

# **KBC Select Immo**

## **Semi-annual report**

### **28 February 2023**

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Public open-ended investment company under Belgian law with a variable number of units opting for investments complying with the conditions of Directive 2009/65/EC - **UCITS**



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# 1. General information on the Bevek

## 1.1. Organisation of the Bevek

### Office

2 Havenlaan - B-1080 Brussels, Belgium.

### Date of incorporation

2 March 1995

### Life

Unlimited.

### Status

Public Bevek with various sub-funds that has opted for investments complying with the conditions of Directive 2009/65/EC and which, as far as its operations and investments are concerned, is governed by the Law of 3 August 2012 relative to undertakings for collective investment complying with the conditions of Directive 2009/65/EC and the undertakings for investment in receivables.

In the relationship between the investors, each sub-fund will be viewed as a separate entity. Investors have a right only to the assets of and return from the sub-fund in which they have invested. The liabilities of each individual sub-fund are covered only by the assets of that sub-fund.

### Board of directors of the Bevek

Name	Function	Mandat
Patrick Dallemagne	Manager CBC Assurance SA, Professor Van Overstraetenplein 2, B-3000 Leuven	Chairman
Jean-Louis Claessens	/	Independent Director
Jozef Walravens	/	Independent Director
Carine Vansteenkiste	General Manager KBC Private Banking - West Region KBC Bank NV, Havenlaan 2, B-1080 Brussels	Non-executive director
Johan Tyteca	/	Natural person to whom the executive management of the Bevek has been entrusted
Tom Mermuys	Head of Asset Allocation and Strategy Portfolios KBC Asset Management NV, Havenlaan 2, 1080 Brussels	Natural person to whom the executive management of the Bevek has been entrusted resigned 29/11/2022
Wim Van Hellemont	Head Manager Transform & Channels KBC Bank NV, Havenlaan 2, B-1080 Brussels	Natural person to whom the executive management of the Bevek has been entrusted appointed 29/11/2022

### Management type

Bevek that has appointed a company for the management of undertakings for collective investments. The appointed management company is KBC Asset Management NV, Havenlaan 2, 1080 Brussels.

### Date of incorporation of the management company

30 December 1999

## Names and positions of the directors of the management company

Name	Title	
Wouter Vanden Eynde	<i>Independent Director</i>	
Stefan Van Riet	<i>Non-Executive Director</i>	
Pierre Konings	<i>Non-Executive Director</i>	resigned 06/04/2022
Katrien Mattelaer	<i>Non-Executive Director</i>	
Axel Roussis	<i>Non-Executive Director</i>	appointed 29/06/2022
Luc Vanderhaegen	<i>Independent Director</i>	appointed 26/12/2022
Peter Andronov	<i>Chairman</i>	
Johan Lema	<i>President of the Executive Committee</i>	
Klaus Vandewalle	<i>Executive Director</i>	
Jürgen Verschaeve	<i>Executive Director</i>	
Frank Van de Vel	<i>Executive Director</i>	
Chris Sterckx	<i>Executive Director</i>	

## Names and positions of the natural persons to whom the executive management of the management company has been entrusted

Name	Title	
Johan Lema	<i>President of the Executive Committee</i>	
Klaus Vandewalle	<i>Executive Director</i>	
Jürgen Verschaeve	<i>Executive Director</i>	
Frank Van de Vel	<i>Executive Director</i>	
Chris Sterckx	<i>Executive Director</i>	

These persons may also be directors of various beveks.

## Auditor of the management company

PriceWaterhouseCoopers België, Woluwe Garden, Woluwedal 18, 1932 Sint-Stevens-Woluwe, Belgium, represented by Gregory Joos, company auditor and recognized auditor.

## Financial portfolio management

Management of the investment policy has not been delegated.

## Financial service providers

The financial services providers in Belgium are:  
KBC Bank NV, Havenlaan 2, B-1080 Brussels

## Custodian

KBC Bank NV, Havenlaan 2, B-1080 Brussels.

### Custodian's activities

The custodian:

- a) Ensures the safe-keeping of the assets of the Bevek and compliance with the standard obligations in this regard;
- b) Ensures that the sale, issue, purchase, redemption and withdrawal of shares in the Bevek occur in compliance with the applicable legal and regulatory provisions, the articles of association and the prospectus;
- c) Ensures that the net asset value of the shares in the Bevek is calculated in accordance with the applicable legal and regulatory provisions, the articles of association and the prospectus;
- d) Carries out the instructions of , provided that these do not contravene the applicable legal and regulatory provisions, the articles of association and/or the prospectus;
- e) Ensures that in transactions relating to the assets of the Bevek, the equivalent value is transferred to the Bevekin within the usual terms;
- f) Ascertains that:
  - i. The assets in custody correspond with the assets stated in the accounts of the Bevek;
  - ii. The number of shares in circulation stated in the accounts corresponds with the number of shares in circulation as stated in the accounts of the Bevek;
  - iii. The investment restrictions specified in the applicable legal and regulatory provisions, the articles of association and the prospectus are respected;

- iv. The rules regarding fees and costs specified in the applicable legal and regulatory provisions, the articles of association and the prospectus are respected;
- v. The returns of the Bevek are appropriated in accordance with the applicable legal and regulatory provisions, the articles of association and the prospectus.

The custodian ensures that the cash flows of the Bevek are correctly monitored and in particular that all payments by or on behalf of subscribers on subscription to shares in the Bevek, have been received and that all the cash of has been booked to cash accounts that:

1. Have been opened in the name of the Bevek, in the name of the management company acting on its behalf, or in the name of the custodian acting on its behalf;
2. Have been opened at an entity as intended in Article 18(1a, b and c) of Directive 2006/73/EC; and
3. Are held in accordance with the principles set out in Article 16 of Directive 2006/73/EC.

If the cash accounts have been opened in the name of the custodian acting in name of the Bevek, no cash from the entity intended in Article 18(1a, b and c) of Directive 2006/73/EC and none of the custodian's own cash may be booked to these accounts.

The assets of the Bevek are placed in custody with a custodian as follows:

- a) For financial instruments that may be held in custody:
  - i. The custodian will hold in custody all financial instruments that may be registered in a financial instrument account in the books of the custodian, as well as all financial instruments that can be physically delivered to the custodian;
  - ii. the custodian will ensure that all financial instruments that can be registered in a financial instrument account in the custodian's books, are registered in the custodian's books in separate accounts in accordance with the principles set out in Article 16 of Directive 2006/73/EC; these separate accounts have been opened in the name of the Bevek or in the name of the management company acting on its account, so that it can be clearly ascertained at all times that they belong to the Bevek, in accordance with the applicable law.
- b) For other assets:
  - i. The custodian will verify that the Bevek or the management company acting on its behalf is the owner of the assets by checking based on information or documents provided by the Bevek or the management company and, where appropriate, of available external proofs, whether the Bevek or the management company acting on its behalf has ownership;
  - ii. The custodian will maintain a register of the assets from which it is clear that the Bevek or the management company acting on its behalf is the owner thereof and will keep that register up-to-date.

The custodian's duty to return the financial instruments only applies to financial instruments that may be held in custody.

### **Custody tasks delegated by the custodian**

The custodian of the Bevek has delegated a number of custody tasks as of the publication date of this annual/half-year report. The tasks delegated to this sub-custodian are:

- Holding the required accounts in financial instruments and cash;
- Carrying out the custodian's instructions regarding the financial instruments and cash;
- Where required, the timely delivery of the relevant financial instruments to other parties involved with holding them;
- The collection of every type of return from the financial instruments;
- The appropriate communication to the custodian of all information that the sub-custodian receives directly or indirectly from the issuers via the chain of depositaries and performing the required formalities with regard to the financial instruments, with the exception of exercising voting rights, unless otherwise agreed in writing;
- Maintaining and communicating to the custodian all required details regarding the financial instruments;
- Processing corporate events on financial instruments, whether or not after the holder of these instruments has made a choice;
- Providing the services that have been agreed between the custodian and the sub-custodian and are legally permitted, with the exception of investment advice and asset management and/or any other form of advice relating to transactions in or the simple holding of financial instruments;
- Maintaining and communicating to the custodian all required details regarding the financial instruments.

### **List of sub-custodians and sub-sub-custodians**

The updated list of entities to which the custodian has delegated custody duties and, where applicable, the entities to which the delegated custody duties have been sub-delegated, can be consulted at [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents).

The custodian is liable for the loss of financial instruments held in custody in the sense of Article 55 of the Law of 3 August 2012 relative to undertakings for collective investment complying with the conditions of Directive 2009/65/EC and the undertakings for investment in receivables.

Investors can approach the institutions providing the financial services for up-to-date information regarding the identity of the custodian and its principal duties, as well as the delegation of these duties, and the identity of the institutions to which these duties have been delegated or sub-delegated, and also regarding any conflicts of interest as specified below.

## Conflicts of interest

The custodian will take all reasonable measures to identify conflicts of interest that may arise in the execution of its activities between

- The custodian and management company of the Bevek, or the management companies of other beveks or funds of which the custodian holds assets;
- The custodian and the Bevek whose assets the custodian holds, or other beveks or funds of which the custodian holds assets;
- The custodian and the investors in this Bevek whose assets the custodian holds, or other beveks or funds of which the custodian holds assets;
- These parties themselves.

The custodian of the Bevek will implement and maintain effective organisational and administrative procedures in order to take all reasonable measures to detect, prevent, manage and control conflicts of interest so that they do not prejudice the interests of the aforementioned parties.

If these procedures are not sufficient to be able to assume with reasonable certainty that the interests of the aforementioned parties have not been harmed, the investors will be notified of the general nature or causes of conflicts of interest according to the procedure described on the following website: [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) (About Us > Code of conduct for conflicts of interest). Investors who wish to be informed personally of such conflicts of interest can contact the financial services providers. If necessary, the open-ended investment company's custodian will adjust its processes.

## Administration and accounting management

KBC Asset Management N.V., Havenlaan 2, B-1080 Brussel

## Accredited auditor of the the Bevek

Mazars Bedrijfsrevisoren BV, Manhattan Office Tower -Bolwerklaan 21 b8, 1210, Brussel, represented by Dirk Stragier and Nele Van Laethem.

## Distributor

IVESAM NV, Havenlaan 2, B-1080 Brussels

## Promoter

KBC

The official text of the articles of association has been filed with the registry of the Commercial Court.

## List of sub-funds and share classes of KBC Select Immo

The table below contains an overview of the sub-funds sold and their share classes. If no share class is mentioned for a sub-fund, that means that only capitalisation- and/or distribution units are available. The characteristics of the different share classes are given in the prospectus.

	<b>Name</b>
1	Belgium Plus
2	Europe Plus
	Classic Shares
	Institutional B Shares
3	World Plus
	Classic Shares
	Institutional B Shares
	Institutional Shares

## Sub-funds and share classes liquidated during the reporting period

Not applicable

In the event of discrepancies between the Dutch and the other language versions of the (Semi-)Annual report, the Dutch will prevail.

## 1.2. Management report

### 1.2.1. Information for the shareholders

#### Reclaims of foreign withholding taxes on dividends.

In some Member States of the European Union domestic investment funds benefit from exemptions or refunds of withholding taxes when they receive dividends from a domestic entity. The same tax benefits do not apply to non-resident investment funds investing cross-border. Such tax system is not in accordance with the free movement of capital within the European Union.

Since 2006 KBC investment funds yearly file requests for a refund of discriminatory withholding tax paid on dividends in France, Spain, Italy, Germany, Finland, Sweden, Norway and Austria. Refunds have already been received from French, Norwegian, Swedish, Spanish and Austrian fiscal administration. The funds no longer file requests in The Netherlands as a consequence of recent Dutch Court decisions.

There were no refunds this period.

#### 1.2.1.1. Securities Financing Transactions (SFTs)

##### General

##### **Each sub-fund may lend financial instruments within the limits set by law and regulations.**

Lending financial instruments is a transaction where one a sub-fund transfers financial instruments to a counterparty in exchange for financial collateral and subject to an undertaking on the part of that counterparty to supply the sub-fund with comparable financial instruments at some future date or on the sub-fund's request. The counterparty pays a fee for this to the sub-fund.

This takes place within the framework of a securities lending system managed by either a 'principal' or an 'agent'. If it is managed by a principal, a sub-fund has a relationship only with the principal of the securities lending system which acts as counterparty and to whom title to the loaned securities is transferred. If it is managed by an agent, a sub-fund has a relationship with the agent (as manager of the system) and with one or more counterparties to whom title to the loaned securities is transferred. The agent acts as intermediary between a sub-fund and the counterparty or counterparties.

The sub-funds use the lending of financial instruments to generate additional income. This might consist of a fee paid by the principal or, in the event that the fund performs the securities lending through an agent, by the counterparty, as well as income generated through reinvestments.

**The sub-funds are not permitted to agree forms of SFTs other than lending financial instruments.**

##### General information on the SFTs used

Type of SFT	Types of asset that the SFT can involve	Maximum percentage of the assets under management that can be involved in the SFT	Anticipated percentage of the assets under management that will be involved in the SFT
Lending financial instruments	Only <b>shares</b> and <b>bonds</b> will be lent	When lending financial instruments a <b>maximum of 30% of the assets under management</b> will be involved.	<b>Depending on market conditions 0–30% of the assets under management</b> will be involved in the lending of financial instruments

## Criteria for the selection of counterparties

Lending financial instruments only occurs with high-quality counterparties. The management company selects which counterparties qualify for the lending of financial instruments.

The selected counterparties must meet the following minimum requirements to this end:

Legal status	Minimum rating	Country of origin
The counterparty must belong to one of the following categories:  a) A credit institution; or b) An investment firm; or c) A settlement or clearing institution; or d) A central bank of a member state of the European Economic Area, the European Central Bank, the European Investment Bank or a public international financial institution in which one or more European Economic Area member states participate.	Only counterparties rated as investment grade may be considered.  An investment-grade rating means: a rating equal to or higher than BBB- or Baa3 according to one or more of the following accredited rating agencies:  - Moody's (Moody's Investors Service); - S&P (Standard & Poor's, a division of the McGraw-Hill Companies); en - Fitch (Fitch Ratings).  If the counterparty does not have a rating, the rating of the counterparty's parent company may be taken into consideration.	All geographical regions may be considered when selecting counterparties.

The relationship with the counterparty or counterparties is governed by standard international agreements.

## Description of acceptable financial collateral and its valuation

When a sub-fund lends financial instruments, it receives financial collateral in return. This financial collateral protects the sub-fund fund from default on the part of the counterparty to which the financial instruments have been lent.

Each sub-fund may accept the following forms of financial collateral:

- **Cash**; and/or
- **Bonds and other debt instruments**, issued or guaranteed by the central bank of a member state of the European Economic Area, the European Central Bank, the European Union or the European Investment Bank, a member state of the European Economic Area or the Organisation for Economic Cooperation and Development, or by a public international institution in which one or more member states of the European Economic Area participate, other than the counterparty or a person associated with it, and which are permitted to trade on a regulated market; and/or
- **Participation rights in a monetary undertaking for collective investment** that complies with Directive 2009/65/EC or which meets the conditions of Article 52(1:6) of the Royal Decree of 12 November 2012 on certain public institutions for collective investment which meet the conditions of Directive 2009/65/EC, and the net asset value of which is calculated and published daily.

The valuation of the financial collateral occurs daily in accordance with the most applicable and accurate method: mark-to-market. A daily variation margin applies based on the daily valuation. Consequently, daily margin calls are possible.

There are no limits regarding the term of the financial collateral.

## Reuse of financial collateral

If a sub-fund receives collateral in the form of cash, it can reinvest this cash in

- **deposits with credit institutions** which can be withdrawn immediately and which mature within a period not exceeding twelve months, provided that the office of the credit institution is situated within a member state of the EEA, or if the office is established in a third country, provided that it is subject to prudential supervisory rules which the FSMA considers as being equivalent to the rules under European Law.
- **short term money market funds** as defined in Regulation (EU) 2017/1131 of the European Parliament and of the Council of 14 June 2017 on money market funds.
- **government bonds** that are denominated in the same currency as the cash received and that meet the terms and conditions set out in the Royal Decree of 7 March 2006 on securities lending by certain undertakings for collective investment.

Reinvesting in this way can eliminate the credit risk to which a sub-fund is exposed concerning the collateral in respect of the financial institution where the cash account is held, but there is still a credit risk in respect of the issuer or issuers of the debt instrument(s). The management company may delegate implementation of the reinvestment policy to a third party, including the agent managing the securities lending system.

Reinvestment in deposits at the same credit institution may not exceed 10% of the sub-fund's total assets. Reinvestment in bonds issued by the same public authority may not exceed 20% of the sub-fund's total assets.

### ***Policy on the diversification of collateral and the correlation policy***

**A sub-fund is not permitted to accept financial collateral issued by the party offering them.**

A sub-fund's exposure to financial collateral issued by the same issuer may not exceed 20% of the sub-fund's net assets.

