

Financière de Tubize

Report of the Board of Directors

31 December 2020

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Ladies and Gentlemen,

In accordance with the legal and statutory requirements, we are honored to report to you on the financial year 2020 and to give an overview of our management of Financière de Tubize (the 'Company' or 'Tubize').

1. Briefing on the evolution of the business, the results and the financial position of the Company, as well as a description of main risks and uncertainties it is facing

1.1. Activities and mission of the Company

Tubize is the reference shareholder of UCB - Tubize is a mono-holding company whose securities are traded on Euronext Brussels' regulated stock market. The Company holds and manages a 35% participating interest in UCB consisting of 68,076,981 shares issued by UCB, a biopharmaceutical company whose securities are also traded on the regulated stock market.

Creating long-term value - The mission of Tubize is to create long-term value for its shareholders, by supporting, as a stable reference shareholder, the maximization of UCB's potential and the sustainable growth of its industrial project. This long-term approach is particularly important to support research, development and commercialization of products in a sector with very long cycles. Tubize is a committed investor. Its board of directors monitors, evaluates and influences, through its representatives in the board of directors of UCB, the significant strategic decisions, the performance and the risk profile of UCB. This strategy of primacy to the long term and to stability has been beneficial to the shareholders. The table set out below compares the evolution of the share price of Financière de Tubize during the periods of 1 and 5 years preceding 31 December 2020 with the variance under the BEL-20® and the Euro Stoxx 50.

Evolution of the share price

	Periods preceding 31 December 2020	
	1 year	5 years
Financière de Tubize	+30.1%	+23.0%
BEL 20	(8.5%)	(1.6%)
Euro Stoxx 50	(5.1%)	+13.9%

1.2. Significant events that occurred during the financial year 2020

Dividends - Tubize has received the dividend from UCB in relation to financial year 2019 (€ 84.42 million) and has paid to its shareholders its own dividend in relation to financial year 2019 (€ 27.60 million).

Debt - Bank debt exposure has moved from € 86.5 million at 31 December 2019 to € 33.5 million at 31 December 2020, thus a decrease of € 53.0 million.

Cash flow risk management – A portion of the participation in UCB is financed by bank borrowings (€33.5 million at 31 December 2020). The entirety of these borrowings are short term floating rate drawings under a roll-over credit facility. This has allowed the Company to benefit from a low borrowing cost. To face the risk of possible future increases of interest rates, the Company hedges since October 2017 its entire floating rate debt. To that objective, the Company has concluded, in March 2016, two deferred start interest rate swaps which are effective since 2 October 2017, for notional amounts as of 31 December 2020, of € 27.0 million and € 9.0 million respectively, which will be completely amortized by mid-May 2021. Both swaps have been designated as hedging instruments against the cash flow risk embedded in the underlying borrowings. Hedge effectiveness has been documented. Note 4.2.7. of the EU-IFRS 31 December 2020 financial statements provides further details about the hedge accounting.

New loans - In September 2020, the company concluded two new revolving loans of respectively € 250 million with BNP Paribas Fortis SA and € 100 million with Belfius Bank SA with the aim to give the Company all the necessary flexibility to act according to market opportunities. These new loans will replace the previous loans concluded with BNP Paribas Fortis SA and KBC Bank, which will be fully repaid as from November 6, 2021. These two loans were concluded for a period of 5 years and are structured in the form of a roll-over loan with short-term, floating rate advances. As of December 31, 2020 and the date of adoption of this report, these new loans had not yet been used. They both provide for the pledging of UCB shares for a total stock market value of at least 150% of the total amount of advances made available to the company.

1.3. Impact of the Covid 19 crisis

The COVID-19 pandemic and the resulting economic crisis had no significant impact on the activities of the Company and on its financial statements in 2020. The Company is, in fact, a mono-holding company whose sole investment is a participation in UCB and therefore has no commercial or industrial activity. The crisis resulting from COVID-19 did not have an impact on the liquidity or the solvency of the Company and did not result in any impairment. While the extent of the crisis and the consequences for the global economy remain uncertain, the Company is monitoring these developments closely to assess the possible financial impact of the pandemic on the Company and/or on UCB's bottom line. In this regard, reference should be made to the content of UCB's financial report on the impact of the COVID-19 pandemic on its own results.

1.4. Results

The profit moves from € 79,984k in 2019 to € 81,068k in 2020, thus an increase of € 1,085k or 1.4%.

The condensed profit or loss account looks as follows:

€000	2020	2019
Dividend from UCB	84,415	82,373
Financial income	0	4
Cost of borrowing	(1,109)	(1,280)
Other financial expenses	10	7
General expenses	(2,249)	(1,120)
Profit before tax	81,068	79,984
Income taxes	-	-
Net profit	81,068	79,984

The dividend received from UCB in 2020 in relation to financial year 2019 amounts to € 84.42 million (gross dividend of € 1.24 per share) against € 82.37 million (€ 1.21 per share) for the prior year.

The cost of bank borrowings has moved from € 1,280k in 2019 to € 1,109k in 2020, thus a decrease of € 171k. This decrease is linked to the reduction of the average outstanding debt of € 104.5 million in 2019 to € 52.0 million in 2020. The average borrowing cost which remained stable between 2018 (1.51%) and 2019 (1.12%) thanks to favorable market conditions and active management of the debt. This downward trend continues in 2020 (1.04%). The Company has supported important commitment fees related to the unused part of new confirmed credit lines, and for which the Company has incurred charges for opening credit of € 200k.

Other financial expenses of 2020 include a reversal of the variation of the part of the ineffectiveness of hedge accounting (a credit balance of € 29k) according to the Belgian accounting rules. This is a result of the decrease of the debt.

General expenses move from € 1,120k in 2019 to € 2,249k in 2020. This variation is mainly linked to the donation of one million euros granted to UCB Community Health Fund in the context of the Covid-19 crisis, to the directors remuneration, lawyers' fees and consultancy fees related to the acquisition of a reporting tool in order to comply with the ESEF requirements.

