

ENTITLEMENT TO AMEND THE AGENDA

Under certain conditions, as provided for in article 7:130 of the Belgian Code of Companies and Associations, one or more shareholders owning jointly at least 3% of the capital of the Company and who meet the conditions for participation to the annual meeting, have the right to register subjects to be discussed on the agenda of the annual meeting, and to submit proposals for resolutions with regard to the existing or new agenda items.

This request has to be in the possession of the Company no later than on **Sunday 25 April 2021** and has to be formulated in writing, either by letter to the Company's administrative headquarters (Schermersstraat 42, 2000 Antwerp) or by e-mail (legal@leasinvest.be).

If appropriate, the Company will publish an amended agenda for the annual meeting no later than **Saturday 1 May 2021**. At the same time, adapted proxy forms will be made available on the Company's website.

RIGHT OF INTERPELLATION

In order to enable shareholders, that comply with the above-mentioned participation conditions, to participate to this annual meeting in the best possible conditions, the general meeting will be broadcast live and shareholders will have the opportunity to interact with the bureau of the assembly remotely. In order to do so, it is sufficient that the shareholder provides us by e-mail (legal@leasinvest.be) by **11 May 2021** at the latest with his/her email address where the shareholder wishes to receive the explanation and instructions for participation to the general meeting and shall enable him/her to follow on 17 May 2021 the general meeting by live broadcast via the link <https://web.lumiagm.com/157134395>. In this way you will be able to attend the general meeting remotely. **It is specified that the interaction with the bureau will consist of a question and answer session related to the items on the agenda. Shareholders will not be able to vote remotely during the general meeting.** The live broadcast therefore does not fall within the scope of article 7:137 of the Companies and Associations Code.

In addition, the shareholders have the right to submit, and this before the general meeting, questions in writing – by e-mail (legal@leasinvest.be) or by letter (addressed to 2000 Antwerp, Schermersstraat 42) to the Manager and the statutory auditor with regard to the annual report, the agenda items or the auditor's report respectively. These questions will be answered during the meeting, insofar as the shareholder concerned complies with the above-mentioned formalities in order to be admitted to the annual meeting and insofar the Company has received these written questions by **11 May 2021** at the latest.

AVAILABILITY OF DOCUMENTS

All documents regarding the annual meeting that are required by law to be made available to the shareholders, are available on the website of the Company : www.leasinvest.be/en/investor-relations/general-meetings/

Due to the health measures taken by the government in order to combat and contain the Covid-19 pandemic (mandatory teleworking), the documents regarding the annual meeting that are required by law to be made available, cannot be consulted at the headquarters of the Company. However, each shareholder can obtain a copy of these documents free of charge upon simple request addressed to the contact details mentioned below.

PROTECTION OF PERSONAL DATA

The Company is responsible for the processing of personal data it receives from the shareholders and the proxy holders in the context of the general meeting, in particular identification data, contact details, information about the shares held, voting instructions and voting behavior. The Company will process this data to manage and monitor attendance at the meeting, the question and answer session and voting process in accordance with applicable legislation. To this end, the Company relies on its legal obligations with regard to convening the shareholders and organizing the meeting as well as its legitimate interests in order to ensure the validity of the votes and to analyze the results. The Company may share this information with its affiliated entities and with service providers who assist the Company in pursuing the aforementioned objectives. The Company will keep this data no longer than necessary to achieve such objectives (in particular the proxies, the confirmation of attendance and attendance list will be kept for as long as the minutes of the meeting must be kept in order to comply with the applicable Belgian legislation).

The Company processes the personal data of shareholders and proxy holders in accordance with its Privacy Policy, which is available via the following link : <https://leasinvest.be/en/privacy-policy/> This Privacy Policy contains important additional information about the Company's processing of your data in this context, including an explanation of your rights as well as the Company's obligations in this regard.

CONTACT DETAILS

for the forms to be sent, for written requests or practical questions :

E-mail: legal@leasinvest.be

Phone: +32 (0)3 241 53 83

By mail : Schermersstraat 42, 2000 Antwerp

Centralizing agent : Delen Private Bank

E-mail: LRE2021@delen.be

Tel: +32 (0)3 244 54 22

Address: BP-building, Jan Van Rijswijcklaan 162/11, 2020 Antwerpen