### ***Holding of the financial collateral***

The financial collateral will be held in the following manner:

- for cash: held in a cash account; and
- for financial collateral that is not cash: registration in a custody account.

The custodian of the financial collateral and/or the entity to which certain tasks relating to the custody of the financial collateral has been delegated is not necessarily the same entity as the custodian of the Bevek's assets, as stated under 'B. Service providers to the Bevek'.

### ***Influence of SFTs on a sub-fund's risk profile***

**This lending does not affect a sub-fund's risk profile** since:

- The choice of principal, agent and every counterparty is subject to strict selection criteria.
- The return of securities similar to the securities that have been lent can be requested at any time, which means that the lending of securities does not affect management of a sub-fund's assets.
- A margin management system is used to ensure that a sub-fund is at all times the beneficiary of financial security (collateral) in the form of cash or other or other specific types of securities with a low risk, such as government bonds, in case the principal or the counterparty (if a sub-fund uses an agent) does not return similar securities. The actual value of the collateral in the form of specific types of securities with a low risk must at all times exceed the actual value of the loaned securities by 5%. Furthermore, when calculating the value of the specific types of securities with a low risk provided as collateral, a margin of 3% is applied, which should prevent a negative change in price resulting in their actual value no longer exceeding the actual value of the securities. The value of the collateral in the form of cash must at all times exceed the actual value of the loaned securities.
- The criteria met by the collateral are such as to limit the credit risk. A rating of at least investment grade is required in the case of collateral in the form of bonds and other debt instruments. In the case of collateral in the form of participation rights in monetary undertakings for collective investment, the inherent diversification of these undertakings limits the credit risk. In the case of cash that is reinvested, a rating of at least investment grade is required when reinvesting in either deposits or government bonds. In the case of reinvestment in short-term money-market funds, the inherent diversification of these funds limits the credit risk.
- The criteria met by these types of collateral are such as to limit the liquidity risk. It must be possible to value the financial collateral on a daily basis by market price or to withdraw it on demand (on reinvestment of cash in deposits).
- In the case of reinvestment of cash, there are additional criteria to limit the market risk associated with the initial values in cash. When reinvesting bonds, only bonds with a remaining term to maturity of no more than one year may be considered. The shortness of this remaining term results in a low sensitivity to interest rate movements. In the case of reinvestment in short-term money-market funds, the low duration of these funds limits the market risk with respect to the initial value in cash.
- The custody of financial collateral consisting of securities occurs by placing the securities in custody accounts which, in the event of the custodian's bankruptcy, are held outside its insolvent estate. The custody of financial collateral consisting of cash occurs by holding it in cash accounts, whether or not segregated. The extent to which the custody of financial collateral consisting of cash occurs in non-segregated accounts has no influence, however, on the sub-fund's risk profile.
- Operational risks are limited by operational controls, in the shape of daily control of the market values of loaned securities and collateral and reconciliation of internal and external data.

### ***Distribution policy for returns on the utilised SFTs***

**By lending securities, a sub-fund can generate additional income, which might consist of a fee paid by the principal or the counterparty (if a sub-fund uses an agent) as well as income generated through reinvestments. After deducting the direct and indirect charges – set at a flat rate of 35% of the fee received and consisting of the charges for the clearing services provided by KBC Bank NV, the charges paid to the management company for setting up and monitoring the system for lending securities, the charges for margin management, the charges associated with cash and custody accounts and cash and securities transactions, the fee paid for any management of reinvestments and, if a sub-fund uses an agent, the fee paid to the agent. This income is paid to a sub-fund. It should be noted in this regard that KBC Bank NV is an entity affiliated with the management company.**

### 1.2.1.2. General strategy for hedging the exchange rate risk

In order to protect its assets against exchange rate fluctuations and within the limitations laid down in the articles of association, a sub-fund may perform transactions relating to the sale and/or the purchase of forward currency contracts, as well as the sale of call options and the purchase of put options on currencies. The transactions in question may relate solely to contracts traded on a regulated market that operates regularly, that is recognised and that is open to the public or, that are traded with a recognised, prime financial institution specialising in such transactions and dealing in the over-the-counter (OTC) market in options. With the same objective, a sub-fund may also sell currencies forward or exchange them in private transactions with prime financial institutions specialising in such transactions.

### 1.2.1.3. Social, ethical and environmental aspects

The investment policy takes into account certain social, ethical and environmental aspects against which issuers are being assessed. Investments may not be made in, amongst others:

- financial instruments issued by manufacturers of controversial weapon systems that are prohibited by international (and national) law or for which there is a broad consensus that they should be banned. These weapon systems include: cluster bombs and sub-munitions, chemical or biological weapons, anti-personnel mines (including Claymore mines), weapons containing depleted uranium;
- financial instruments issued by manufacturers of weapons containing white phosphorus and nuclear weapons;
- financial instruments issued by companies where there are serious indications that they are perpetrators of, accomplices or accessories to, or stand to benefit from the violation of globally recognised standards of Responsible Investing. The main criteria used cover human rights, employee rights, the environment and anticorruption.

In this way, not only is a purely financial reality represented, but also the social reality of the sector or region. This list of exclusion criteria is not exhaustive.

A complete overview of the exclusion criteria can be found at [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) > *General exclusion policies for conventional and Responsible Investing funds*. These exclusion criteria can be modified at any time by the management company.

For some sub-funds, additional criteria relating to Responsible Investing may apply. These are further specified in 'Information concerning the sub-fund – 2. Investment information – Selected strategy' and on [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) > *Exclusion policies for Responsible Investment funds*.

For sub-funds that are passively managed and therefore replicate the composition of a financial index, the following applies:

Investments may not be made in financial instruments issued by manufacturers of controversial weapon systems that are prohibited by national law. These weapon systems include: cluster bombs and sub-munitions, anti-personnel mines (including Claymore mines), weapons containing depleted uranium (More information can be found at [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) > *General exclusion policies for conventional and Responsible Investing funds*).

## Integration of sustainability risk into the investment policy:

In the investment policy, the management company shall take into account the sustainability risk as defined in prospectus under title "F. Information on the risk profile of the UCITS" as follows:

- I. by defining an exclusion policy (the "Exclusion Criteria") applicable to all funds and Sicavs. (Further information can be found at [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) > *General exclusion policies for conventional funds and socially responsible Investment funds*); and
- II. additional criteria relating to Socially Responsible Investing ("SRI") may apply for certain sub-funds. If applicable these additional criteria are specified under title '2. Investment information - Selected Strategy' and on [www.kbc.be/investment-legal-documents](http://www.kbc.be/investment-legal-documents) > *Exclusion policies for socially responsible funds*.

In its investment policy, the management company constantly assesses the underlying investments at issuer level, but also (if relevant) at the level of the asset allocation and the regional or sectoral allocation. In these regular assessments, the sustainability risk is considered as one of the various elements that can influence the return. The SRI research team assigns an ESG risk rating to the majority of companies included in the best-known benchmarks and to a selection of small and medium-sized companies, based on input from an ESG data provider, where ESG stands for "Environmental, Social and Governance". The ESG risk ratings are shared internally with portfolio managers and strategists so that they can use them as a factor in the investment decision-making process. Only

sub-fund that follow the Best-In-Class methodology have a binding rule: they only invest in companies with the lowest ESG risk rating in their sub-sector. The threshold varies. Relatively more companies are accepted from sub-sectors with a low ESG risk rating than from sub-sectors with a high ESG risk rating.

#### **1.2.1.4. Summary risk indicator**

In accordance with Commission Regulation (EU) No.1286/2014, the Commission Delegated Regulation 2017/653 (EC) of March 8, 2017 as amended by the Commission Delegated Regulation 2021/2268 (EC) of September 6, 2021, a summary risk indicator has been calculated per sub-fund, or where relevant per share class or type of shares. The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. It is given as a figure between 1 and 7. The higher the figure, the greater the potential return, but also the more difficult it is to predict this return. Losses are possible too. The lowest figure does not mean that the investment is entirely free of risk. However, it does indicate that, compared with the higher figures, this product will generally provide a lower, but more predictable return.

The summary risk indicator is assessed regularly and can therefore go up or down based on data from the past. Data from the past is not always a reliable indicator of future risk and return.

The most recent indicator can be found under the 'What are the risks and what could I get in return?' heading in the 'Key Information' document.

#### **1.2.1.5. Ongoing charges**

The key information document sets out the ongoing charges, which consist of management fees and other administrative or operating costs on the one hand and transaction costs on the other hand, as calculated in accordance with the provisions of the Commission Delegated Regulation 2017/653 (EC) of March 8, 2017 as amended by the Commission Delegated Regulation 2021/2268 (EC) of September 6, 2021.

The ongoing charges are the charges taken from the UCITS over a financial year. They are shown per sub-fund, or where relevant per share class or type of shares, in a figure for management fees and other administrative or operating costs and a figure for transaction costs. The figure for management fees and other administrative or operating costs represents all annual expenses and other payments from a sub-fund's assets over the given period that is based on the previous year's figures. The transaction cost figure is an estimate of both annual explicit and implicit transaction costs and is based on the transactions of the previous 36 months. For sub-funds, share classes or types of shares that have been in existence for less than 36 months, the Commission Delegated Regulation 2017/653 (EC) of March 8, 2017 as amended by the Commission Delegated Regulation 2021/2268 (EC) of September 6, 2021 establishes a modified estimation method. These figures are expressed as a percentage of the average net assets per sub-fund or, where relevant, of the share class or type of shares.

The following are not included in the charges shown: entry and exit charges paid by the investor, incidental costs such as performance fees and payments made with a view to providing collateral in the context of derivative financial instruments.

#### **1.2.1.6. Existence of fee sharing agreements and rebates**

The management company may share its fee with the distributor, and institutional and/or professional parties.

In the information for each sub-fund – under '2.4.6. Expenses' – you can see the percentage of the fee that has actually been shared for each sub-fund.

If the management company invests the assets of the undertaking for collective investment in units of undertakings for collective investment that are not managed by an entity of KBC Groep NV, and receives a fee for doing so, it will pay this fee to the undertaking for collective investment.

Fee sharing heeft geen invloed op de hoogte van de beheercommissie die a sub-fund to the management company. This management fee is subject to the limitations laid down in the articles of association. The limitations may only be amended after approval by the General Meeting.

The management company has concluded a distribution agreement with the distributor in order to facilitate the wider distribution of the sub-fund's shares by using multiple distribution channels.

It is in the interests of the holders of shares of a sub-fund and of the distributor for the largest possible number of shares to be sold and for the assets of a sub-fund to be maximised in this way. In this respect, there is therefore no question of any conflict of interest.

#### **1.2.1.7. Existence of Commission Sharing Agreements**

The Management Company, or where applicable, the appointed manager has entered into a Commission Sharing Agreement with one or more brokers for transactions in shares on behalf of one or more sub-funds. This agreement specifically concerns the execution of orders and the delivery of research reports.

#### **What the Commission Sharing Agreement entails:**

The Management Company, or where appropriate, the appointed manager can ask the broker to pay invoices on their behalf for a number of goods and services provided. The broker will then pay those invoices using the savings that have been built up to a certain percentage above the gross commission that it receives from the sub-funds for carrying out transactions.

**N.B.:**

Only goods and services that assist the Management Company, or where applicable, the appointed manager in managing the sub-funds in the interest of this a sub-fund can be covered by a Commission Sharing Agreement.

**Goods and services eligible for a Commission Sharing Agreement:**

- Research-related and advice-related services;
- Portfolio valuation and analysis;
- Market information and related services;
- Return analysis;
- Services related to market prices;
- Computer hardware linked to specialised computer software or research services;
- Dedicated telephone lines;
- Fees for seminars when the topic is relevant to investment services;
- Publications when the topic is relevant to investment services;
- All other goods and services that contribute directly or indirectly to achieving the investment objectives of the sub-funds.

The Management Company, or where appropriate, the appointed manager has laid down an internal policy as regards entering into Commission Sharing Agreements and avoiding possible conflicts of interest in this respect, and has put appropriate internal controls in place to ensure this policy is observed.

No CSA accrual during this period.

**1.2.1.8. Recurrent fees and charges**

<b>Recurrent fees and charges paid by the Bevek</b>	
Fees paid to directors insofar as the General Meeting has approved said fees.	250 EUR per meeting attended, linked to the director's actual attendance of/participation in the meetings of the Board of Directors. This fee is divided across all the sub-funds marketed.
<b>Recurrent fees and charges paid by the sub-fund</b>	
Fee paid to the statutory auditor of the Bevek	Fee of the statutory auditor: 4875 EUR/year (excluding VAT) and: 1598 EUR/year (excluding VAT) for structured sub-funds. These amounts can be indexed on an annual basis in accordance with the decision of the General Meeting.

**1.2.1.9. Non-recurrent fees and charges borne by the investor**

If, at a certain time, the Management Company detects exceptionally high net entries in or exits from a sub-fund, it may decide to impose an additional charge (anti-dilution levy) on the entering or exiting investors concerned, intended for the sub-fund and aimed at neutralising the negative impact on the net asset value caused by investors' entries or exits.

This anti-dilution levy will only be charged in very exceptional situations where, due to exceptional market conditions, the transaction charges resulting from the entries and exits of investors are so high that they would have too great a negative impact on the net asset value (and therefore on existing investors in that sub-fund). At that time, the amount of this anti-dilution levy will be determined by the Management Company in function of the transaction charges.

This anti-dilution levy can be applied in the following sub-funds: Belgium Plus, Europe Plus, World Plus.

## 1.2.2. General market overview

1 September 2022 – 28 February 2023

### General overview

#### The economic context

The first few months of 2022 were marked by rising inflation, a consequence of the disruptions caused by the Covid crisis, such as supply chain problems. The situation worsened dramatically after the invasion of Ukraine by Russian forces on 24 February. Prices of energy and industrial commodities went through the roof, adding to the inflation problem.

During the course of 2022, the increased cost of living led to a fall in consumer confidence. Faced with ever-higher prices, households adjusted their spending patterns accordingly. This immediately created unease among companies, too, with a concomitant negative impact on producer confidence. As a result, the outlook for economic growth was revised downwards. Fears of recession emerged in both Europe and the US. The situation in China continued to deteriorate during the reporting period due to the zero-Covid policy and ongoing problems in the real estate sector. The Chinese government tried to turn the tide using old remedies such as infrastructure projects.

The Chinese Party Congress in October brought no surprises. The Covid situation deteriorated due to a sharp rise in infection numbers during the last months of 2022. China's strict zero-Covid policy sparked off widespread public protests. The Chinese government yielded and the zero-Covid policy came to an end in early 2023. China's reopening will undoubtedly boost the Chinese economy and by extension the global economy; however, estimating its impact is difficult.

Central banks initially swept the inflation problem under the carpet as a 'temporary' issue, but were soon forced to acknowledge that the problem was more entrenched and that a tightening of monetary policy was required. A combination of financial tightening and erosion of purchasing power due to rocketing inflation has led to continued downward revision of growth forecasts in recent months. Better figures for consumer confidence and producer confidence for services came in late 2022 and early 2023, but producer confidence for manufacturing is still under pressure. Those improved figures prompted an upward revision of the growth outlook, especially for Europe, which might avoid a slowdown in growth in 2023. In the United States, a mild slowdown in growth is expected in the second half of 2023.

#### Monetary policy

The robust economic recovery and the spike in energy prices due to the war in Ukraine further stoked inflation and made it clear in the reporting period that the very accommodative monetary policy introduced during the pandemic could not be maintained indefinitely.

After first raising interest rates by 25 basis points in March 2022, the US Federal Reserve has followed up with seven more rate hikes since June 2022. Fed chairman Jerome Powell announced to central bankers at the Economic Symposium in Jackson Hole in August 2022 that he would do everything in his power to curb inflation, no matter the impact on the economy and households. He immediately put his money where his mouth was when the inflation figure published in September (for August) was worse than expected. The Fed's most recent rate hike was in early February 2023. In contrast with the substantial interest rate hikes in the second half of 2022 (0.75% each time, except for 0.5% in December) the rise in February was 'only' 25 basis points. At the end of the reporting period, the US key rate stood at 4.75%. The persistence of core inflation in particular has raised expectations of further hikes in US key rates in 2023.

In Europe, too, the ECB stressed that the jump in inflation in the euro area would be temporary. However, this assertion proved to be short-lived, and was soon followed by an announcement that the bond purchase programme would end in June 2022; this in turn was followed by the first interest rate hike of 50 basis points in July 2022. Interest rates were systematically raised in Europe, too, most recently by 0.5% in February. At the end of the reporting period, the ECB's key rate stood at 2.5%. With core inflation also proving more persistent than expected in Europe, this raised the prospect of further interest rate hikes there, too. ECB president Christine Lagarde announced another interest rate hike in March 2023.

#### Currency markets

Notwithstanding diverging monetary policy expectations, the euro was strengthened against the USD, appreciating by 5.2% against the dollar over the reporting period. The euro also strengthened against the CHF, rising 1.4%. The euro also appreciated by 3% against the Japanese yen and gained 1.7% against sterling.