Following the application of the participation exemption regime for dividends received, no corporate income taxes are due. Indeed, the firm benefits from a 100% tax exemption in accordance with the law of December 25th 2017.

1.5. Financial position

The condensed balance sheet at 31 December 2020 looks as follows:

€000	2020	2019
Participation in UCB	1,717,992	1,717,992
Current investments and cash at bank and in hand	983	462
Other assets	50	64
Total assets	1,719,025	1,718,518
Equity	1,654,513	1,603,714
Bank borrowings	33,500	86,500
Other liabilities	31,012	28,304
Total equity and liabilities	1,719,025	1,718,518

Participation in UCB

The participation in the capital of UCB is recorded at its acquisition value for an amount of € 1,717,992k, unchanged compared to 31 December 2019 (against an average acquisition value of € 25.24 per share). The share price of UCB quoted € 84.48 at 31 December 2020 (€ 70.90 at 31 December 2019).

Equity

Equity moves from € 1,603,714k at 31 December 2019 to € 1,654,513k at 31 December 2020. This increase of € 50,799k stems from the profit of the year (€ 81,068k), partially compensated by the dividend payable in relation to the financial year 2020 (€ 30,269k).

The market capitalization of Tubize amounts to € 3,676,741k at 31 December 2020 (44,512,598 shares at € 82.60) against € 2,826,550k at 31 December 2019 (44,512,598 shares at € 63.50).

The solvency ratio (equity as a percentage of total assets) has increased from 93.32% at 31 December 2019, to 96.25% at 31 December 2020. This ratio remains very strong and largely exceeds the minimum threshold of 70% that the Company has agreed with its banks.

Bank borrowings

The outstanding bank debt has decreased from € 86,500k at 31 December 2019, to € 33,500k at 31 December 2020. The changes during the year 2020 in the confirmed lines and their utilization are described in note 4.2.6 of the EU-IFRS financial statements.

The indebtedness ratio (outstanding bank debt as a percentage of the market value of the participation in UCB) has decreased from 1.79% at 31 December 2019, to 0.58% at 31 December 2020. This ratio is still very low and largely under the maximum threshold of 30% agreed with the banks.

As indicated above (see point 1.2), the company contracted two new loans for a total amount of € 350 million.

1.6. Dividend

In May 2020, the Company has received the dividend from UCB related to financial year 2019 (€ 84,415k) and paid its own dividend related to financial year 2019 (€ 27,598k).

Each year, when submitting the annual result appropriation for approval by the general meeting, the Board of Directors takes several elements into consideration. Key considerations impacting the amount of the dividend are the primacy of the long term, the dependency of the dividend of UCB, compliance with contractual debt reimbursements, compliance with bank covenants, and the desire of shareholders to benefit from a recurring remuneration. This year, the amount of bank debts having once again sharply decreased, the Board of Directors decided, for the 2020 financial year, to propose the distribution of a gross dividend of € 0.68 per share, i.e. an increase of 9.7% compared to the previous year. To this end, a total amount of € 30,269k has been recognized as a debt in the annual accounts as of December 31, 2020.

If the general meeting of the 30th April 2021 approves the 2020 annual accounts and the proposed results appropriation, the dividend will be paid as from 6th of May 2021 onwards at the offices, seats and branches of BNP Paribas Fortis, in exchange of coupon n° 16.

Coupon n°16	Dates
Ex-coupon	4 May 2021
Record	5 May 2021
Payment	6 May 2021

1.7. EU-IFRS Financial statements

To provide a useful and complete set of information to the market, the Company prepares, in addition to the annual accounts in accordance with the Company and Associations Code and Belgian accounting law (BE GAAP), financial statements in accordance with international financial reporting standards as adopted by the European Union (EU-IFRS), with equity accounting of UCB.

The table below compares the BE GAAP net result to the EU-IFRS net result and other changes in equity.

€000	2020	2019
Profit BE GAAP	81,068	79,984
Elimination of received dividend from UCB	(84,415)	(82,373)
Share of the profit of UCB	263,742	286,072
Ineffectiveness hedge accounting	124	(46)
Re-measurement of fair value of derivatives	-	67
Profit EU-IFRS	260,519	283,704
Cash flow hedge	120	360
Share of other comprehensive income of UCB	(90,335)	69,312
Comprehensive income EU-IFRS	170,304	353,376
Paid dividend	(27,598)	(24,927)
Share of the other changes of net assets of UCB	(5,140)	(10,341)
Impact of changes in the percentage of the participation in UCB	(8,965)	6,629
Changes in EU-IFRS equity	128,601	324,737
EU-IFRS equity beginning of the period	2,664,300	2,339,563
EU-IFRS equity end of the period	2,792,901	2,664,300
Changes in EU-IFRS equity	128,601	324,737

1.8. Key figures for 5 year

	2020	2019	2018	2017	2016
Participation in UCB at 31/12					
Number of UCB shares held by Tubize	68,076,981	68,076,981	68,076,981	68,076,981	68,076,981
% of total shares issued by UCB	35	35	35	35	35
Acquisition value (€ 000)	1,717,992	1,717,992	1,717,992	1,717,992	1,717,992
Equity method value (€ 000)	2,826,125	2,751,238	2,481,939	2,309,844	2,222,130
Fair value (€ 000)	5,751,143	4,826,658	4,853,889	4,505,335	4,146,569
Total assets at 31/12 (€ 000)					
BE GAAP	1,719,025	1,718,518	1,721,778	1,719,477	1,718,681
EU-IFRS	2,827,158	2,751,764	2,483,601	2,311,329	2,222,819
Equity at 31/12 (€ 000)					
BE GAAP	1,654,513	1,603,714	1,553,451	1,501,402	1,452,770
EU-IFRS	2,792,901	2,664,300	2,339,563	2,115,676	1,957,555
Bank borrowings at 31/12 (€ 000)	33,500	86,500	142,500	192,000	241,000
Balance sheet structure at 31/12 (%)					
Solvency	96.25	93.32	90.22	87.32	84.53
Indebtedness	0.58	1.79	2.94	4.26	5.81
Profit (€ 000)					
BE GAAP	81,068	79,984	76,977	72,688	69,044
EU-IFRS	260,519	283,704	285,156	285,934	181,186
Gross dividend per share (€)	0.68	0.62	0.56	0.54	0.52
Share price(€)					
Minimum	49.8	55.1	58.2	55.43	50.58
Maximum	89	68	69.9	71.35	68
As at 31/12	82.6	63.5	60.7	63.88	59.32
Number of shares	44,512,598	44,512,598	44,548,598	44,548,598	44,548,598
Market capitalization at 31/12 (€ 000)	3,676,741	2,826,550	2,704,100	2,845,764	2,642,623
Daily average volume at Euronext Brussels (number of shares)	12,061	5,862	6,925	7,121	7,625