#### Stock markets

Stock markets had a weak first half of 2022. Inflation figures released in the US in early July were better than expected, triggering a bear market rally. Financial markets assumed that the Fed might take a break from rate hikes, a so-called Fed pivot. Between mid-July and mid-August 2022, the MSCI World All Countries Index gained 10%. Subsequently, recessionary fears increased again due to higher inflation in early September and long-term interest rates rose, causing stock markets to take another step back. The World Index fell by 2% in euro terms between the beginning of September 2022 and the end of February 2023. The stock markets did get off to a very strong start in 2023, however, thanks principally to the improved economic outlook and the fall in energy prices, especially in Europe. The World Index rose 4.8% over the past six months in euro terms, with European markets gaining no less than 11.4%.

Among the traditional markets, US shares have fallen 4.3% in euro terms during the reporting period. US indices fell particularly sharply in the autumn, with the Nasdaq leading the way. Higher long-term interest rates weighed on the heavyweights of the US stock market, which are largely found in the Media and Technology sectors. Falling producer confidence in the manufacturing sector and the potentially negative impact on economic growth weighed on sentiment in the autumn 2022. Fourth-quarter results in 2022 were in line with expectations, though overall earnings were still down slightly. Technology stocks in the US saw reductions in both revenue and earnings. The outlook for the companies concerned when publishing their results was revised downwards. The impact of the Fed's interest rate policy is gradually becoming apparent.

The euro area, which has been hit harder by the war in Ukraine and fears of interest rate hikes due to high inflation, recorded a gain of 17.7% during the reporting period. The war in Ukraine had a major impact because of the dependence of several European countries on energy supplies (gas and oil) from Russia. The gas tap being turned off in certain countries has led to persistently high energy prices. The prospect of falling inflation due to lower energy prices in the final months of 2022 prompted a reversal. Updated economic growth figures provided a boost in Europe. UK shares rose 8%, a much-needed boost given the country's long stretch of political turmoil. Japan failed to live up to its role as a defensive player, falling 1.7% over the past six months.

2022 was a difficult year for equities from emerging markets (countries or regions that are expected to experience rapid economic growth to make up their lag with the West). Chinese stocks lost a lot of ground, falling 7.9% over the past six months. The combination of a slowdown in growth in the third quarter of the previous year, regulatory uncertainty at large media and technology companies, and the problems at the real estate giant Evergrande prompted investors to be cautious. China's zero-Covid policy additionally weighed on economic activity. Despite supportive measures by the Chinese government, including reducing banks' reserves and increasing lending, the Chinese stock market lost more ground in the second half of the year. India's stock market was again hit hard, falling 16.2% over the past six months. Latin America was virtually unchanged due to a rise in commodity prices thanks to the reopening of the Chinese economy. Brazil fell by 8.9%. The Russian stock market was hit by the conflict with Ukraine. The market was closed and then reopened only for local traders. The Turkish lira took a beating, causing Turkey's stock market to gain 43.9% over the past six months.

Cyclical companies have had a tough time. They have been impacted by the bleak economic outlook (especially in Europe), along with China's sluggish economy and the war in Ukraine. With an improved economic outlook for 2023, Materials stocks rebounded, gaining 4.6% over the past six months. The Chemicals industry benefited from China's reopening, while the mining industry also staged a recovery. Industrials showed a similar trend, benefiting from a recovery in July but then losing ground again. Industrials rose 4.3% over the past six months. Among Industrials, Capital Goods was the best-performing subsector, gaining 8.9% on the back of the improved economic outlook. Investment remains weak, however, due to fears of a possible slowdown in growth in the second half of 2023, especially in the US. The Transport sector fell by 4.8% over the past six months. Reduced transport costs are weighing on the sector.

Falling energy prices led to a 0.9% decline for the Energy sector. Energy prices fell back from their peak due to the reduction in oil and gas prices. Gas prices in particular have fallen sharply in recent months and recently hit below pre-war levels. The mild winter obviously helped reduce gas consumption, enabling stocks to remain high and reducing upward pressure on gas prices.

The Financial sector gained 5% over the past six months. Higher interest rates are beneficial for financial institutions. The upward revision of the economic growth outlook is also good news, as it reduces the likelihood of defaults. European banks got off to a strong start in 2023, better than US banks. Generally speaking, both European and US banks have strong balance sheets. In the financial sector, insurers performed best, gaining 9.0% over the past six months, followed by banks (+5.4%), while diversified financial stocks fell slightly (-1.5%).

Over the past six months, Consumer Discretionary sectors fell by 6.7% and the Retail sector, which performed well during the Covid period, lost 12.2%. Although supply chain issues are gradually being resolved and transport costs have fallen, rising inflation had the upper hand, impacting consumer confidence. Consumer Discretionary sectors such as luxury goods gained 9.2%. The luxury sector did go through a downturn last year due to weaker demand from China, but since the reopening of the Chinese economy and the return of Chinese consumers, the luxury sector is catching up. The Automotive sector has fallen by 15.7% in recent months, making it the weakest performing subsector. Following a modest recovery in the summer as the global semiconductor shortage was resolved, the sector slipped back into the red in the third quarter of 2022. Demand for new cars has fallen due to uncertainty regarding economic growth. Consumer-focused services (tourism, restaurants) made gains mainly in the Covid period. The war in Ukraine threw a spanner in the works but since the start of this year the subsector has been doing better again. The easing of Covid measures in Europe and the US in 2022, and especially the reopening of the Chinese economy, had a positive impact on this subsector, which posted a 9.4% increase.

Consumer Staples, which are typically defensive sectors, fell by 3.6%. Food companies lost most ground, shedding 4.1%. This subsector missed out on the rally in early 2023 despite its pricing power. Some catching up may be on the cards during the first half of this year. The Household Products subsector fell by 2.3%, while retailers were down 3.8%. The latter fall was partly due to the uncertainty regarding economic growth.

Utilities, another defensive sector, also underperformed, falling 12%, with most of this loss occurring in autumn 2022. This trend is continuing in 2023. It is being driven by the weak performance of renewable energy companies. Health Care, another defensive sector, lost 2.1%. Pharmaceutical companies fell 0.5%. The big pharma companies had a weak fourth quarter, with a slight fall in earnings. This subsector is fairly expensively priced, which cannot be

said of Medical Technology, which is less expensively priced and delivered good fourth-quarter results. Medical Technology has however fallen 5% over the past six months.

Technology has lost 3% in recent months due to rising interest rates. The Hardware subsector fell by 7.6%, while Software lost 6%. The reopening of China's economy has raised fears that problems in the supply chain may re-emerge, enabling Semiconductors to gain 8.1%. The sector is still suffering from rising interest rates. Communication Services also fell, losing 8.2%. This sector consists of the Telecommunications subsector (defensive) plus the Media and Entertainment subsector (more focused on IT). Telecommunications fell 4% and Media was down no less than 9.7%, due mainly to the waning interest in games following the easing of lockdowns and constrained advertising budgets.

### **Bond markets**

Over the past six months, bond yields in the US and the euro area have maintained their steep upward trajectory. Overall, US and German ten-year yields increased by 0.73% and 1.11%, respectively, over that period. Inflation has risen sharply. Although overall inflation has fallen somewhat recently, core inflation, which among other things excludes energy prices, remains robust. This has left central banks with no other choice but to tighten the monetary reins, thereby prompting investors to sell bonds, which explains the increase in yields.

The Fed's key rate has been raised from 0.125% to 4.625% in a series of steps since March 2022. The ECB has also raised the deposit rate from -0.5% to 2.5% since July 2022. Both central banks have decided that further rate hikes will follow. The fight against high inflation remains their top priority, and they will not allow the heightened risk of recession to distract them. These central banks' key rates are slowly nearing their peak, which may be reached in the first half of 2023. Investors regularly speculate that these key rates will fall rapidly in early 2024, but the central banks are maintaining that a period of policy tightening is necessary for a healthier long-term inflation environment.

Against this backdrop, bond yields remain very volatile, yet here too a peak seems to be in sight. In the euro area, the spread in government bond yields between Germany and peripheral countries such as Italy has also widened. In July 2022, however, a new ECB instrument was introduced to stop the spread widening further, and this has proved fairly successful so far. Recent economic indicators suggest that a deep recession is less likely, prompting investors to begin focusing on riskier assets again. The credit premium for investment-grade corporate bonds has fallen by about 0.5% in the last six months. The improving environment is also evident in the emerging economies.

However, the overall picture over the past six months remains very disappointing for bond investors. Returns on euro-denominated government bonds with a term to maturity of between one and five years are hovering around -2.6%, falling to more than -5.6% for a diversified basket of maturities. The return on corporate bonds, at -1.7% was also not brilliant. Those who had invested in US dollars saw their investments fall by almost another 4.9% over the last six months as the currency weakened against the euro.

## Outlook

### The economic context

The end of China's zero-Covid policy is not only fuelling hopes of a full reopening of its economy and a cyclical recovery in Asia, it would also provide support to European export companies. Consumer confidence has risen sharply in China, propping up consumption. This could have an impact not only on the Chinese economy, but by extension on the global economy, too. However, it is not clear how big that impact will be.

The sharp fall in gas and electricity prices is providing European businesses and households with some additional breathing space. Confidence is rising now that the doomsday scenarios associated with a cold winter no longer seem applicable today. The recently released producer confidence figures were better than expected for Europe. The picture in the US is mixed: producer confidence for services rose sharply in early 2023, while producer confidence in relation to manufacturing is clearly lagging behind.

Fiscal support packages, such as the NextGenEU programme in Europe or the Inflation Reduction Act in the US, also continue to support the economy.

Linked to that, inflation is cooling further. However, both Europe and the US are still contending with high core inflation. This may mean that central bank rate hikes will continue for a while yet, though interest rates are gradually approaching their peak. Several market players are assuming that rates will peak by summer 2023.

### Monetary policy

However, the economic situation still carries risks, as high energy and food prices weigh on consumer confidence. The ultimate extent of the Federal Reserve's efforts to fight inflation remains a matter of conjecture. Is slowing down growth enough or are other steps necessary? The Fed has raised interest rates by no less than 450 basis points in eight steps since March last year. In terms of both magnitude and timeframe, this is one of the most stringent tightening cycles ever. There is certainly a chance of some slowdown in growth in the US economy.

The impact of rate hikes on the cost of financing home loans and instalment loans has households worried. It has also become increasingly clear recently that businesses are starting to feel more uncertain.

### Currency markets

We expect the USD to weaken over 2023 due to the expected modest slowdown in growth in the second half of the year. In the short term, the currency may pick up as the Fed is further along in the interest rate cycle than the ECB. We are projecting USD-EUR exchange rate of around 1.07 by the end of 2023.

### Financial markets

Stock markets are hovering between hope and fear. The uncertain economic situation is translating into volatility on stock markets. Hopes for a rapid cooling of inflation and an adjustment to strict interest rate policies are alternating with fears of more rate hikes and a more pronounced downturn in the economy and corporate earnings. We are investing below the benchmark level for shares and seeking out sectors that are less dependent on fluctuations in the economy. We regularly make tactical adjustments to benefit from rising markets, too.

Bond markets remain gripped by rising interest rates. Although the summer brought some respite, interest rates have climbed back higher since then and are now at their highest level since 2011. We already have a fair weighting of bonds in the portfolio, and recently expanded this position further. Higher interest rates have helped build up a slightly larger interest buffer, which partly protects returns from interest rates climbing further. On the other hand, if the economic situation deteriorates, there will undoubtedly be a flight to the 'safe haven' of government bonds.

We are holding a limited cash position to respond to opportunities as they arise.

## Stock markets

Growth is set to remain weak both in the US and across Europe in the coming quarters. The US is also forecast to see a few quarters of very slightly negative growth, especially in the second half of the year. Confidence indicators have slumped to crucial levels in the US. Retail sales recovered in January; construction activity is cooling rapidly, although the US labour market still remains exceptionally strong. No fewer than 517 000 new jobs were created in January, and unemployment fell to a 53-year low. Despite cooling inflation, the Fed looks set to raise interest rates again in 2023. So far, the feared energy crisis has not materialised in the euro area and confidence in the economy is showing slight recovery. China, having abandoned its zero-Covid policy, may even give the global economy a much-needed boost, although it remains to be seen how higher interest rates in Western countries will affect the economy.

For now we are maintaining a fairly defensive positioning in the equity strategy, supplemented by a few cyclical emphases. In Materials, for instance, we recently invested in chemical companies that stand to benefit from China's reopening. At regional level, the portfolio is relatively well balanced.

We are still positive towards Emerging Asia and China. Following three years of uncertainty, the Chinese central bank's decision to support the economy and the promise of new infrastructure works made us more optimistic midway through last year. The regulation of Chinese technology companies was also eased. The lifting of the zero-Covid policy at the start of 2023 is also positive for Chinese growth in the medium term. Within Asia, our position in the Pacific region is neutral, comprising primarily Japanese stocks, and has a decidedly defensive bias.

In the major Western economic centres, our regional preference depends mainly on the sectors we choose. At the start of 2023, we reduced our position in the Technology sector, which North America is now underweight in the portfolio. In the euro area, we became more optimistic towards the banking and materials sectors, leading us to adopt a neutral stance on the euro area. Europe excluding the EMU, on the other hand, is bolstered by the increased presence of more defensive industries and materials, leading us to recommend an overweight position for Europe as a whole.

We are underweight in the cyclical sectors. We are invested below benchmark weight in Industrials following a fall in confidence indicators. Lower product demand has resulted in lower investment. In the short term, the conflict in Ukraine and high energy and input prices are also weighing on the earnings outlook for the sector. We have however increased the weighting of Materials. The reopening of the Chinese economy after the lifting of the zero-Covid policy could give the commodity markets a fresh boost, while the sector is also still fairly cheaply valued.

For financial shares, such as banks and insurers, we distinguish between the US and Europe. The Federal Reserve (Fed) further increased interest rates in the US, which in itself is good news for the sector. The European Central Bank (ECB) also raised its key rate, and has continued this trend in 2023, meaning that long-term rates in the euro area are also higher than to a year ago. Banks can benefit from higher interest margins, as long as the number of bankruptcies or defaults also remains low. We therefore tactically increased the weighting of European banks, which are still cheaply valued, while we remain neutral on their US counterparts. The more defensive insurers also remain slightly overweight.

We remain cautious towards the Consumer Discretionary sectors because high inflation is forcing consumers to dig deeper into their pockets. We have therefore reduced Consumer Services to a neutral weighting. The Consumer Discretionary sector also includes e-commerce companies, which have become somewhat less attractive after their robust growth during the Covid crisis, and traditional retailers, which are coming under pressure from higher inflation and slightly waning consumer confidence in the US. We are underweighting Retailers in line with falling consumer confidence, and the Automotive segment is being kept underweight for the same reason.

We are neutral on the Technology sector, with its strong US preference, but underweight in the Semiconductor and Hardware subsectors due to the prospect of lower growth in the short term. Within the Technology sector, however, we are maintaining a heavily overweight position in software companies. Thanks to its pricing power, this subsector is less impacted by inflation. Media companies are struggling with disappointing quarterly results and higher long-term interest rates in the US, so this holding is being kept at a neutral position.

We are continuing to focus on defensive sectors, with Health Care still being our favourite. Health Care is a defensive sector which is able to post solid corporate earnings and where the risk of increased regulation in the US has eased. We have recently reduced pharmaceutical stocks slightly and built up the Medical Technology holdings in the light of the latter sector's cheaper valuation and better fourth-quarter results.

We are also overweight in Consumer Staples. These companies, which include food and beverage producers as well as household and personal products manufacturers, provide stable income in uncertain times. We continue to underweight utilities and real estate companies.

Lastly, we remain tactically overweight in the energy sector, for both traditional and alternative energy companies. Higher oil prices could persist for a while, given the increasing demand and the scarcity of supply on both the oil and the gas markets, plus the reopening of the Chinese economy.

## Bond markets

Economic growth is weak, with a substantial risk of recession. High inflation is forcing central banks to raise their key rates, creating a restrictive monetary environment. On the other hand, bonds are seen as a safe haven. Bond holdings are built up whenever fears of recession increase, and this causes yields to fall. A complex situation where it is unclear whether investors will focus more on the economic dip, inflation or a potential reversal of the central bank's interest rate policy.

Against this backdrop, we still expect to see major fluctuations in bond yields, although German 10-year yields are expected to peak (temporarily) in the near future.

The main priority of the US central bank (Fed) is combating sky-high inflation. In March 2022, the bond purchase programme was discontinued and for the first time since 2015, the Fed started a cycle of sharp rate hikes, which brought rates from 0.125% to the current 4.625%. Further interventions are planned, but the key rate is expected to peak by summer this year, now that Fed chair Jerome Powell has acknowledged the risk of deflation.

The European Central Bank (ECB) is also concerned about inflation being far above its target rate. The bond purchase programme was discontinued at the end of June 2022, with a first rate hike following in July and the deposit rate being raised from -0.5% to +2.5% since then. ECB president Christine Lagarde indicated that the monetary reins need to be tightened further and that further rate hikes are needed, but we think ECB rates, too, will peak before the end of the third quarter of this year.