1.9. Main risks and uncertainties

Concentration risk - Tubize's sole asset consisting of a participation in UCB, the main risk factors and uncertainties the Company is facing are similar to those of UCB. The board of Tubize is informed about these risks and the management thereof via its representatives in the board of directors and the audit committee of UCB.

Price risk - Tubize is exposed to the market risk related to the evolution of the UCB share price. Even though elements of market imperfection might affect the share price, the board is confident that the evolution of the share price over a sufficiently long time horizon is a reliable indicator of the performance of the UCB group and its long-term development.

Cash flow risk - Tubize is exposed to cash flow risk from floating rate bank borrowings. The Company can make use of interest rate swaps (including deferred start interest rate swaps) to cover (part of) its exposure to this risk, if such hedging would be appropriate in light of the results of the periodic reviews of the developments on the interest rate markets.

Liquidity risk - Tubize is exposed to liquidity risk, in particular the risk that the Company might have difficulties in satisfying its obligations under the bank debt agreements. The board considers that the expected flux of dividends from UCB will allow the Company to satisfy the committed reimbursements on the existing borrowings.

Refinancing risk - This risk occurs when Tubize would not be able to ensure the necessary funding at reasonable conditions to reimburse existing debt. The solvency and indebtedness ratios are calculated twice a year; they are well within the limits agreed with the banks. The financial conditions of the bank borrowings depend on the interest rate markets and on the assessment of the credit risk of UCB (the Company has pledged UCB shares in favor of the banks). The Company closely monitors these two variables.

Counterparty risk - This risk occurs when a bank-counterparty with cash equivalents or interest rate swaps would not meet its obligations and Tubize, as a result thereof, would incur a financial loss. The bank-counterparties are Belgian banks with a rating of 'upper medium grade'.

Operational risk - This risk stems from inadequate or failing internal processes and systems, human errors, or external events. The Company has established detailed accounting and IT controls for each significant process. The Company has no personnel. The responsibility of directors and officers is covered by insurance.

Legal risk - This type of risk is linked to the evolution of the law, which may result in some legal uncertainty or interpretation difficulties. The board relies regularly on legal advice from an external law firm.

Compliance risk - This risk stems from non-compliance with applicable laws and regulations. The board relies regularly on external expert advice related to legal, tax and financial matters. The Company has adopted a Dealing Code that establishes detailed conduct of business rules to avoid insider trading; these rules impose certain prohibitions as well as preventive measures. The Company has established a conflict of interest policy based on strict ethical rules and a rigorous compliance of all legal and regulatory requirements applicable to the subject.

Reputational risk - To avoid damage to its image or reputation, the Company has established a corporate governance system based on proactive risk management, listening to all stakeholders, and transparent communication of significant issues.

Reference is made to section 1.3. with regard to the risk associated with the Covid-19 crisis.

2. Post balance sheet events

The only main event that has occurred after the close of the financial year relates to the change of Director. The company Other Look (OI2EF) SRL represented by Mrs. Anne-Sophie Pijcke has resigned with effect at the end of the Ordinary General Meeting of April 30, 2021. The new Director of the Company will be, from this date, the company ENRE SRL, represented by its director Mr. Eric Nys, whose registered office is at Place Obert de Thieusies at 7830 Silly. He will carry out similar missions to those which have been assigned to OI2EF until now.

3. Circumstances that might have a notable influence on the development of the Company

Future results of the Company will depend on (i) the dividend per share distributed by UCB, (ii) the number of UCB shares held, and (iii) the cost of the bank borrowings. The EU-IFRS results will, given the equity accounting of UCB, depend on the UCB outlook, which is commented in the UCB annual report.

4. Research and development

The Company has not pursued any activities in the field of research and development. The activities of UCB are described in its own board report.

5. Branches

The Company has no branches.

6. Justification of the application of the valuation rules in going concern

This clause solely applies when the balance sheet shows losses carried forward or the income statement shows a loss for the year during two consecutive years. The Company is not in such position.

7. Other information by virtue of the Company and Associations Code (CAC)

Article 7:96, §1 and §3, CAC – During the accounting year 2020, no instances have occurred whereby a director or the general manager had a patrimonial interest opposite to a decision or transaction within the authority of the board of directors or the general manager.

Article 7:97, §1,2,3 and 5, CAC - During the accounting year 2020, no decisions or transactions have taken place that are in scope of this article that deals with conflicts of interest in the relationship with certain affiliated entities.

Article 7:203, CAC - This clause about the utilization of authorized capital does not apply, as the Company has no authorized capital.

Article 7:226, CAC – The Company has not pledged its own shares.

8. Financial instruments

The main financial instruments to which the Company is a party, are bank borrowings and interest rate swaps, including swaps with deferred start. All the relevant information concerning these instruments is included in the notes 4.2.6 et 4.2.7 of the EU-IFRS financial statements.

The Company's exposure to financial risks and its objectives and policies to manage these risks are described in section 1.9. of this report and in note 4.2.2 of the EU-IFRS financial statements.