We remain invested slightly below the benchmark level for bonds. We prefer corporate bonds as recent indicators suggest that a deep recession is less likely. As a result, we are gradually opting for higher-risk paper over government bonds. We supplement these investments to a limited extent with inflation-linked bonds to protect against higher-than-expected inflation, plus a small position in emerging markets and US government bonds, where returns are very attractive.

The considerable volatility in bond yields has meant that maturities have been regularly adjusted in recent months, though they have been kept shorter than the benchmark because of falling bond prices. Now that some degree of normalisation has set in, and if core inflation slows down sufficiently, the interest-rate trajectory will be much more gradual than in 2022. Holding a steady course will be key in 2023.

### 1.3. Aggregate balance sheet (in EUR)

Balance sheet layout		28/02/2023	28/02/2022
	<b>TOTAL NET ASSETS</b>	234,067,797.50	399,816,937.96
<b>II.</b>	<b>Securities, money market instruments, UCIs and derivatives</b>		
A.	Bonds and other debt instruments		
	a) Bonds		
	Collateral received in the form of bonds	216,509.13	
C.	Shares and similar instruments		
	a) Shares	224,216,798.53	387,828,034.37
	Of which securities lent	128,007.25	
	b) Closed-end undertakings for collective investment	4,483,374.50	6,046,109.80
D.	Other securities	6,966,937.26	7,264,457.11
<b>IV.</b>	<b>Receivables and payables within one year</b>		
A.	Receivables		
	a) Accounts receivable	1,908,620.70	54,024.39
B.	Payables		
	a) Accounts payable (-)	-1,152,521.40	-454,597.53
	c) Borrowings (-)	-2,422,311.93	-1,907,952.80
	d) Collateral (-)	-216,509.13	
<b>V.</b>	<b>Deposits and cash at bank and in hand</b>		
A.	Demand balances at banks	171,172.33	1,389,051.15
<b>VI.</b>	<b>Accruals and deferrals</b>		
B.	Accrued income	269,024.28	248,397.01
C.	Accrued expense (-)	-373,296.77	-650,585.54
	<b>TOTAL SHAREHOLDERS' EQUITY</b>	234,067,797.50	399,816,937.96
<b>A.</b>	<b>Capital</b>	262,672,330.86	425,229,247.84
<b>B.</b>	<b>Income equalization</b>	-178,338.61	-17,143.77
<b>D.</b>	<b>Result of the period</b>	-28,426,194.75	-25,395,166.11
<b>Off-balance-sheet headings</b>			
I.	Collateral (+/-)		
I.A.	Collateral (+/-)		
I.A.a.	Securities/money market instruments	216,509.13	
IX.	Financial instruments lent	128,007.25	

## 1.4. Aggregate profit and loss account (in EUR)

Income Statement	28/02/2023	28/02/2022
<b>I. Net gains(losses) on investments</b>		
C. Shares and similar instruments		
a)Shares	-24,012,586.97	-26,279,746.53
b)Closed-end undertakings for collective investment	-530,820.08	-94,377.00
D. Other securities	164,192.66	-1,725,559.21
G. Receivables, deposits, cash at bank and in hand and payables		-0.01
H. Foreign exchange positions and transactions		
b)Other foreign exchange positions and transactions	-3,813,354.43	2,947,740.49
<b>Det.section I gains and losses on investments</b>		
Realised gains on investments	10,802,113.55	28,875,771.24
Unrealised gains on investments	-26,493,462.27	-45,479,103.10
Realised losses on investments	-18,121,835.38	-3,958,218.17
Unrealised losses on investments	5,620,615.28	-4,590,392.23
<b>II. Investment income and expenses</b>		
A. Dividends	1,549,899.54	1,393,117.65
B. Interests		
a)Securities and money market instruments	35,572.88	1,060.24
b)Cash at bank and in hand and deposits	3,923.96	81.53
C. Interest on borrowings (-)	-7,220.96	-5,572.82
F. Other investment income	406,199.01	2,076,378.06
<b>III. Other income</b>		
A. Income received to cover the acquisition and realization of assets, to discourage withdrawals and for delivery charges	287.48	3,289.67
B. Other	1,719.97	
<b>IV. Operating expenses</b>		
A. Investment transaction and delivery costs (-)	-70,252.18	-119,077.04
B. Financial expenses (-)	-1,488.02	-1,495.69
C. Custodian's fee (-)	-48,319.77	-79,111.49
D. Manager's fee (-)		
a)Financial management	-1,850,248.23	-3,085,189.55
b)Administration and accounting management	-126,933.41	-208,845.71
c)Commercial fee	-1,875.00	
E. Administrative expenses (-)	-0.04	-1,999.62
F. Formation and organisation expenses (-)	-13,884.22	-6,278.67
G. Remuneration, social security charges and pension	-1,749.13	-868.00
H. Services and sundry goods (-)	-45,791.51	-37,270.09
J. Taxes	-77,683.18	-183,699.16
L. Other expenses (-)	14,216.88	12,256.84
<b>Income and expenditure for the period</b>		
Subtotal II + III + IV	-233,625.93	-243,223.85

<b>V.</b>	<b>Profit (loss) on ordinary activities before tax</b>	-28,426,194.75	-25,395,166.11
<b>VII.</b>	<b>Result of the period</b>	-28,426,194.75	-25,395,166.11

## 1.5. Summary of recognition and valuation rules

### 1.5.1. Summary of the rules

Summary of the valuation rules pursuant to the Royal Decree of 10 November 2006 on the accounting, annual accounts and periodic reports of certain open-ended undertakings for collective investment.

The assets of the various sub-funds are valued as follows:

- When purchased or sold, securities, money market instruments, units in undertakings for collective investment and financial derivatives are recorded in the accounts at their acquisition price or sale price, respectively. Any additional expenses, such as trading and delivery costs, are charged directly to the profit and loss account.
- After initial recognition, securities, money market instruments and financial derivatives are measured at fair value on the basis of the following rules:
  - Securities that are traded on an active market without the involvement of third-party financial institutions are measured at fair value using the closing price;
  - Assets that have an active market which functions through third -party financial institutions that guarantee continuous bid and ask prices are measured using the current bid price set on that market. However, since most international benchmarks use mid-prices, and the data providers cannot supply bid prices (e.g., JP Morgan, iBoxx, MSCI, etc.), the midprices are used to measure debt instruments, as provided for in the Notes to the aforementioned Royal Decree. The method to correct these midprices and generate the bid price is not used, as it is not reliable enough and could result in major fluctuations.
  - Securities whose last known price is not representative and securities that are not admitted to official listing or admitted to another organised market are valued as follows:
    - 1 When measuring these securities at fair value, use is made of the current fair value of similar assets for which there is an active market, provided this fair value is adjusted to take account of the differences between the assets concerned.
    - 2 If no fair value for similar assets exists, the fair value is calculated on the basis of other valuation techniques which make maximum use of market data, which are consistent with generally accepted economic methods and which are verified and tested on a regular basis.
    - 3 If no organised or unofficial market exists for the assets being valued, account is also taken of the uncertain character of these assets, based on the risk that the counterparties involved might not meet their obligations.
  - Shares for which there is no organised or unofficial market, and whose fair value cannot be calculated reliably as set out above, are measured at cost. Impairment is applied to these shares if there are objective instructions to this end.
  - Units in undertakings for collective investment (for which there is no organised market) are measured at fair value using their last net asset value.
- Liquid assets, including assets on demand at credit institutions, obligations on current account vis-à-vis credit institutions, amounts payable and receivable in the short term that are not represented by negotiable securities or money market instruments (other than vis-à-vis credit institutions), tax assets and liabilities, are measured at nominal value. Other amounts receivable in the longer term that are not represented by negotiable securities are measured at fair value. Impairment is applied to assets, amounts to be received and receivables if there is uncertainty that they will be paid in full or in part at maturity, or if the realisation value of this asset is less than its acquisition value. Additional impairment is recorded on the assets, amounts to be received and receivables referred to in the previous paragraph to ensure that any change in their value, or risks inherent in the asset in question, are taken into account.
- The income generated by securities lending is recognised as other income (Income statement II.B.a.: Investment income and expenses – Interest – Securities and money market instruments) and is included on an accruals basis in the income statement over the term of the transaction.
- Securities issued in a currency other than that of the relevant sub-fund are converted into the currency of the sub-fund at the last known mid-market exchange rate.

#### Differences

A minor difference may appear from time to time between the net asset value as published in the press and the net asset value shown in this report. These are minimal differences in the net asset value calculated that are identified after publication.

If these differences reach or exceed a certain tolerance limit, the difference will be compensated. For those buying or selling shares in the bevek and for the bevek itself, this tolerance limit will be a certain percentage of the net asset value and the net assets, respectively.

This tolerance limit is:

- money market funds: 0.25%
- bond funds, balanced funds and funds offering a capital guarantee: 0.50%
- equity funds: 1%
- other funds (real estate funds, etc.): 0.50%

## 1.5.2. Exchange rates

1 EUR =	28/02/2023		28/02/2022	
		1.572625	AUD	1.547853
	1.443817	CAD	1.424610	CAD
	0.993953	CHF	1.030479	CHF
	0.875975	GBP	0.837115	GBP
	8.324394	HKD	8.776347	HKD
	144.456008	JPY	129.364560	JPY
	1,403.306630	KRW	1,350.479520	KRW
	19.433662	MXN	22.949784	MXN
	10.972516	NOK	9.877027	NOK
	1.711726	NZD	1.659697	NZD
	11.059530	SEK	10.600986	SEK
	1.427592	SGD	1.524687	SGD
	20.021179	TRY	15.567158	TRY
	1.060500	USD	1.123200	USD
	19.466803	ZAR	17.356248	ZAR

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## 2. Information on KBC Select Immo Belgium Plus

### 2.1. Management report

#### 2.1.1. Launch date and subscription price

**Capitalisation**

Launch date: 24 March 1995

Initial subscription price: 20 000 BEF

Currency: EUR

#### 2.1.2. Stock exchange listing

Not applicable.

#### 2.1.3. Goal and key principles of the investment policy

##### Object of the sub-fund

The main objective of this sub-fund is to generate the highest possible return for its shareholders by investing directly or indirectly in transferable securities. This is reflected in its pursuit of capital gains and income. To this end, the assets are invested, either directly or indirectly via correlated financial instruments, primarily in real estate certificates, shares in real estate companies and UCIs that invest in real estate.

##### Sub-fund's investment policy

###### *Permitted asset classes*

The sub-fund may invest in securities, money market instruments, units in undertakings for collective investment, deposits, financial derivatives, liquid assets and all other instruments insofar as permitted by the applicable laws and regulations and consistent with the object as described above.

The sub-fund shall invest no more than 10% of its assets in units of other undertakings for collective investment.

###### *Restrictions of the investment policy*

The investment policy will be implemented within the limits set by law and regulations.

The sub-fund may borrow up to 10% of its net assets, insofar as these are short-term borrowings aimed at solving temporary liquidity problems.

## Permitted derivatives transactions

Derivatives can be used both to achieve the investment objectives and to hedge risks.

Listed and unlisted derivatives may be used to achieve the objectives: these may be forward contracts, futures, options or swaps on securities, indexes, currencies or interest rates or other transactions involving derivatives. Unlisted derivatives transactions will only be concluded with prime financial institutions specialised in such transactions.

Subject to the applicable laws and regulations and the articles of association, the sub-fund always seeks to conclude the most effective transactions. All costs associated with the transactions will be charged to the sub-fund and all income generated will be paid to the sub-fund.

If the transactions result in a risk in respect of the counterparty, this risk can be hedged by using a margin management system that ensures that the sub-fund is the beneficiary of security (collateral) in the form of liquid instruments, such as, for instance, cash or investment grade bonds. The relationship with the counterparty or counterparties is governed by standard international agreements.

Derivatives may also be used to hedge the assets of the sub-fund against open exchange rate risks in relation to the currency in which the sub-fund is denominated.

Where derivatives are used, they must be easily transferable and liquid instruments. Using derivatives does not, therefore, have a negative impact on liquidity risk. The use of derivatives may, however, affect the spread of the portfolio across regions, sectors or themes. **Consequently, there may be an impact on concentration risk. Derivatives may not be used to protect capital, either fully or partially. They neither increase nor decrease capital risk. In addition, using derivatives has no negative impact on credit risk, settlement risk, custody risk, flexibility risk or inflation risk or risk dependent on external factors.**

The UCITS may conclude contracts that entail a credit risk in respect of issuers of debt instruments. Credit risk is the risk that the issuer of the debt instrument will default. This credit risk relates to parties whose creditworthiness at the time the contract is concluded is equal to that of the issuers whose debt instruments the UCITS can hold directly. Credit derivatives may possibly be used both to carry out the investment objectives and to cover the credit risk, but solely within the existing risk profile and without implying any shift to less creditworthy debtors than those the UCITS can invest in.

## Strategy selected

The assets are invested primarily in Belgian real estate certificates and in shares issued by companies whose activities are directly or indirectly linked to the Belgian real estate market. In addition, investments are made in securities issued by companies whose activities are directly or indirectly linked to the European real estate market. The fund is actively managed without referring to any benchmark.

The investments underlying this sub-fund do not take into account the EU criteria for environmentally sustainable economic activities.

### **Transparency of adverse sustainability impacts:**

The sub-fund considered the principal adverse impacts of its investment decisions on sustainability factors ('PAI') as described by the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector ('SFDR'), through the general exclusion policy and the Proxy Voting and Engagement Policy.

The principal adverse impacts on sustainability factors that were taken into account through the general exclusion policy, were exposure to controversial weapons ('indicator 14'), exposure to companies active in the fossil fuel sector ('indicator 4') and Violations of the United Nations Global Compact (UNGC) Principles and the Organisation for Economic Co-operation and Development (OECD) Guidelines for Multinational Enterprises ('indicator 10').

The principal adverse impacts on sustainability factors that were taken into account through the Proxy Voting and Engagement Policy were greenhouse gas emissions ('indicator 1'), carbon footprint ('indicator 2'), greenhouse gas intensity of investee companies ('indicator 3'), exposure to companies active in the fossil fuel sector ('indicator 4'), gender diversity on the board of directors ('indicator 13').

## Securities Financing Transactions (SFTs)

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.1. Securities Financing Transactions (SFTs)'.

## General strategy for hedging the exchange risk

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.2. General strategy for hedging the exchange rate risk'.

## Social, ethical and environmental aspects

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.3. Social, ethical and environmental aspects'.

## **2.1.4. Financial portfolio management**

There is no delegation of the management of the asset allocation.

## **2.1.5. Distributors**

IVESAM NV, Havenlaan 2, B-1080 Brussels.

## **2.1.6. Index and benchmark**

Not applicable.

## **2.1.7. Policy pursued during the financial year**

As defined by the prospectus, the fund was managed with the objective to reflect the return of the MSCI Europe ESG Index.

## **2.1.8. Future policy**

As defined by the prospectus, the fund will continue tracking the return of the MSCI Europe ESG Index.

## **2.1.9. Summary risk indicator (SRI)**

4 on a scale of 1 (lowest risk) to 7 (highest risk)

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.4. Summary risk indicator'

The summary risk indicator gives an idea of the risk associated with investing in an undertaking for collective investment or a sub-fund. It measures risk on a scale of one (least risk) to seven (most risk).