9. Independence and competence with respect to accounting and auditing of at least one member of the audit committee

Based on the exemption set out in article 7:99 §3, CAC, the functions assigned to the audit committee are exercised by the board of directors in its entirety. The chairman of the board of directors, NV Vauban represented by Mr Gaëtan Hannecart, is an independent director as defined in article 7:87, §1, CAC and Principle 3.5 of the 2020 Corporate Governance Code. He is competent with respect to accounting and auditing matters.

10. Corporate governance statement

10.1. Reference code

Tubize adopts the 2020 Corporate Governance Code (the 'Code') as reference Code. This Code can be consulted on the website www.corporategovernancecommittee.be. The Company does not apply corporate governance practices other than those required by the Code and the law.

The Corporate Governance Charter of Tubize, which was adapted to the Code and which took effect on January 1st 2020, has been published on the website www.financiere-tubize.be. It presents the implementation by Tubize of the recommendations of the Code, taking into account the specificities of the Company, and according to the 'comply or explain' principle.

10.2. Departures from the Code

Given the simplicity of its operating structure and the fact that the Company has only one asset, namely its 35% participation in UCB, certain rules of the Code do not appear to be appropriate. It concerns the following items:

- The Board has not established any specialized committees (audit committee, appointment or remuneration committee). Under articles 7:99, §3 and 7:100, §3 of the CAC, respectively, the Company is exempt from the obligation to establish an audit committee and a remuneration committee. The functions assigned to those committees are exercised by the board in its entirety. For the same reasons of size, structure and simplicity of operations, the board is of opinion that the same practice can also be applied with respect to the appointment committee. The derogation from principles 4.1, 4.3, 4.10, 4.17 and 4.19 of the Code is justified in view of the activity of the Company (essentially a shareholding in UCB SA), the structure of its shareholding and the simplicity of its mode of operation (it has no executive director, no staff and its directors are remunerated solely by fixed emoluments).
- The directors' remuneration does not include any variable element linked to results or other performance criteria. Directors also do not benefit from compensation in the form of shares, stock options or an extra-legal pension scheme. The derogation from principle 7.6 of the Code is justified in view of the specificities of the Company and in particular the absence of executive directors.
- By derogation from principle 7.9 of the Code, the director in charge of the day-to-day management of the Company, does not receive variable remuneration, pension or other benefits and does not benefit from shares, stock options or any other right to acquire shares of the Company.

10.3. Main characteristics of the internal control and risk management systems

The board of directors has implemented a process and a set of procedures, designed to provide reasonable assurance regarding the achievement of strategic objectives (Strategic), effectiveness and efficiency of operations (Operations), compliance with laws and regulations (Compliance), and the integrity and reliability of financial information (Reporting). Once a year the board, in its capacity of audit committee, evaluates this system of internal control.

The system of internal control is tailored to the limited activities of the Company and its simple operating structure. The internal control measures are selected on the basis of the pertinent legal requirements, the principles of the relevant Belgian Code on corporate governance, the guidelines of the Corporate Governance Commission and the five internal control components developed within the international reference framework COSO (2013).

Five components of internal control

Control environment	Integrity and ethical values; tone at the top supporting internal control; a transparent organizational structure with a clear assignment of authority and responsibility
Risk assessment	Identifying and assessing risks to the achievement of the Company's SOCR objectives
Control activities	Establishing policies and procedures to mitigate these risks
Information and communication	Implementation of information and communication systems to support and monitor the achievement of the objectives
Monitoring	Monitoring and regular evaluation of the implemented measures

In the description of its procedures of internal control and risk management, the Company distinguishes general procedures, specific procedures regarding risk management and specific procedures regarding the process of financial reporting.

General procedures

Integrity and ethical values are fundamental in conducting business. They are embedded in the organization through several standards and procedures (corporate governance, remuneration policy, dealing code, conflict of interests, social responsibility, gender diversity, ...).

The mission, the objectives and the strategy of the Company are clearly defined.

A clear governance structure, based on the requirements of the CAC and the principles of the Corporate Governance Code relevant to the Company, has been implemented. The effective and efficient functioning of the board of directors is supported by (i) a set of internal regulations specifying the responsibilities of the board and the directors, the composition of the board, the nomination of the directors, the remuneration of the directors, and the general principles of the organization and functioning of the board, (ii) an annual cycle of agenda items for the board meetings, (iii) a dedicated procedure for the training of the directors, and (iv) detailed profiles for the functions of (independent) director and general manager. The general manager is responsible for the day-to-day management, the secretariat of the board of directors and the general meeting, and the function of compliance officer.

Responsibilities are clearly defined based on a segregation between the responsibilities of the board of directors and those of the general manager, and detailed rules with respect to signature authorities, special authorities and representation of the Company.

A set of internal procedures ensures compliance with legal and regulatory requirements and best practices.

In the annual budget approved by the board of directors, the cost of the resources to deploy a system of internal control are taken into account as an essential component of the run cost of the Company.

Security measures are implemented to ensure the continuity and the reliability of electronic information systems; the data bases of the day-to-day management are backed up on an hourly basis. The data is encrypted locally during the transfer to the server (SSL-1024) and cannot be read without a decrypting key (AES-256).

The data is stored-encrypt on the server (AES-256). Moreover, the physical protection of datacenters is ensured according to the standards state of art against fire, intrusions and water damage...

External information flows via the website and internal information flows via the portal of the board of directors, are, with the support of specialized external organizations, set up in conformity with international standards of security and confidentiality (strictly coded access to the production environment, secured hosting sites and systems, ...). Compliance with these standards is confirmed by external audits and by vulnerability analyses and intrusion tests by external organizations.

Concerning the follow up of its participation in UCB – its sole asset – Tubize positions itself as a committed investor. Its board of directors monitors, evaluates and influences, via its representatives on the board of directors of UCB, the significant strategic decisions, the performance and the risk profile of UCB.