## 2.2. Balance sheet

Balance sheet layout		28/02/2023 (in Euro)	28/02/2022 (in Euro)
	<b>TOTAL NET ASSETS</b>	135,826,750.27	262,035,563.00
II.	<b>Securities, money market instruments, UCIs and derivatives</b>		
C.	Shares and similar instruments		
	a) Shares	125,591,427.81	249,279,293.06
	b) Closed-end undertakings for collective investment	4,483,374.50	6,046,109.80
D.	Other securities	6,894,044.07	7,247,075.65
IV.	<b>Receivables and payables within one year</b>		
A.	Receivables		
	a) Accounts receivable		32,322.41
B.	Payables		
	a) Accounts payable (-)	-1.18	-30,838.12
	c) Borrowings (-)	-990,872.97	-1,445,754.91
V.	<b>Deposits and cash at bank and in hand</b>		
A.	Demand balances at banks	2,644.07	1,257,712.40
VI.	<b>Accruals and deferrals</b>		
B.	Accrued income	68,869.42	89,531.38
C.	Accrued expense (-)	-222,735.45	-439,888.67
	<b>TOTAL SHAREHOLDERS' EQUITY</b>	135,826,750.27	262,035,563.00
A.	<b>Capital</b>	153,806,288.02	279,111,135.72
B.	<b>Income equalization</b>	-82,297.79	-74,260.73
D.	<b>Result of the period</b>	-17,897,239.96	-17,001,311.99
<hr/>			
	<b>Off-balance-sheet headings</b>		
IX.	Financial instruments lent		

## 2.3. Profit and loss account

Income Statement		28/02/2023 (in Euro)	28/02/2022 (in Euro)
<b>I.</b>	<b>Net gains(losses) on investments</b>		
C.	Shares and similar instruments		
	a) Shares	-16,816,485.26	-15,271,883.62
	b) Closed-end undertakings for collective investment	-530,820.08	-94,377.00
D.	Other securities	168,659.27	-1,725,559.21
H.	Foreign exchange positions and transactions		
	b) Other foreign exchange positions and transactions	-131,151.92	34,244.69
	<b>Det.section I gains and losses on investments</b>		
	Realised gains on investments	7,462,404.18	13,956,291.95
	Unrealised gains on investments	-20,983,109.15	-29,088,784.88
	Realised losses on investments	-9,811,433.25	-1,951,825.48
	Unrealised losses on investments	6,022,340.23	26,743.27
<b>II.</b>	<b>Investment income and expenses</b>		
A.	Dividends	349,568.57	422,239.84
B.	Interests		
	a) Securities and money market instruments	15,361.74	
	b) Cash at bank and in hand and deposits	2,668.00	
C.	Interest on borrowings (-)	-3,099.61	-3,191.07
F.	Other investment income	406,198.68	2,076,378.06
<b>III.</b>	<b>Other income</b>		
B.	Other	1,053.25	
<b>IV.</b>	<b>Operating expenses</b>		
A.	Investment transaction and delivery costs (-)	-36,951.74	-24,533.02
B.	Financial expenses (-)	-883.72	-951.07
C.	Custodian's fee (-)	-28,187.64	-51,110.88
D.	Manager's fee (-)		
	a) Financial management	-1,151,458.34	-2,093,904.31
	b) Administration and accounting management	-76,763.99	-139,837.75
	c) Commercial fee	-625.00	
F.	Formation and organisation expenses (-)	-4,423.01	-3,538.50
G.	Remuneration, social security charges and pension	-1,006.33	-582.57
H.	Services and sundry goods (-)	-21,384.24	-11,116.03
J.	Taxes	-50,633.29	-125,234.09
L.	Other expenses (-)	13,124.70	11,644.54
	<b>Income and expenditure for the period</b>		
	Subtotal II + III + IV	-587,441.97	56,263.15
<b>V.</b>	<b>Profit (loss) on ordinary activities before tax</b>	-17,897,239.96	-17,001,311.99
<b>VII.</b>	<b>Result of the period</b>	-17,897,239.96	-17,001,311.99

## 2.4. Composition of the assets and key figures

### 2.4.1. Composition of the assets of KBC Select Immo Belgium Plus

Name	Quantity on 28/02/2023	Currency	Price in currency	Evaluation (in Euro)	% owned by UCI	% portfolio	% Net assets
NET ASSETS							
SECURITIES PORTFOLIO							
<b>Investment funds</b>							
Closed-end funds							
Listed closed-end investment funds							
<u>Belgium</u>							
LEASINVEST REAL ESTATE -	58,594.00	EUR	49.600	2,906,262.40		2.12	2.14
VASTNED RETAIL BELGIUM NV -	48,827.00	EUR	32.300	1,577,112.10		1.15	1.16
Open-end funds							
UCITS registered with the FSMA							
<u>Equity funds</u>							
WAREHOUSES ESTATES BELGIUM -	103,055.00	EUR	38.100	3,926,395.50		2.87	2.89
Total investment funds				8,409,770.00		6.14	6.19
<b>Shares</b>							
Exchange-listed shares							
<u>Belgium</u>							
AEDIFICA -	122,315.00	EUR	80.100	9,797,431.50		7.15	7.21
ASCENCIO -	65,053.00	EUR	50.400	3,278,671.20		2.39	2.41
ATENOR GROUP (BRU)	103,250.00	EUR	50.200	5,183,150.00		3.78	3.82
BANIMMO SA/NV -	49,149.00	EUR	4.040	198,561.96		0.14	0.15
CARE PROPERTIES INVEST -	413,939.00	EUR	14.060	5,819,982.34		4.25	4.29
CIE IMMOBILIERE DE BELGIQUE SA (BRU)	113,862.00	EUR	53.200	6,057,458.40		4.42	4.46
COFINIMMO -	67,510.00	EUR	87.450	5,903,749.50		4.31	4.35
HOME INVEST BELGIUM -	134,223.00	EUR	20.510	2,752,913.73		2.01	2.03
IMMO MECHELEN CITY CENTER NV -	1,000.00	EUR	589.000	589,000.00		0.43	0.43
INTERVEST -	309,271.00	EUR	20.000	6,185,420.00		4.52	4.55
MONTEA SCA M	135,227.00	EUR	77.900	10,534,183.30		7.69	7.76
QRF COMM VA -	118,105.00	EUR	10.300	1,216,481.50		0.89	0.90
QRF COMM VA NOMINATIEF 3	43,226.00	EUR	9.560	413,240.56		0.30	0.30
RETAIL ESTATES -	93,421.00	EUR	69.500	6,492,759.50		4.74	4.78
SHURGARD SELF STORAGE EUROPE S -	206,144.00	EUR	46.300	9,544,467.20		6.97	7.03
VGP NV -	108,024.00	EUR	85.100	9,192,842.40		6.71	6.77
WAREHOUSE DISTR. DE PAUW -	224,541.00	EUR	28.960	6,502,707.36		4.75	4.79
WERELDHAVE BELGIUM -	59,958.00	EUR	56.800	3,405,614.40		2.49	2.51
XIOR STUDENT HOUSING NV -	326,335.00	EUR	31.650	10,328,502.75		7.54	7.60
<u>Cyprus</u>							
AKELIUS RESIDENTIAL PROPERTY A -	876,211.00	EUR	1.834	1,606,970.97		1.17	1.18
AROUNDTOWN PROPERTY HOLD SA -	519,826.00	EUR	2.452	1,274,613.35		0.93	0.94
<u>Finland</u>							
KOJAMO OYJ -	2,857.00	EUR	12.540	35,826.78		0.03	0.03
<u>France</u>							
GECINA REG	12,890.00	EUR	109.100	1,406,299.00		1.03	1.03
ICADE EMGP -	31,884.00	EUR	47.400	1,511,301.60		1.10	1.11
UNIBAIL-RODAMCO SE -	57,569.00	EUR	59.940	3,450,685.86		2.52	2.54
<u>Germany</u>							
TAG IMMOBILIEN AG -	580,909.00	EUR	7.535	4,377,149.32		3.20	3.22
VIB VERMOEGEN AG -	16,512.00	EUR	19.180	316,700.16		0.23	0.23
VONOVIA SE -	181,787.00	EUR	23.850	4,335,619.95		3.17	3.19
<u>Spain</u>							
ARIMA REAL ESTATE SOCIMI SA -	104,667.00	EUR	8.650	905,369.55		0.66	0.67
INMOBILIARIA COLONIAL SOCIMI SA -	107,106.00	EUR	6.790	727,249.74		0.53	0.54
<u>Sweden</u>							
CATENA AB -	10,134.00	SEK	410.600	376,238.44		0.28	0.28
FABEGE AB -	76,035.00	SEK	88.760	610,230.85		0.45	0.45
<u>Switzerland</u>							
PSP SWISS PROPERTY AG -	11,860.00	CHF	105.600	1,260,034.64		0.92	0.93
Total shares				125,591,427.81		91.69	92.46

<b>Real estate certificates</b>							
<u>Belgium</u>							
BRUSSELS NORTH DISTRIBUTION OP NAAM	2.00	EUR	148,148.140	296,296.28		0.22	0.22
DIEGEM KENNEDY DIEGEM KENNEDY (TOONDER)	8,239.00	EUR	113.960	938,916.44		0.69	0.69
IMMO BASILIX BASILIX (TOONDER)	18,578.00	EUR	11.150	207,144.70		0.15	0.15
IMMO BEAULIEU BEAULIEULAAN (TOONDER)	35,042.00	EUR	5.154	180,606.47		0.13	0.13
IMMO ZENOBE GRAMME ZENOBE GRAMME	2,285.00	EUR	215.000	491,275.00		0.36	0.36
Total real estate certificates				2,114,238.89		1.54	1.56
<b>Rights</b>							
<u>Belgium</u>							
AEDIFICA -	184,261.00	EUR	1.270	234,039.11		0.17	0.17
CARE PROPERTIES INVEST -	402,753.00	EUR	0.850	342,340.05		0.25	0.25
XIOR STUDENT HOUSING NV -	339,415.00	EUR	0.816	277,030.52		0.20	0.20
Total rights				853,409.68		0.62	0.63
TOTAL SECURITIES PORTFOLIO				136,968,846.38		100.00	100.84
CASH AT BANK AND IN HAND							
<b>Demand accounts</b>							
<u>Belgium</u>							
KBC GROUP CAD	1,934.03	CAD	1.000	1,339.53		0.00	0.00
KBC GROUP CHF	53.54	CHF	1.000	53.87		0.00	0.00
KBC GROUP EURO	-990,871.59	EUR	1.000	-990,871.59		0.00	-0.73
KBC GROUP GBP	-1.21	GBP	1.000	-1.38		0.00	0.00
KBC GROUP SEK	13,831.85	SEK	1.000	1,250.67		0.00	0.00
Total demand accounts				-988,228.90		0.00	-0.73
TOTAL CASH AT BANK AND IN HAND				-988,228.90		0.00	-0.73
OTHER RECEIVABLES AND PAYABLES							
<b>Payables</b>							
<u>Belgium</u>							
KBC GROUP EUR PAYABLE	-1.18	EUR	1.000	-1.18		0.00	0.00
Payables				-1.18		0.00	0.00
TOTAL RECEIVABLES AND PAYABLES				-1.18		0.00	0.00
OTHER							
Interest receivable		EUR		68,869.42		0.00	0.05
Expenses payable		EUR		-222,735.45		0.00	-0.16
TOTAL OTHER				-153,866.03		0.00	-0.11
TOTAL NET ASSETS				135,826,750.27		0.00	100.00

### Geographic breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Belgium	76.84	79.42	77.57	83.62
Switzerland	0.77	0.69	0.95	0.93
Cyprus	3.52	3.41	3.73	2.12
Germany	10.87	9.59	8.54	6.64
Spain	1.52	1.17	1.97	1.20
Finland	0.11	0.02	0.03	0.03
France	3.86	3.55	5.04	4.73
Netherlands	0.05	0.01	0.02	0.00
Sweden	2.46	2.14	2.15	0.73
TOTAL	100.00	100.00	100.00	100.00

### Sector breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Consum(cycl)	4.59	4.60	6.09	7.45
Financials	0.26	-0.07	(1.29)	-0.73
Real est.	95.15	95.47	95.20	93.28
TOTAL	100.00	100.00	100.00	100.00

### Currency breakdown (as a % of net assets)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
SWISS FRANC	0.80	0.90	0.95	0.93
EURO	96.74	96.69	96.90	98.34
SWEDISH KRONA	2.46	2.41	2.15	0.73
TOTAL	100.00	100.00	100.00	100.00

## 2.4.2. Changes in the composition of the assets of KBC Select Immo Belgium Plus (in Euro)

	1 <sup>st</sup> half of year
<b>Purchases</b>	14,061,215.47
<b>Sales</b>	49,299,912.95
<b>Total 1</b>	63,361,128.41
<b>Subscriptions</b>	10,634,166.90
<b>Redemptions</b>	43,705,846.75
<b>Total 2</b>	54,340,013.65
<b>Monthly average of total assets</b>	154,355,907.92
<b>Turnover rate</b>	5.84%

The table above shows the capital volume of portfolio transactions. This volume (adjusted to take account of total subscriptions and redemptions) is also compared to the average net assets at the beginning and end of the period. A figure close to 0% implies that the transactions relating to the securities or transactions relating to the assets (excluding deposits and cash) in a given period only involve subscriptions and redemptions. A negative percentage shows that subscriptions and redemptions entailed few, if any, transactions in the portfolio. Active asset management may result in high turnover rates (monthly percentage >50%).

The detailed list of transactions can be consulted free of charge at the company designated as financial service: KBC Bank NV, Havenlaan 2, B-1080 Brussels

## 2.4.3. Amount of commitments in respect of financial derivatives positions

Nil

## 2.4.4. Changes in the number of subscriptions and redemptions and the net asset value

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2021 - 08*	11,796.49		11,043.90		80,667.04		80,667.04
2022 - 08*	3,544.36		18,656.05		65,555.36		65,555.36
2023 - 02*	4,318.99		17,064.92		52,809.43		52,809.43

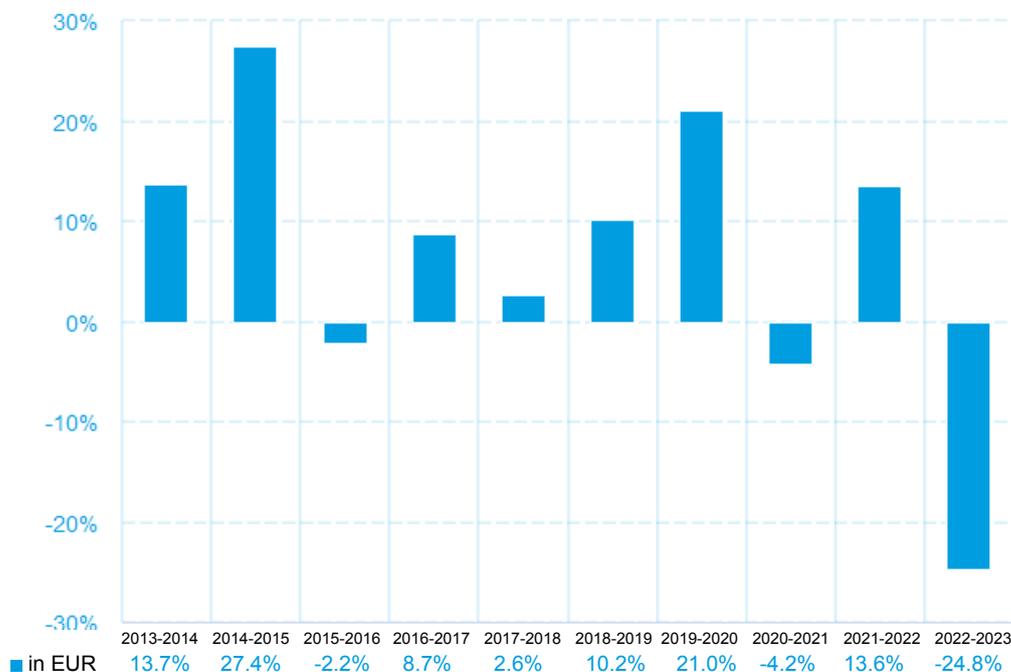
Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2021 - 08*	36,369,650.20		35,038,479.15	
2022 - 08*	12,129,611.52		59,342,008.56	
2023 - 02*	10,658,723.88		43,812,701.52	

Period	Net asset value End of period (in Euro)		
	Of the sub-fund	Of one share	
		Capitalization	Distribution
2021 - 08*	293,407,989.18	3,637.27	
2022 - 08*	186,877,967.90	2,850.69	
2023 - 02*	135,826,750.27	2,572.02	

\*The financial year does not coincide with the calendar year.

## 2.4.5. Performance figures

BE0153263034  
KBC Select Immo Belgium Plus CAP  
Annual performance on 28/02/2023 (in EUR)



Cap Div	ISIN Code	Curr ency	1 year		3 years		5 years		10 years		Since Launch*	
			Share classes	Bench mark	Starting date	Share classes						
CAP	BE0153263034	EUR	-24.79%		-6.47%		1.76%		5.59%		24/03/1995	6.07%

Risk warning: Past performance is not a guide to future performance.

\* Return on annual basis.

- The bar chart shows the performance for full financial years(period of 12 months prior to the half-yearly closing).
- The figures do not take account of any restructuring..
- Calculated in EUR.
- The return is calculated as the change in the net asset value between two dates expressed as a percentage.
- Calculation method for date D, where NAV stands for net asset value:  
Capitalisation units (CAP)  
Return on date D over a period of X years :  
$$[\text{NIW}(D) / \text{NIW}(Y)]^{[1 / X]} - 1$$
where Y = D-X  
Return on date D since the start date S of the unit:  
$$[\text{NIW}(D) / \text{NIW}(S)]^{[1 / F]} - 1$$
where F = 1 if the unit has existed for less than one year on date D  
where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D
- If the interval between the two dates exceeds one year, the ordinary return calculation is converted into a return on an annual basis by taking the nth square root of 1 plus the total return of the unit..
- The return figures shown above do not take account of the fees and charges associated with the issue and redemption of units.
- These are the performance figures for capitalisation shares.

## 2.4.6. Costs

### Ongoing Charges and Transaction costs:

Ongoing charges : 1,727%  
Transaction costs: 0,034%

Percentage calculated at reporting date: 28 February 2023 (period of 12 months prior to the half-yearly closing).

A more detailed explanation with respect to the method of calculating ongoing charges and the relevant exclusions can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.5. Ongoing charges'

More information on how transaction costs are calculated: the transaction costs are not included in the ongoing charges, but are instead shown separately. Moreover, this does not fully reflect the actual transaction costs as only the explicit transaction costs are given.

### Existence of Commission Sharing Agreements

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.7. Commission Sharing Agreements'.

No CSA accrual during this period.

### Existence of fee sharing agreements and rebates

The management company has shared 52,69% of its fee with the distributor, and institutional and/or professional parties.

If the management company invests the assets of the undertaking for collective investment in units of undertakings for collective investment that are not managed by an entity of KBC Groep NV, and receives a fee for doing so, it will pay this fee to the undertaking for collective investment.

Fee-sharing does not affect the amount of the management fee paid by a **sub-fund** to the management company. This management fee is subject to the limitations laid down in **the articles of association**. The limitations may only be amended after approval by the General Meeting.

## 2.4.7. Notes to the financial statements and other data

Fee for managing the investment portfolio	1.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation)	0.10%	of the net assets of the sub-fund per year.

### Anti-dilution levy

During the past reporting period, no anti-dilution levy, as described in the general information on the Bevek of this report, under title 1.2.1.9. *Non-recurring fees and charges borne by the investor*, was charged in favor of this sub-fund.

## Exercising voting rights

If necessary, relevant and in the interest of the shareholders, the management company will exercise the voting rights attached to the shares in the Bevek's portfolio.

The management company will adhere to the following criteria when determining how it stands relative to the items on the agenda that are put to the vote:

- Shareholder value may not be adversely affected.
- Corporate governance rules, especially with regard to the rights of minority shareholders, must be respected.
- The minimum standards with regard to sustainable business and corporate social responsibility must be met.

The list of companies for which voting rights are exercised is available at the registered office of the Bevek.

## Securities lending

Pursuant to the Royal Decree of 7 March 2006 on securities lending, the undertaking for collective investment in transferable securities(UCITS) has entered into securities lending transactions, whereby the title to the securities that have been lent has been transferred, without recognition of that transfer of ownership in the accounts. For the period from 01/09/2022 to 01/02/2023, the realised net income for the UCITS amounts to 9.985,13 EUR and for the Management Company 3.994,05 EUR. Direct and indirect costs and charges are deducted from the gross income. These are set at a flat rate of 35% of the fee received and consist of the charges for the clearing services provided by KBC Bank NV, the charges paid to the management company for setting up and monitoring the system for lending securities, the charges for margin management, the charges associated with cash and custody accounts and cash and securities transactions, the fee paid for any management of reinvestments and, if the sub-fund uses an agent, the fee paid to the agent. The undertaking for collective investment in transferable securities will thus receive 65% of the fee received for securities lent. The number of securities lent varied between 0 and 2, with a market value fluctuating between 0 and 2576568.5 EUR. The detailed list of securities lending transactions carried out may be obtained from the registered office of the undertaking for collective investment in transferable securities at Havenlaan 2, 1080 Brussels. During the reporting period, securities lending transactions were effected in relation to the following securities lending systems:

Manager of the securities lending system: Goldman Sachs

Type of securities lending transactions effected: the lending transactions are effected through the agency of a Lending Agent.

Nature of the lent securities: the securities lending applies only to the equity portion of the portfolio.

Nature of the financial collateral: government bonds issued by Austria, Belgium, Germany, the Netherlands, Luxembourg, the UK, France, the US and Switzerland and supranational bonds denominated in EUR, USD or GBP issued by the EIB or the KFW.

Reinvestment of the financial collateral received: no reinvestment takes place.

- Section II, entitled 'Income and expenditure relative to the investments', contains the net results of transactions in respect of the lending of securities including the result generated by reinvesting financial guarantees tendered in the context of lending bon.

## Transparency of securities financing transactions and of reuse

### Global data:

1) The amount of securities and commodities on loan as a proportion of total lendable assets defined as excluding cash and cash equivalents;	Nil	%
2) The amount of assets engaged in each type of SFT's and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency) and as a proportion of the collective investment undertaking's assets under management (AUM).		
The amount of assets engaged in each type of SFTs and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency)	0,00	EUR
proportion of the collective investment undertaking's assets under management (AUM)	Nil	%

### Concentration data:

1) Ten largest collateral issuers across all SFTs and total return swaps (break down of volumes of the collateral securities and commodities received per issuer's name)

name collateral issuer	Market value on a settled basis	currency
Nil	Nil	Nil

2) Top 10 counterparties of each type of SFTs and total return swaps separately (Name of counterparty and gross volume of outstanding transactions).

type SFT (lending program)	name counterparty	Country of counterparty	Market value on a settled basis	currency
Nil	Nil	Nil	Nil	Nil

Aggregate transaction data for each type of SFTs and total return swaps separately to be broken down according to the below categories:

1) Type and quality of collateral;	equity (Goldman Sachs)	equity(KBC Bank)	bonds (Société Générale)
type	Nil.	Nil.	Nil.
quality – Bloomberg composite rating: see table below			
2) Maturity tenor of the collateral broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open maturity: see table below;			
3) Currency of the collateral: see table below			
4) Maturity tenor of the SFTs and total return swaps broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open transactions;	Nil.	Nil.	Nil.
5) Country in which the counterparties are established: see table above			
6) Settlement and clearing (e.g., tri-party, Central Counterparty, bilateral).	Nil.	Nil.	Nil.

collateral	quality	currency	Maturity tenor
Nil	Nil	Nil	Nil

Data on reuse of collateral:

1) Share of collateral received that is reused, compared to the maximum amount specified in the prospectus or in the disclosure to investors;	Nil
2) Cash collateral reinvestment returns to the collective investment undertaking. (EUR)	Nil

Safekeeping of collateral received by the collective investment undertaking as part of SFTs and total return swaps:

1) Number and names of custodians and the amount of collateral assets safe-kept by each of the custodians.

<u>number</u>	<u>Name collateral custodian</u>	<u>Market value on a settled basis</u>	<u>currency</u>
Nil	Nil	Nil	Nil

Safekeeping of collateral granted by the collective investment undertaking as part of SFTs and total return swaps:

1) The proportion of collateral held in segregated accounts or in pooled accounts, or in any other accounts.	Nil
--	-----

Data on return and cost for each type of SFTs and total return swaps:

1) Data on return and cost for each type of SFTs and total return swaps broken down between the collective investment undertaking, the manager of the collective investment undertaking and third parties (e.g. agent lender) in absolute terms and as a percentage of overall returns generated by that type of SFTs and total return swaps.

Lending program: equity (Goldman Sachs)	collective investment undertaking	manager of the collective investment undertaking	agent lender
return EUR	15.361,74	3.994,05	1.382,56
percentage of overall returns	100,00 %	26,00%	9,00%
cost EUR	5.376,61		
percentage of overall returns	35,00 %		

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# 2. Information on KBC Select Immo Europe Plus

## 2.1. Management report

### 2.1.1. Launch date and subscription price

#### **Classic Shares Distribution**

Launch date:	1 September 2014
Initial subscription price:	1 037.98 EUR
Currency:	EUR

#### **Classic Shares Capitalisation**

Launch date:	6 March 1998
Initial subscription price:	20 000 BEF
Currency:	EUR

#### **Institutional B Shares Capitalisation**

Launch date:	23 May 2017
Initial subscription price:	1 288.32 EUR
Currency:	EUR

### 2.1.2. Stock exchange listing

Not applicable.

### 2.1.3. Goal and key principles of the investment policy

#### **Object of the sub-fund**

The main objective of this sub-fund is to generate the highest possible return for its shareholders by investing directly or indirectly in transferable securities. This is reflected in its pursuit of capital gains and income. To this end, the assets are invested, either directly or indirectly via correlated financial instruments, primarily in real estate certificates, shares in real estate companies and UCIs that invest in real estate.

#### **Sub-fund's investment policy**

##### ***Permitted asset classes***

The sub-fund may invest in securities, money market instruments, units in undertakings for collective investment, deposits, financial derivatives, liquid assets and all other instruments insofar as permitted by the applicable laws and regulations and consistent with the object as described above.

The sub-fund shall invest no more than 10% of its assets in units of other undertakings for collective investment.

##### ***Restrictions of the investment policy***

The investment policy will be implemented within the limits set by law and regulations.

The sub-fund may borrow up to 10% of its net assets, insofar as these are short-term borrowings aimed at solving temporary liquidity problems.

## Permitted derivatives transactions

Derivatives can be used both to achieve the investment objectives and to hedge risks.

Listed and unlisted derivatives may be used to achieve the objectives: these may be forward contracts, futures, options or swaps on securities, indexes, currencies or interest rates or other transactions involving derivatives. Unlisted derivatives transactions will only be concluded with prime financial institutions specialised in such transactions.

Subject to the applicable laws and regulations and the articles of association, the sub-fund always seeks to conclude the most effective transactions. All costs associated with the transactions will be charged to the sub-fund and all income generated will be paid to the sub-fund.

If the transactions result in a risk in respect of the counterparty, this risk can be hedged by using a margin management system that ensures that the sub-fund is the beneficiary of security (collateral) in the form of liquid instruments, such as, for instance, cash or investment grade bonds. The relationship with the counterparty or counterparties is governed by standard international agreements.

Derivatives may also be used to hedge the assets of the sub-fund against open exchange rate risks in relation to the currency in which the sub-fund is denominated.

Where derivatives are used, they must be easily transferable and liquid instruments. Using derivatives does not, therefore, have a negative impact on liquidity risk. The use of derivatives may, however, affect the spread of the portfolio across regions, sectors or themes. **Consequently, there may be an impact on concentration risk. Derivatives may not be used to protect capital, either fully or partially. They neither increase nor decrease capital risk. In addition, using derivatives has no negative impact on credit risk, settlement risk, custody risk, flexibility risk or inflation risk or risk dependent on external factors.**

The UCITS may conclude contracts that entail a credit risk in respect of issuers of debt instruments. Credit risk is the risk that the issuer of the debt instrument will default. This credit risk relates to parties whose creditworthiness at the time the contract is concluded is equal to that of the issuers whose debt instruments the UCITS can hold directly. Credit derivatives may possibly be used both to carry out the investment objectives and to cover the credit risk, but solely within the existing risk profile and without implying any shift to less creditworthy debtors than those the UCITS can invest in.

## Strategy selected

The assets are invested primarily in real estate certificates, shares in real estate companies and real estate funds of European origin. Investments are also made in other securities linked to the European real estate sector.

The fund is actively managed with reference to the following benchmark: FTSE EPRA/NAREIT Developed Europe - Net Return Index.

However, it is not the aim of the fund to replicate the benchmark. The composition of the benchmark is taken into account when compiling the portfolio.

When compiling the portfolio, the manager may also decide to invest in instruments that are not included in the benchmark, or indeed not to invest in instruments that are included.

The composition of the portfolio will to a large extent be similar to that of the benchmark.

The benchmark is also used to assess the performance of the sub-fund.

The benchmark is also used to determine the fund's risk limitation mechanism. This limits the extent to which the fund's return may deviate from the benchmark.

The longterm expected tracking error for this fund is 3.00%. The tracking error measures the volatility of the fund's return relative to that of the benchmark. The higher the tracking error, the more the fund's return fluctuates relative to the benchmark. Market conditions may cause the actual tracking error to differ from the expected tracking error.

The investments underlying this sub-fund do not take into account the EU criteria for environmentally sustainable economic activities.

### **Transparency of adverse sustainability impacts:**

The sub-fund considers the principal adverse impacts of its investment decisions on sustainability factors ('PAI') as described by the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector ('SFDR'), through the general exclusion policy and the Proxy Voting and Engagement Policy.

The principal adverse impacts on sustainability factors that were taken into account through the general exclusion policy, were exposure to controversial weapons ('indicator 14'), exposure to companies active in the fossil fuel sector ('indicator 4') and Violations of the United Nations Global Compact (UNGC) Principles and the Organisation for Economic Co-operation and Development (OECD) Guidelines for Multinational Enterprises ('indicator 10').

The principal adverse impacts on sustainability factors that were taken into account through the Proxy Voting and Engagement Policy were greenhouse gas emissions ('indicator 1'), carbon footprint ('indicator 2'), greenhouse gas intensity of investee companies ('indicator 3'), exposure to companies active in the fossil fuel sector ('indicator 4'), gender diversity on the board of directors ('indicator 13').

### Required disclaimers for benchmark providers:

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The Financial Times Limited and is used by FTSE under licence. All rights in the FTSE Indices vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices or underlying data. No further distribution of FTSE data is permitted without FTSE's express written consent.

### **Volatility of the net asset value**

**The volatility of the net asset value may be high due to the composition of the portfolio.**

### **Securities Financing Transactions (SFTs)**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.1. Securities Financing Transactions (SFTs)'.

### **General strategy for hedging the exchange risk**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.2. General strategy for hedging the exchange rate risk'.

### **Social, ethical and environmental aspects**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.3. Social, ethical and environmental aspects'.

## **2.1.4. Financial portfolio management**

There is no delegation of the management of the asset allocation.

## **2.1.5. Distributors**

IVESAM NV, Havenlaan 2, B-1080 Brussels.

## **2.1.6. Index and benchmark**

See 'Sub-fund's investment policy'.

## **2.1.7. Policy pursued during the financial year**

We refer to the General information on the SICAV of this report under '1.2.2. General overview of the markets' for a review of the market.

## **2.1.8. Future policy**

We refer to the General information on the SICAV of this report under '1.2.2. General overview of the markets' for an overview of the outlook.

## **2.1.9. Summary risk indicator (SRI)**

Classic Shares: 5 on a scale of 1 (lowest risk) to 7 (highest risk)

Institutional B Shares: 5 on a scale of 1 (lowest risk) to 7 (highest risk)

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.4. Summary risk indicator'

The summary risk indicator gives an idea of the risk associated with investing in an undertaking for collective investment or a sub-fund. It measures risk on a scale of one (least risk) to seven (most risk).

## 2.2. Balance sheet

<b>Balance sheet layout</b>		<b>28/02/2023</b> (in Euro)	<b>28/02/2022</b> (in Euro)
	<b>TOTAL NET ASSETS</b>	23,510,760.01	39,671,196.94
<b>II.</b>	<b>Securities, money market instruments, UCIs and derivatives</b>		
A.	Bonds and other debt instruments		
	a) Bonds		
	Collateral received in the form of bonds	216,509.13	
C.	Shares and similar instruments		
	a) Shares	23,579,754.41	39,624,435.91
	Of which securities lent	128,007.25	
D.	Other securities	36,029.65	13,927.76
<b>IV.</b>	<b>Receivables and payables within one year</b>		
A.	Receivables		
	a) Accounts receivable		256.37
B.	Payables		
	c) Borrowings (-)	-123,373.48	-15,287.81
	d) Collateral (-)	-216,509.13	
<b>V.</b>	<b>Deposits and cash at bank and in hand</b>		
A.	Demand balances at banks	10,828.36	77,332.69
<b>VI.</b>	<b>Accruals and deferrals</b>		
B.	Accrued income	44,957.14	35,667.10
C.	Accrued expense (-)	-37,436.07	-65,135.08
	<b>TOTAL SHAREHOLDERS' EQUITY</b>	23,510,760.01	39,671,196.94
<b>A.</b>	<b>Capital</b>	25,799,531.10	44,881,643.04
<b>B.</b>	<b>Income equalization</b>	-3,988.89	-4,528.71
<b>D.</b>	<b>Result of the period</b>	-2,284,782.20	-5,205,917.39
<b>Off-balance-sheet headings</b>			
I.	Collateral (+/-)		
I.A.	Collateral (+/-)		
I.A.a.	Securities/money market instruments	216,509.13	
IX.	Financial instruments lent	128,007.25	

## 2.3. Profit and loss account

Income Statement		28/02/2023 (in Euro)	28/02/2022 (in Euro)
<b>I.</b>	<b>Net gains(losses) on investments</b>		
C.	Shares and similar instruments		
	a) Shares	-2,011,572.89	-5,048,929.93
D.	Other securities	-1.04	
G.	Receivables, deposits, cash at bank and in hand and payables		-0.01
H.	Foreign exchange positions and transactions		
	b) Other foreign exchange positions and transactions	-249,199.78	79,162.93
	<b>Det.section I gains and losses on investments</b>		
	Realised gains on investments	16,868.33	4,643,448.39
	Unrealised gains on investments	-324,382.30	-6,276,596.30
	Realised losses on investments	-1,040,195.26	-985,131.87
	Unrealised losses on investments	-913,064.48	-2,351,487.23
<b>II.</b>	<b>Investment income and expenses</b>		
A.	Dividends	171,706.74	166,277.49
B.	Interests		
	a) Securities and money market instruments	17,576.56	241.42
	b) Cash at bank and in hand and deposits	181.18	3.39
C.	Interest on borrowings (-)	-589.10	-635.67
F.	Other investment income	0.33	
<b>III.</b>	<b>Other income</b>		
A.	Income received to cover the acquisition and realization of assets, to discourage withdrawals and for delivery charges	7.22	291.62
B.	Other	154.83	
<b>IV.</b>	<b>Operating expenses</b>		
A.	Investment transaction and delivery costs (-)	-3,149.96	-43,045.57
B.	Financial expenses (-)	-160.88	-188.41
C.	Custodian's fee (-)	-4,541.99	-8,791.53
D.	Manager's fee (-)		
	a) Financial management		
	Classic Shares	-173,113.47	-305,738.97
	Institutional B Shares	-14.40	-3,951.12
	b) Administration and accounting management	-11,545.64	-21,725.59
	c) Commercial fee	-625.00	
E.	Administrative expenses (-)	0.45	-999.62
F.	Formation and organisation expenses (-)	-1,911.78	-607.87
G.	Remuneration, social security charges and pension	-174.09	-91.90
H.	Services and sundry goods (-)	-9,176.52	-2,972.23
J.	Taxes		
	Classic Shares	-7,051.56	-16,504.10
	Institutional B Shares	0.00	-51.38
L.	Other expenses (-)	-1,581.41	2,339.66
	<b>Income and expenditure for the period</b>		
	Subtotal II + III + IV	-24,008.49	-236,150.38
<b>V.</b>	<b>Profit (loss) on ordinary activities before tax</b>	-2,284,782.20	-5,205,917.39
<b>VII.</b>	<b>Result of the period</b>	-2,284,782.20	-5,205,917.39