The parameters for managing own funds and debt as well as compliance with financial covenants are strictly adhered to.

Specific procedures regarding risk management

The section 1.9. of the present report shows the risks to which the Company may be exposed and the way to manage these risks.

Specific procedures regarding the financial reporting process

The content of the financial information is clearly defined. The annual financial report consists of (i) the annual accounts prepared in accordance with the legal and regulatory requirements applicable in Belgium (BE GAAP), (ii) the accounts prepared in accordance with the international financial reporting standards adopted by the European Union (EU-IFRS), (iii) the report of the board of directors, and (iv) a statement of the board of directors on the true and fair view of the annual accounts and the EU-IFRS accounts and on the fair review of the board report. The half-year financial report consists of (i) the condensed interim BE GAAP accounts, (ii) the condensed interim accounts in accordance with IAS 34 on interim financial reporting, (iii) the interim report of the board of directors, and (iv) a statement of the board of directors on the true and fair view of the condensed interim accounts.

The bookkeeping is held by an external accountant accredited by the ITAA, who uses a detailed procedures manual to ensure ongoing compliance with the legal and regulatory requirements related to bookkeeping of enterprises (Economic Code, Book III, Title 3, Chapter 2 and its implementing royal decrees as well as the related advices of the “Commission des Normes Comptables”). The accounting software used is Exact Online. The bookkeeping data processed in this software are safeguarded on professional certified servers. Moreover, most of the documents in possession of the accountant are digitalized and are safeguarded on certified servers of a professional host of which the reliability of its internal control system has been confirmed by an audit. A rigorous system has been put in place to back-up the data on the server.

The BE GAAP annual accounts are prepared by an accountant mandated by the general manager on the basis of the scheme made available by the National Bank of Belgium. The annual accounts are prepared on the basis of the trial balance and based on non-accounting information necessary to complete the notes to the annual accounts. After their approval by the shareholders during the annual general meeting, the annual accounts are filed in XBRL format via the SILVERFIN software at the National Bank of Belgium. This software contains consistency checks.

In accordance with equity accounting of UCB, the EU-IFRS accounts are established by an accountant mandated by the general manager. Concerning the notes, the accountant relies on disclosure checklists of audit firms. The EU-IFRS accounts are influenced by the results of UCB. The latter has adopted a formal procedure of internal control over the process of financial reporting, called the “Transparency Directive Procedure” (for more information on this procedure, see the board report of UCB). The board of Tubize monitors this procedure via its representatives in the board of directors and the audit committee of UCB.

Apart from the organizational measures, there are specific procedures such as analytical review by the general manager/accountant of the balance sheet and profit & loss account, the preparation of a closing file with detailed justification of balances, the reconciliation of accounts with external counterparties, the use of disclosure checklists to ensure compliance with accounting standards, the follow-up of the auditor's recommendations, etc.

The delegated regulation (EU) 2018/815 of the European Commission of December 17, 2018 provides that the consolidated financial statements (IFRS) of companies whose securities are admitted to trading on a regulated market, must be marked in accordance with ESEF requirements ("European Single Electronic Format") using iXBRL tags. This delegated regulation is applicable in Belgium to the annual financial reports on the annual accounts for the financial years starting on January 1, 2020 or after this date. Nevertheless, the Council of the European Union and the European Parliament granted, in their decision of December 15, 2020, an additional period of one year for the entry into force of the aforementioned delegated regulation, provided that the Member States notify the European Commission.

After consultation with the Minister of Finance, and while waiting for the possibility of postponing the application of the ESEF for one year to be formally included in the Transparency Directive and for Belgium to formally rely on this option, the FSMA has communicated that it will not take any action against companies which do not apply the ESEF format for the 2020 financial year. Listed companies which would now wish to publish their annual financial report for the 2020 financial year in ESEF format could effectively do so.

To meet ESEF requirements, the Company has invested in a reporting tool, the IRIS CARBON Disclosures Management Tool, and will publish its 2020 annual financial report in the XHTML format. The Company is not required to file consolidated financial statements. As a result, its obligation is limited to filing the annual financial report without tags. The ESEF report is drawn up via IRIS CARBON and published on the STORI platform made available for this purpose by the FSMA. The ESEF report is drawn up and published by a chartered accountant appointed by the general manager.

10.4. Additional information requested by the Royal Decree dd. 14 November 2017

The following information is required by the aforementioned Royal Decree insofar as it may, where applicable, have an impact on the Company in the event of the launch of a take-over bid.

10.4.1. Shareholders structure

The shareholders structure of Tubize as it results from (i) the annual notification sent in accordance with article 74, §8 of the law of 1 April 2007 concerning a take-over bid (ii) notifications received by the Company in accordance with the law of 2 May 2007 concerning the publication of significant participations, and (iii) notifications executed in accordance with the market abuse regulation by the directors of the Company or by persons closely related to them, and taken into account the breakdown of the voting rights between those held in concert and those held outside concert, can be presented as follows at 31 December 2020:

	In concert		Outside concert		Total	
	Number	%	Number	%	Number	%
FEJ SRL	8,525,014	19.15%	1,988,800	4.47%	10,513,814	23.62%
Daniel Janssen	5,881,677	13.21%	0	0	5,881,677	13.21%
Altaï Invest SA	4,969,795	11.16%	26,468	0.06%	4,996,263	11.22%
Barnfin SA	3,903,835	8.77%	0	0	3,903,835	8.77%
Jean van Rijckevorsel	11,744	0.03%	0	0	11,744	0.03%
Total voting rights held by the concert	23,292,065	52.33%	2,015,268	4.53%	25,307,333	56.85%
Other shareholders			19,205,265	43.15%	19,205,265	43.15%
Total voting rights	23,292,065	52.33%	21,220,533	47.67%	44,512,598	100.00%

The SRL FEJ, Daniel Janssen, the SA Altaï Invest (controlled by Evelyn du Monceau), Barnfin SA (controlled by Bridget van Rijckevorsel) and Jean van Rijckevorsel act in concert. For a description of the terms of the concert, see section 10.4.7. here after.

10.4.2. Structure of the capital

The capital is represented by 44,512,598 ordinary shares. Each share gives the same rights to dividends and entitlement to one vote at the general shareholders meeting.

10.4.3. Restrictions to the transfer of shares

No restrictions apply to the transfer of shares other than those imposed by law or those that might result from shareholders agreements (see section 10.4.7.).

10.4.4. Special control rights

There are no instruments with special control rights.

10.4.5. Control mechanisms in a system of shareholdings by the personnel

No system of shareholdings by the personnel is in place.

10.4.6. Restrictions to the exercise of voting rights

There are no restrictions, other than legal, to the exercise of voting rights.

To attend or be represented at the general meeting and exercise her/his voting right, a shareholder must have carried out the accounting registration of his/her shares no later than the fourteenth day before the general meeting at midnight Belgian time (either for the ordinary general meeting to be held on the 30th of April 2021; Wednesday 16 April 2021, the "Registration Date"), either by registering them in the Company's register of nominative shares, or by registering them in the accounts of a licensed account holder or a settlement institution, the number of shares held on the day of the meeting being disregarded.

The shareholder must also inform the Company of her/his desire to attend the general meeting. A holder of nominative shares should send to the Company the signed original of the attendance notice, this form being appended to the convening notice. A holder of dematerialized shares should send to the Company an attestation, issued by the licensed account holder or by the settlement institution, certifying the number of shares that are registered in the accounts of the account holder or settlement institution on the name of the shareholder at the Registration Date and for which the shareholder has declared he/she wants to participate in the general meeting. The attendance notice or the attestation should reach the Company, at its registered seat, no later than six days before the date of the general meeting (being Thursday 24 April 2021 for the ordinary general meeting of 2021).

10.4.7. Agreements between shareholders

The shareholders identified in section 10.4.1. above, act in concert. The terms of the concert are laid down in a shareholders agreement. The key elements of this agreement can be summarized as follows:

- The objective of the concert is to ensure, through Financière de Tubize, the stability of the shareholder structure of UCB in view of the long-term industrial development of the latter. In this perspective, it aims at preserving the predominance of the family shareholder structure of Financière de Tubize.
- The parties to the concert consult with each other about the decisions to be taken at the general meeting of Tubize, and try, to the extent possible, to reach a consensus. They ensure that they are properly represented in the board of directors of Financière de Tubize. Within this board and through their representatives at the board of directors of UCB, they consult with each other about the significant strategic decisions concerning UCB, and try, to the extent possible, to reach a consensus.
- The parties inform each other prior to any project of significant acquisition or sale of shares of Financière de Tubize; pre-emption rights and tag along are also in place within the family.

10.4.8. Rules applicable to the appointment and replacement of members of the board of directors

The board of directors submits to the general shareholders meeting the appointments or renewals of directorships that it proposes. The shareholders may also propose candidates.

Proposals for appointment shall specify the term proposed for the mandate and indicate the useful information on the professional qualifications of the candidate, as well as a list of functions that the proposed director already exercises.

The general shareholders meeting decides on the proposals by a majority of the votes cast.

Directors are appointed by the general shareholders meeting for a term of 4 years. They are re-eligible. The expiring mandates come to an end after the ordinary general shareholders meeting, which has not renewed them.

In the event of a vacancy on the board, the directors may fill the vacancy temporarily. The general shareholders meeting will at its next meeting conduct a definitive election.

An age limit has been set at the date of the ordinary general meeting following the seventy-fifth anniversary of a member. In such a case, the person concerned resigns from his/her mandate.

10.4.9. Rules applicable to the modification of the articles of association

Only the general meeting of shareholders can amend the articles of association.

The general meeting can only deliberate on amendments of the articles of association if the purpose of the proposed amendments is explicitly mentioned in the convening notice and if those who attend the meeting represent at least half of the capital. If the latter condition is not met, a new meeting can validly deliberate irrespective of the portion of capital represented.

An amendment requires a 3/4th majority of the votes, except in those cases where the law requires stricter majority rules.

10.4.10. Powers of the board of directors

The board of directors is the management body of the Company. It is competent to decide on all matters that the law or the articles of association do not expressly entrust to the general shareholders meeting.

It is responsible for the general strategy of the Company and the implementation thereof.

Within the context of its mission, the tasks of the board of directors include but are not limited to:

- Defining the strategic objectives and implementing structures enabling their achievement
- Convenes and proposes the agendas for the ordinary and extraordinary general meetings of shareholders
- Proposes candidates for election as directors, including independents, for approval by the general meeting of shareholders
- Establishing the accounts and proposing the appropriation of the result
- Approving investments
- Prepares and closes the financial statements
- Ensuring the timely publication of the financial statements and other significant financial or non-financial information communicated to the shareholders and to the general public
- Ensuring that all human, IT and financial resources are in place to enable the Company to achieve its objectives
- Implement a system of internal control and risk management
- Assess the performance of the general manager
- Supervise the work of the statutory auditor
- Establishes the company's communication policy and supervises all external communication channels
- Determines the governance structure of the company (and reassesses it every 5 years)
- Adopts the remuneration policy and submits it to the general meeting
- Ensures the proper implementation of the Company's corporate governance rules based on the principles of the Code.

The board of directors allocates adequate resources to exercise its functions.

The board is jointly responsible towards the Company for the good execution of its authorities.

The general shareholders meeting of 25 April 2018 has authorized the board of directors to acquire shares of the Company, under the conditions set out in the law, for a period of five years from the said general meeting. The par value of the purchased shares may not exceed 20% of the subscribed capital. The acquisitions can be realized at a price between € 1 and € 200. Moreover, the general shareholders meeting of 27 April 2019 has authorized the board of directors, for a period of three years from the date of the publication of the amendment of the articles of association by the before mentioned general meeting, to acquire shares of the Company in order to avoid a serious and imminent damage to the Company.