## 2.4. Composition of the assets and key figures

### 2.4.1. Composition of the assets of KBC Select Immo Europe Plus

Name	Quantity on 28/02/2023	Currency	Price in currency	Evaluation (in Euro)	% owned by UCI	% portfolio	% Net assets
NET ASSETS							
SECURITIES PORTFOLIO							
<b>Shares</b>							
Exchange-listed shares							
<u>Austria</u>							
CA IMMOBILIEN ANLAGEN AG -	14,755.00	EUR	27.000	398,385.00		1.69	1.69
<u>Belgium</u>							
AEDIFICA -	10,392.00	EUR	80.100	832,399.20		3.53	3.54
CARE PROPERTIES INVEST -	27,909.00	EUR	14.060	392,400.54		1.66	1.67
SHURGARD SELF STORAGE EUROPE S -	11,473.00	EUR	46.300	531,199.90		2.25	2.26
WAREHOUSE DISTR. DE PAUW -	25,204.00	EUR	28.960	729,907.84		3.09	3.11
XIOR STUDENT HOUSING NV -	8,608.00	EUR	31.650	272,443.20		1.15	1.16
<u>Cyprus</u>							
AKELIUS RESIDENTIAL PROPERTY A -	192,078.00	EUR	1.834	352,271.05		1.49	1.50
<u>Finland</u>							
KOJAMO OYJ -	47,156.00	EUR	12.540	591,336.24		2.50	2.52
<u>France</u>							
GECINA REG	13,111.00	EUR	109.100	1,430,410.10		6.06	6.08
ICADE EMGP -	11,090.00	EUR	47.400	525,666.00		2.23	2.24
KLEPIERRE (CIE FONCIERE) -	31,994.00	EUR	23.670	757,297.98		3.21	3.22
<u>Germany</u>							
ALSTRIA OFFICE AG -	29,673.00	EUR	7.485	222,102.41		0.94	0.95
LEG IMMOBILIEN AG -	13,041.00	EUR	68.780	896,959.98		3.80	3.82
TAG IMMOBILIEN AG -	86,091.00	EUR	7.535	648,695.69		2.75	2.76
VIB VERMOEGEN AG -	29,361.00	EUR	19.180	563,143.98		2.38	2.40
VONOVIA SE -	86,247.00	EUR	23.850	2,056,990.95		8.71	8.75
<u>Netherlands</u>							
CTP BV -	52,334.00	EUR	13.040	682,435.36		2.89	2.90
<u>Spain</u>							
INMOBILIARIA COLONIAL SOCIMI SA -	107,749.00	EUR	6.790	731,615.71		3.10	3.11
<u>Sweden</u>							
BONAVA AB -	56,860.00	SEK	23.880	122,773.46		0.52	0.52
CATENA AB -	10,700.00	SEK	410.600	397,251.95		1.68	1.69
COREM PROPERTY GROUP AB B-SHARE	28,218.00	SEK	9.085	23,180.06		0.10	0.10
FABEGE AB -	57,883.00	SEK	88.760	464,549.12		1.97	1.98
FASTIGHETS AB BALDER -B-	96,410.00	SEK	52.020	453,477.50		1.92	1.93
NEOBO FASTIGHETER AB -	16,439.00	SEK	13.980	20,780.02		0.09	0.09
SAGAX AB -	27,512.00	SEK	258.100	642,056.85		2.72	2.73
SAMHALLSBYGGNADSBOLAGET I-D -	164,392.00	SEK	17.160	255,071.11		1.08	1.09
<u>Switzerland</u>							
HIAG IMMOBILIEN HOLDING AG -	444.00	CHF	80.600	36,004.09		0.15	0.15
PEACH PROPERTY GROUP AG -	9,028.00	CHF	17.720	160,949.32		0.68	0.69
PSP SWISS PROPERTY AG -	9,711.00	CHF	105.600	1,031,719.76		4.37	4.39
<u>U.K.</u>							
DERWENT LONDON PLC -	46,516.00	GBP	26.140	1,388,084.42		5.88	5.90
LAND SECURITIES GROUP PLC -	47,994.00	GBP	6.878	376,840.05		1.60	1.60
LONDON METRIC PROPERTY PLC -	457,452.00	GBP	1.887	985,429.06		4.17	4.19
PRS REIT PLC/THE -	24,354.00	GBP	0.878	24,410.28		0.10	0.10
SAFESTORE HOLDINGS PLC -	68,727.00	GBP	10.130	794,776.04		3.37	3.38
SEGRO PLC -	85,630.00	GBP	8.234	804,905.21		3.41	3.42
TRITAX BIG BOX REIT PLC -	530,617.00	GBP	1.497	906,798.71		3.84	3.86
TRITAX EUROBOX PLC -	842,560.00	GBP	0.681	655,021.99		2.77	2.79
UNITE GROUP PLC -	126,541.00	GBP	9.830	1,420,014.28		6.01	6.04
Total shares				23,579,754.41		99.85	100.29
<b>Rights</b>							
<u>Belgium</u>							
AEDIFICA -	8,622.00	EUR	1.270	10,951.23		0.05	0.05
CARE PROPERTIES INVEST -	20,932.00	EUR	0.850	17,792.20		0.08	0.08
XIOR STUDENT HOUSING NV -	8,927.00	EUR	0.816	7,286.22		0.03	0.03

Total rights				36,029.65		0.15	0.15
TOTAL SECURITIES PORTFOLIO				23,615,784.06		100.00	100.45
COLLATERAL RECEIVED							
<u>Belgium</u>							
COLLATERAL ONTVANGEN SECURITIES LENDING	216,509.13	EUR	1.000	216,509.13		0.00	0.92
TOTAL RECEIVED COLLATERAL				216,509.13		0.00	0.92
CASH AT BANK AND IN HAND							
<b>Demand accounts</b>							
<u>Belgium</u>							
KBC GROUP AUD	0.06	AUD	1.000	0.04		0.00	0.00
KBC GROUP CAD	0.31	CAD	1.000	0.21		0.00	0.00
KBC GROUP CHF	131.42	CHF	1.000	132.22		0.00	0.00
KBC GROUP EURO	-123,370.64	EUR	1.000	-123,370.64		0.00	-0.53
KBC GROUP GBP	18.80	GBP	1.000	21.46		0.00	0.00
KBC GROUP HKD	-0.22	HKD	1.000	-0.03		0.00	0.00
KBC GROUP NOK	-29.64	NOK	1.000	-2.70		0.00	0.00
KBC GROUP SEK	118,045.89	SEK	1.000	10,673.68		0.00	0.05
KBC GROUP SGD	0.34	SGD	1.000	0.24		0.00	0.00
KBC GROUP TRY	10.18	TRY	1.000	0.51		0.00	0.00
KBC GROUP USD	-0.12	USD	1.000	-0.11		0.00	0.00
Total demand accounts				-112,545.12		0.00	-0.48
TOTAL CASH AT BANK AND IN HAND				-112,545.12		0.00	-0.48
OTHER RECEIVABLES AND PAYABLES							
<b>Payables</b>							
<u>Belgium</u>							
COLLATERAL ONTVANGEN SECURITIES LENDING TEGENP	-216,509.13	EUR	1.000	-216,509.13		0.00	-0.92
Payables				-216,509.13		0.00	-0.92
TOTAL RECEIVABLES AND PAYABLES				-216,509.13		0.00	-0.92
OTHER							
Interest receivable		EUR		41,258.69		0.00	0.18
Accrued interest		EUR		3,698.45		0.00	0.02
Expenses payable		EUR		-37,436.07		0.00	-0.16
TOTAL OTHER				7,521.07		0.00	0.03
TOTAL NET ASSETS				23,510,760.01		0.00	100.00

### Geographic breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Austria	0.54	0.76	2.20	1.69
Belgium	10.20	10.34	11.61	11.40
Switzerland	2.90	3.87	5.22	5.22
Cyprus	4.19	1.17	1.32	1.50
Germany	27.69	21.83	19.61	18.63
Spain	5.23	2.88	2.63	3.11
Finland	3.28	3.82	3.21	2.51
France	10.33	11.61	10.17	11.63
U.K.	23.97	28.35	30.82	31.30
Netherlands	0.00	2.52	2.49	2.90
Norway	0.45	0.00	0.00	0.00
Sweden	11.22	12.85	10.72	10.11
TOTAL	100.00	100.00	100.00	100.00

### Sector breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Consum(cycl)	3.41	3.71	2.68	2.78
Pharma	0.00	0.70	0.87	0.00
Financials	(0.09)	2.67	2.18	2.43
Real est.	96.68	92.92	94.27	94.79
TOTAL	100.00	100.00	100.00	100.00

### Currency breakdown (as a % of net assets)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
AUSTRALIAN DOLLAR	0.01	0.00	0.00	0.00
SWISS FRANC	2.91	3.87	5.21	5.22
EURO	61.45	54.97	53.21	53.32
POUND STERLING	23.96	28.34	30.86	31.30
NORWEGIAN KRONE	0.43	-0.02	0.00	0.00
SWEDISH KRONA	11.23	12.84	10.72	10.16
US DOLLAR	0.01	0.00	0.00	0.00
TOTAL	100.00	100.00	100.00	100.00

### 2.4.2. Changes in the composition of the assets of KBC Select Immo Europe Plus (in Euro)

	1 <sup>st</sup> half of year
<b>Purchases</b>	863,323.62
<b>Sales</b>	2,180,814.66
<b>Total 1</b>	3,044,138.28
<b>Subscriptions</b>	634,715.44
<b>Redemptions</b>	1,658,590.65
<b>Total 2</b>	2,293,306.09
<b>Monthly average of total assets</b>	23,245,747.78
<b>Turnover rate</b>	3.23%

The table above shows the capital volume of portfolio transactions. This volume (adjusted to take account of total subscriptions and redemptions) is also compared to the average net assets at the beginning and end of the period. A figure close to 0% implies that the transactions relating to the securities or transactions relating to the assets (excluding deposits and cash) in a given period only involve subscriptions and redemptions. A negative percentage shows that subscriptions and redemptions entailed few, if any, transactions in the portfolio. Active asset management may result in high turnover rates (monthly percentage >50%).

The detailed list of transactions can be consulted free of charge at the company designated as financial service: KBC Bank NV, Havenlaan 2, B-1080 Brussels

### 2.4.3. Amount of commitments in respect of financial derivatives positions

Nil

### 2.4.4. Changes in the number of subscriptions and redemptions and the net asset value

## Classic Shares

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2021 - 08*	1,219.43	1,138.36	2,810.38	4,557.24	16,496.19	9,503.69	25,999.88
2022 - 08*	555.00	1,103.19	1,985.01	2,421.48	15,066.18	8,185.40	23,251.58
2023 - 02*	398.05	111.35	1,184.71	369.13	14,279.52	7,927.62	22,207.14

Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2021 - 08*	2,039,202.15	1,508,427.35	4,375,055.42	6,109,143.48
2022 - 08*	872,256.24	1,517,610.98	3,232,371.45	3,296,677.06
2023 - 02*	435,730.89	100,997.03	1,324,811.00	339,924.40

Period	Net asset value End of period (in Euro)		
	Of the class	Of one share	
		Capitalization	Distribution
2021 - 08*	45,222,884.02	1,841.94	1,561.29
2022 - 08*	27,107,720.99	1,241.64	1,026.34
2023 - 02*	23,413,872.73	1,138.45	902.84

\*The financial year does not coincide with the calendar year.

## Institutional B Shares

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2021 - 08*	877.13		660.00		1,418.76		1,418.76
2022 - 08*	51.00		1,469.76		0.00		0.00
2023 - 02*	82.00		0.00		82.00		82.00

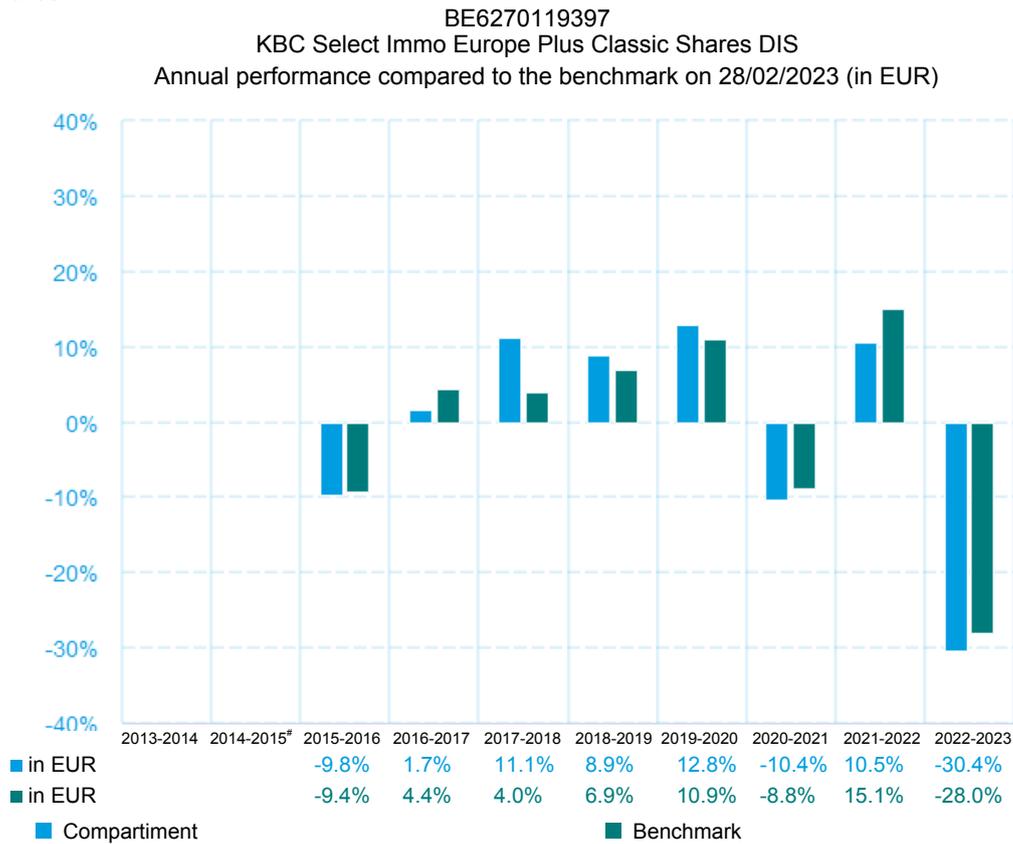
Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2021 - 08*	1,371,827.15		1,045,704.86	
2022 - 08*	97,207.63		2,223,221.71	
2023 - 02*	100,143.38		0.00	

Period	Net asset value End of period (in Euro)		
	Of the class	Of one share	
		Capitalization	Distribution
2021 - 08*	2,704,297.48	1,906.10	
2022 - 08*	0.00	0.00	
2023 - 02*	96,887.28	1,181.55	

\*The financial year does not coincide with the calendar year.