10.4.11. Significant agreements that might be impacted by a takeover bid

The Company is also a party to a credit agreement with KBC Bank SA. The general terms and conditions governing this agreement include a clause that confers the right to KBC Bank SA to terminate or suspend, entirely or partly, the credit facility and all its forms of utilization, for the utilized part as well as for the non-utilized part, without formal notice or prior judicial recourse, with immediate effect at the date of sending the letter notifying the termination or the suspension, all this in case of substantial modifications of the Company's shareholder structure which might have an impact on the composition of the management bodies or on the overall risk assessment by the bank.

The Company is a party to credit agreement with BNP Paribas Fortis SA. The general credit opening conditions governing this agreement include a clause conferring the right to BNP Paribas Fortis SA to suspend or terminate, with immediate effect and without formal notice, entirely or partly, the credit facilities or one of its forms of utilization, for the utilized part as well as for the non-utilized part, all this in case of substantial modifications of Tubize shareholders structure which might have an impact on the composition of the governing bodies (as well as on the persons responsible for the day-to-day management) or on the overall risk assessment by the bank.

Finally, the Company is a party to a credit agreement with Belfius Bank SA. The Credit Regulation of June 2012 which applies to this agreement includes a clause which confers the right to Belfius Bank SA to terminate or suspend, in whole or in part, the credit facility without formal notice or legal recourse prior, with immediate effect on the date of dispatch of the letter notifying denunciation or suspension, in the event of a change in the administration of Tubize, or if one of the active or jointly liable members, or if one of the majority shareholders withdraws or dies.

The Company is a party to two interest rate swap transactions with KBC Bank SA. The conditions governing these transactions include a clause that confers the right to KBC Bank SA to terminate – in case of a Credit Event Upon Merger (Section 5(b)(v) of the 2002 ISDA Master Agreement) and in accordance with the requirements of Section 6(b) of the 2002 ISDA Master Agreement (Right to Terminate Following Termination Event) – the two interest rate swap transactions with outstanding notional amounts at 31 December 2020 of respectively € 27 million and € 9 million. The derivative, not designated as a hedging instrument, with a notional amount of € 5 million expired in May 2019.

The new credit lines are not yet covered by interest rate swap transactions.

10.4.12. Indemnities in case of a takeover bid

There are no agreements between the Company and its directors or officers that would, as a result of a takeover bid, trigger indemnities to directors or officers resigning or being forced to quit their functions without any valid reason. The Company has no personnel.

10.5. Composition and functioning of the board of Directors

10.5.1. Composition

The general shareholders meeting fixes the number of directors. According to the articles of association, the board of directors consists of at least three members.

Today the board consists of eleven members (eight representatives of the reference shareholders and three independent directors).

Name	Fonction	Independent	Executive	Mandate
NV Vauban represented by Gaëtan Hannecart	Chairman	Yes	No	2017-21
BV AVO Management represented by Annick van Overstraeten	Member	Yes	No	2019-23
Bruno Holthof	Member	Yes	No	2020-24
Marc Speeckaert	Member	No	No	2018-22
Cyril Janssen	Member	No	No	2019-23
Charles-Antoine Janssen	Member	No	No	2019-23
Nicolas Janssen	Member	No	No	2018-22
Evelyn du Monceau	Member	No	No	2019-23
Fiona de Hemptinne	Member	No	No	2018-22
Cédric van Rijckevorsel	Member	No	No	2017-21
Cynthia Favre d'Echallens	Member	No	No	2018-22

The directors' mandates of NV Vauban represented by Mr. Gaëtan Hannecart and Mr. Cédric van Rijckevorsel expire at the ordinary general meeting of April 30, 2021, and their renewal will be proposed at said meeting.

In addition, Mr. Bruno Holthof has presented his resignation and the appointment of Praksis BV represented by Mr. Bruno Holthof will be proposed as independent director for a period of 4 years expiring at the ordinary general meeting of 2025.

Mr. Cyril Janssen has also presented his resignation and the designation of the company Nikita SRL represented by Mr. Cyril Janssen will be proposed as director for a period of 4 years expiring at the ordinary general meeting of 2025.

Finally, Mr. Nicolas Janssen has presented his resignation and the appointment of Mr. Edouard Janssen will be proposed as director for a period of 4 years expiring at the ordinary general meeting of 2025.

10.5.2. Functioning

The board of directors appoints a chairman from among its members. The chairman coordinates the activities of the board and ensures its proper functioning. He ensures in particular that the best practices of corporate governance apply to the relations between the shareholders, the board of directors and the general manager responsible for the day-to-day management.

The role of company secretary is entrusted to the general manager. The company secretary ensures, under the leadership of the chairman, good information flow within the board of directors. He facilitates the training of board members. Directors can individually call upon the secretary. The company secretary regularly reports to the board, under the leadership of the chairman, on how board procedures, rules and regulations are complied with.

The board of directors meets when it is convened by the chairman or by the director replacing him, as often as the interests of the Company so require. It must in addition be convened when at least two directors so request.

Convening is done by a written invitation to each of the directors, eight days before the meeting, except in case of urgency, and including the agenda. The board of directors can validly meet without convening if all directors are present or represented and have agreed on the agenda.

The board of directors meets at least three times a year. In 2020 the board has met eight times but the meeting of end December will be invoiced in 2021. The individual attendance rates of the directors is summarized in the table hereafter:

Name	Attendance
NV Vauban represented by Gaëtan Hannecart	100%
BV AVO Management represented by Annick van Overstraeten	100%
Bruno Holthof	100%
Marc Speeckaert	100%
Cyril Janssen	100%
Charles-Antoine Janssen	100%
Nicolas Janssen	87.5%
Evelyn du Monceau	100%
Fiona de Hemptinne	100%
Cédric van Rijckevorsel	100%
Cynthia Favre d'Echallens	100%

Amongst the key agenda items of the board meetings during the accounting year 2020, one could mention: the follow up on the performance of UCB, the financial reports (semester and annual), the preparation of the ordinary general meeting of 2020, the 2021 budget, several aspects of the functioning of the board (search of a new independent director, valuation, training), the negotiation of new credit lines and the management of own funds and bank debt.

The chairman of the board of directors draws up the agenda of the meetings. He ensures that the directors receive, prior to the meetings and in good time, the same precise and detailed information.

The meetings of the board of directors are chaired by the chairman or by the director replacing him.

The board may validly decide only if half of the members are present or represented. The quorum of presence is calculated on the basis of the number of directors taking part in the voting, without taking into account those who should withdraw from the deliberation pursuant to the Company and Associations Code.

Each director may, by simple letter or proxy, delegate another board member the power to represent him/her. However, no director may have more than two votes, including her/his own vote.

Resolutions are adopted by a majority of votes. In the event of a tie, the chairman of the meeting has the casting vote.

In cases where it is permitted by law, which must remain exceptional and must be duly justified by urgency and the interests of the Company, decisions of the board of directors may be taken by the unanimous written consent of the directors.

The deliberations of the board of directors are documented in minutes that are kept in a special register at the seat of the Company. These minutes are signed by at least the majority of the members who have taken part in the deliberations.

During the accounting year 2020, due to the sanitary circumstances, all meetings were held virtually. During the accounting year, there have been no transactions or contractual relationships between, on the one hand, the directors and/or the general manager and, on the other hand the Company, other than those in their capacity of director or of general manager of Tubize.

The board of directors regularly (at least every three years) evaluates the effectiveness of its operations. There was no evaluation exercise in 2020, the last one taking place in 2019 concluding that, in general, its operations were very efficient.

10.6. Gender diversity

Since the Company has a very simple structure and has no staff it put in place a diversity policy which essentially concerns the composition of its board of directors. This policy implies that several elements must be taken into account, such as the compliance with legal requirements and the Code, but also the reference shareholders representation, the complementarity of expertise and skills, the diversity of functions, the age, the transition from one generation to another, the gender, the independence, the motivation, the personal qualities, the availability, etc.

Article 7:86 §1 of the CAC, requires minimum one third of the board members to have a gender that is different from that of the other members. The required minimum number is rounded to the nearest whole number. The composition of the board with 7 male and 3 female members complies with the legal requirements.

Furthermore, Tubize is a company holding a stable stake in UCB participates in the Diversity Policy of UCB's Board of Directors.

10.7. Remuneration report 2020

10.7.1. Generalities

Under Article 7: 100, §4 of the CSA, Tubize is exempt from the obligation to establish a remuneration committee. The functions attributed to the remuneration committee are performed by the board of directors as a whole. As such, the Board set, in accordance with the decision of the 2017 Ordinary General Meeting, the remuneration of the directors and of the director for day-to-day management for the 2020 financial year.

10.7.2. Policy

The ordinary general meeting of 26 April 2017 has indeed fixed from the accounting year 2017 onwards, and for an indefinite period, the remuneration to € 30,000 per year and per director and has also granted an attendance fee of € 1,000 per meeting (general meeting included) for each director. The fixed fee of the chairman of the board of directors is twice the fee of a director. He receives the same attendance fee as a director.

These amounts are exclusive of possible VAT and employer social security contributions, which will be borne by Tubize.

The services agreement between the Company and the general manager provides exclusively for a remuneration based on the number of hours performed.

10.7.3. Remuneration and other benefits granted to the directors in 2020

In accordance with the decision taken by the ordinary general meeting of 2017, the fixed remuneration for the directors amounts to €30,000 per person for the accounting year 2020. The fixed remuneration of the chairman of the board amounts to €60,000.

The following attendance fees were paid to each director during the 2020 financial year (€ 1,000 per meeting, the general meeting counting for one meeting), knowing that Mr. François Tesch, whose mandate expired at the last general meeting, received € 3,000 in attendance fees in 2020:

Name	Attendance
NV Vauban represented by Gaëtan Hannecart	7,000
Bruno Holthof*	6,000
Marc Speeckaert	7,000
Cyril Janssen***	8,000
Charles-Antoine Janssen	7,000
Nicolas Janssen	6,000
Evelyn du Monceau	7,000
Fiona de Hemptinne**	7,000
Cédric van Rijckevorsel**	8,000
Cynthia Favre d'Echallens	7,000
BV AVO Management represented by Annick van Overstraeten	7,000

* Mr Bruno Holthof joined the board of directors after the AGM of 2020

** Fiona de Hemptinne and Cedric van Rijckevorsel are paid once a year in June of each year.

*** Mr Cyril Janssen and Cédric van Rijckevorsel participated in the 2020 AGMs and EGMs as scrutineers.

10.7.4. Remuneration and other benefits granted to the general manager in 2020

The mandate of general manager is exercised by the company Other Look SRL (012EF) whose head office is Chaussée de Tervuren, 111 in 1160 Auderghem, represented by its Director Anne Sophie Pijcke (ASP) since the 1st of July 2017.

The management fees granted to ASP for accounting year 2020 amounted to € 97,275 (exclusive VAT).

The general manager does not benefit from a variable remuneration, a pension scheme or any other benefits, and nor does he or she receive shares, share options or any other rights to acquire shares of Tubize.

The service agreement between the Company and the general manager, foresees that everyone could end it by notifying to the other a prior notice of 3 months beginning on 3 days after the notification date of the prior notice by registered letter. No other severance pay has been foreseen in this agreement.

10.7.5. Remuneration and other benefits granted to other directors or executives

As the general manager is the only executive of the Company, this information is not applicable.

Brussels, the 26th of February 2021

The Board of Directors

Gaëtan Hannecart
Chairman of the Board of Directors

Evelyn du Monceau
Member of the Board of Directors