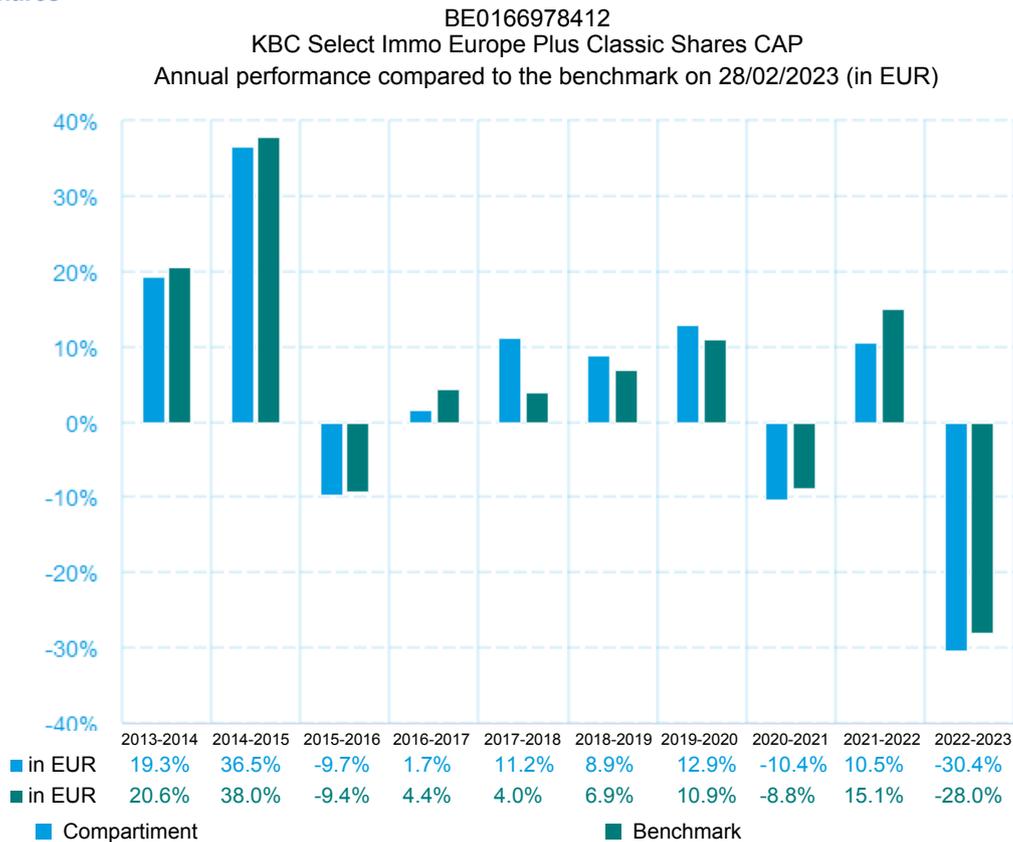
## 2.4.5. Performance figures

### Classic Shares



# There is insufficient data for this year to give investors a useful indication of past performance.

### Classic Shares



Cap Div	ISIN Code	Curr ency	1 year		3 years		5 years		10 years		Since Launch*	
			Share classes	Bench mark	Starting date	Share classes						
DIS	BE6270119397	EUR	-30.43%	-27.96%	-11.69%	-8.91%	-3.28%	-2.17%			01/09/2014	1.42%
CAP	BE0166978412	EUR	-30.43%	-27.96%	-11.69%	-8.91%	-3.27%	-2.17%	3.47%	3.91%	06/03/1998	3.39%

Risk warning: Past performance is not a guide to future performance.

\* Return on annual basis.

### Classic Shares

- The bar chart shows the performance for full financial years(period of 12 months prior to the half-yearly closing).
- The figures do not take account of any restructuring..
- Calculated in EUR.
- The return is calculated as the change in the net asset value between two dates expressed as a percentage. In the case of units that pay dividends, the dividend is incorporated geometrically in the return.
- Calculation method for date D, where NAV stands for net asset value:

#### Capitalisation units (CAP)

Return on date D over a period of X years :

$$[\text{NIW}(D) / \text{NIW}(Y)]^{[1 / X]} - 1$$

where Y = D-X

Return on date D since the start date S of the unit:

$$[\text{NIW}(D) / \text{NIW}(S)]^{[1 / F]} - 1$$

where F = 1 if the unit has existed for less than one year on date D

where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D

#### Distribution units (DIV)

Return on date D over a period of X years :

$$[C * \text{NIW}(D) / \text{NIW}(Y)]^{[1 / X]} - 1$$

where Y = D-X

Return on date D since the start date S of the unit:

$$[C * \text{NIW}(D) / \text{NIW}(S)]^{[1 / F]} - 1$$

where F = 1 if the unit has existed for less than one year on date D

where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D

where C is a factor that is determined for all N dividends between the calculation date D and the reference date.

For dividend i on date Di with value Wi:

$$C_i = [\text{Wi} / \text{NIW}(D_i)] + 1$$

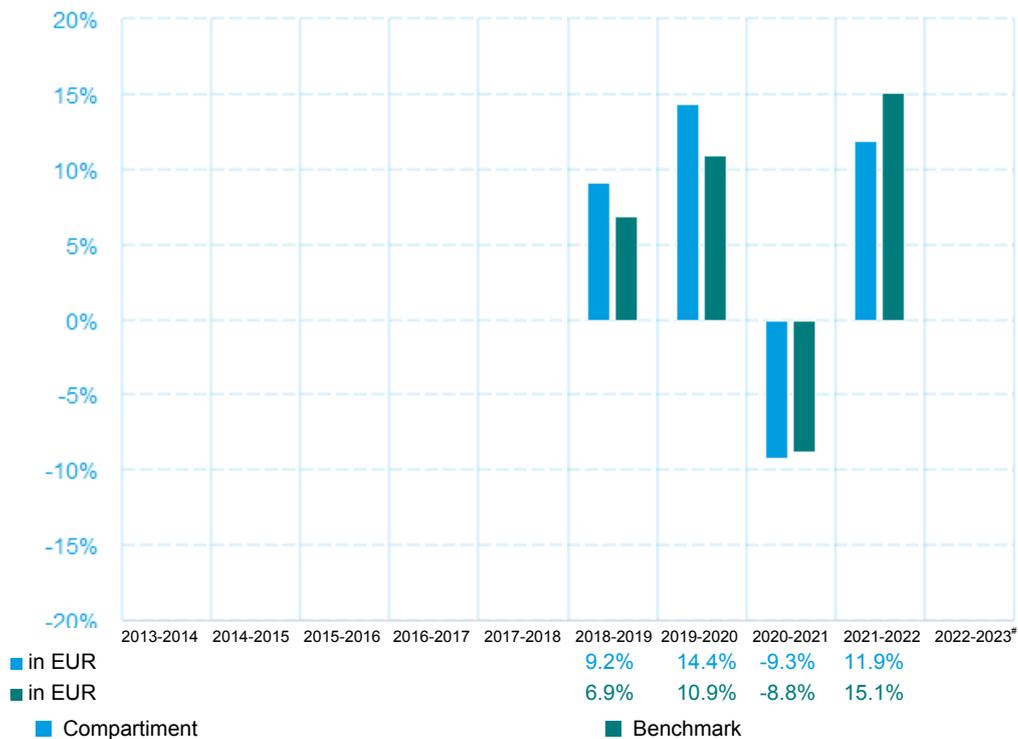
i = 1 ... N

from which C = C0 \* .... \* CN.

- If the interval between the two dates exceeds one year, the ordinary return calculation is converted into a return on an annual basis by taking the nth square root of 1 plus the total return of the unit..
- The return figures shown above do not take account of the fees and charges associated with the issue and redemption of units.
- These are the performance figures for capitalisation and distribution shares

## Institutional B Shares

BE6294997851  
KBC Select Immo Europe Plus Institutional B Shares CAP  
Annual performance compared to the benchmark on 28/02/2023 (in EUR)



# There is insufficient data for this year to give investors a useful indication of past performance.

## Institutional B Shares

- The bar chart shows the performance for full financial years (period of 12 months prior to the half-yearly closing).
- The figures do not take account of any restructuring..
- Calculated in EUR.
- The return is calculated as the change in the net asset value between two dates expressed as a percentage.
- Calculation method for date D, where NAV stands for net asset value:  
Capitalisation units (CAP)  
Return on date D over a period of X years :  
$$\left[ \frac{NIW(D)}{NIW(Y)} \right]^{1/X} - 1$$
where Y = D-X  
Return on date D since the start date S of the unit:  
$$\left[ \frac{NIW(D)}{NIW(S)} \right]^{1/F} - 1$$
where F = 1 if the unit has existed for less than one year on date D  
where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D
- If the interval between the two dates exceeds one year, the ordinary return calculation is converted into a return on an annual basis by taking the nth square root of 1 plus the total return of the unit..
- The return figures shown above do not take account of the fees and charges associated with the issue and redemption of units.
- These are the performance figures for capitalisation shares.

## 2.4.6. Costs

### *Ongoing Charges and Transaction costs:*

#### *Classic Shares Distribution :*

Ongoing charges : 1,769%

Transaction costs: 0,111%

#### *Classic Shares Capitalisation :*

Ongoing charges : 1,768%

Transaction costs: 0,111%

#### *Institutional B Shares Capitalisation :*

Ongoing charges : not applicable

Transaction costs: not applicable

Percentage calculated at reporting date: 28 February 2023 (period of 12 months prior to the half-yearly closing).

A more detailed explanation with respect to the method of calculating ongoing charges and the relevant exclusions can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.5. Ongoing charges'

More information on how transaction costs are calculated: the transaction costs are not included in the ongoing charges, but are instead shown separately. Moreover, this does not fully reflect the actual transaction costs as only the explicit transaction costs are given.

### *Existence of Commission Sharing Agreements*

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.7. Commission Sharing Agreements'.

No CSA accrual during this period.

### *Existence of fee sharing agreements and rebates*

The management company has shared 52,89% of its fee with the distributor, and institutional and/or professional parties.

If the management company invests the assets of the undertaking for collective investment in units of undertakings for collective investment that are not managed by an entity of KBC Groep NV, and receives a fee for doing so, it will pay this fee to the undertaking for collective investment.

Fee-sharing does not affect the amount of the management fee paid by a **sub-fund** to the management company. This management fee is subject to the limitations laid down in **the articles of association**. The limitations may only be amended after approval by the General Meeting.

## 2.4.7. Notes to the financial statements and other data

### Classic Shares

Fee for managing the investment portfolio	1.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective Investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation)	0.10%	of the net assets of the sub-fund per year.

### Institutional B Shares

Fee for managing the investment portfolio	Max 1.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective Investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation)	0.01%	of the net assets of the sub-fund per year.

### Anti-dilution levy

During the past reporting period, no anti-dilution levy, as described in the general information on the Bevek of this report, under title 1.2.1.9. *Non-recurring fees and charges borne by the investor*, was charged in favor of this sub-fund.

## Exercising voting rights

If necessary, relevant and in the interest of the shareholders, the management company will exercise the voting rights attached to the shares in the Bevek's portfolio.

The management company will adhere to the following criteria when determining how it stands relative to the items on the agenda that are put to the vote:

- Shareholder value may not be adversely affected.
- Corporate governance rules, especially with regard to the rights of minority shareholders, must be respected.
- The minimum standards with regard to sustainable business and corporate social responsibility must be met.

The list of companies for which voting rights are exercised is available at the registered office of the Bevek.

## Securities lending

Pursuant to the Royal Decree of 7 March 2006 on securities lending, the undertaking for collective investment in transferable securities(UCITS) has entered into securities lending transactions, whereby the title to the securities that have been lent has been transferred, without recognition of that transfer of ownership in the accounts. For the period from 01/09/2022 to 01/02/2023, the realised net income for the UCITS amounts to 9.020,77 EUR and for the Management Company 3.608,31 EUR. Direct and indirect costs and charges are deducted from the gross income. These are set at a flat rate of 35% of the fee received and consist of the charges for the clearing services provided by KBC Bank NV, the charges paid to the management company for setting up and monitoring the system for lending securities, the charges for margin management, the charges associated with cash and custody accounts and cash and securities transactions, the fee paid for any management of reinvestments and, if the sub-fund uses an agent, the fee paid to the agent. The undertaking for collective investment in transferable securities will thus receive 65% of the fee received for securities lent. The number of securities lent varied between 1 and 3, with a market value fluctuating between 116142.23 and 440696.64 EUR. The detailed list of securities lending transactions carried out may be obtained from the registered office of the undertaking for collective investment in transferable securities at Havenlaan 2, 1080 Brussels. During the reporting period, securities lending transactions were effected in relation to the following securities lending systems:

Manager of the securities lending system: Goldman Sachs

Type of securities lending transactions effected: the lending transactions are effected through the agency of a Lending Agent.

Nature of the lent securities: the securities lending applies only to the equity portion of the portfolio.

Nature of the financial collateral: government bonds issued by Austria, Belgium, Germany, the Netherlands, Luxembourg, the UK, France, the US and Switzerland and supranational bonds denominated in EUR, USD or GBP issued by the EIB or the KFW.

Reinvestment of the financial collateral received: no reinvestment takes place.

- Section II, entitled 'Income and expenditure relative to the investments', contains the net results of transactions in respect of the lending of securities including the result generated by reinvesting financial guarantees tendered in the context of lending bon.

<b>Overview of securities lent as at 28/02/2023</b>				
Name	Currency	Quantity	Price	Value in currency of the portfolio
NEOBO FASTIGHETER AB	SEK	0	13,36	0,00
NEOBO FASTIGHETER AB	SEK	0	13,36	0,00
SAMHALLSBYGGNADSBOLAGET I NO	SEK	0	17,16	0,00
SAMHALLSBYGGNADSBOLAGET I NO	SEK	82 500	17,16	128 007,25
SAMHALLSBYGGNADSBOLAGET I NO	SEK	0	17,16	0,00
Total				128 007,25
<b>Details of collateral received for securities lent</b>				
Name	Currency	Nominal Value	Currency Fund	Value in currency of the portfolio
SCHWEIZ 2003 3 1/2% 08/04/33	CHF	1 000	EUR	1 228,47
BUNDESREPUBLIK DEUTSCHL 0.0 15AUG29	EUR	253 812	EUR	215 273,19
Total				216 501,66

For the valuation of the collateral received, indicative prices have been used in this detail list by the Collateral Management Division of KBC Bank

The amount in securities lent on a traded basis, as given in the annual report, can differ from the amount in securities lent on a settled basis.

The position held as collateral is determined on the basis of the settled positions.

## **Transparency of securities financing transactions and of reuse**

Global data:

1) The amount of securities and commodities on loan as a proportion of total lendable assets defined as excluding cash and cash equivalents;	0,54	%
2) The amount of assets engaged in each type of SFT's and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency) and as a proportion of the collective investment undertaking's assets under management (AUM).		
The amount of assets engaged in each type of SFTs and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency)	128.007,24	EUR
proportion of the collective investment undertaking's assets under management (AUM)	0,54	%

Concentration data:

1) Ten largest collateral issuers across all SFTs and total return swaps (break down of volumes of the collateral securities and commodities received per issuer's name)

name collateral issuer	Market value on a settled basis	currency
Federal Republic of Germany	215.273,19	EUR
Swiss Confederation	1.228,47	EUR

2) Top 10 counterparties of each type of SFTs and total return swaps separately (Name of counterparty and gross volume of outstanding transactions).

type SFT (lending program)	name counterparty	Country of counterparty	Market value on a settled basis	currency
equity (Goldman Sachs)	J.P. Morgan Securities PLC	UK	128.007,24	EUR

Aggregate transaction data for each type of SFTs and total return swaps separately to be broken down according to the below categories:

1) Type and quality of collateral;	equity (Goldman Sachs)	equity(KBC Bank)	bonds (Société Générale)
type	bonds	Nil.	Nil.
quality – Bloomberg composite rating: see table below			
2) Maturity tenor of the collateral broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open maturity: see table below;			
3) Currency of the collateral: see table below			
4) Maturity tenor of the SFTs and total return swaps broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open transactions;	open maturity	Nil.	Nil.
5) Country in which the counterparties are established: see table above			
6) Settlement and clearing (e.g., tri-party, Central Counterparty, bilateral).	tri-party	Nil.	Nil.

collateral	quality	currency	Maturity tenor
BUNDESREPUBLIK DEUTSCHL 0.0 15AUG29	NR	EUR	above one year
SCHWEIZ 2003 3 1/2% 08/04/33	NR	EUR	above one year

Data on reuse of collateral:

1) Share of collateral received that is reused, compared to the maximum amount specified in the prospectus or in the disclosure to investors;	Nil
2) Cash collateral reinvestment returns to the collective investment undertaking. (EUR)	Nil

Safekeeping of collateral received by the collective investment undertaking as part of SFTs and total return swaps:

1) Number and names of custodians and the amount of collateral assets safe-kept by each of the custodians.

<u>number</u>	<u>Name collateral custodian</u>	<u>Market value on a settled basis</u>	<u>currency</u>
1	Bank of New York	216.501,65	EUR

Safekeeping of collateral granted by the collective investment undertaking as part of SFTs and total return swaps:

1) The proportion of collateral held in segregated accounts or in pooled accounts, or in any other accounts.	Nil
--	-----

Data on return and cost for each type of SFTs and total return swaps:

1) Data on return and cost for each type of SFTs and total return swaps broken down between the collective investment undertaking, the manager of the collective investment undertaking and third parties (e.g. agent lender) in absolute terms and as a percentage of overall returns generated by that type of SFTs and total return swaps.

Lending program: equity (Goldman Sachs)	collective investment undertaking	manager of the collective investment undertaking	agent lender
return EUR	13.878,11	3.608,31	1.249,03
percentage of overall returns	100,00 %	26,00%	9,00%
cost EUR	4.857,34		
percentage of overall returns	35,00 %		

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# 2. Information on KBC Select Immo World Plus

## 2.1. Management report

### 2.1.1. Launch date and subscription price

#### **Classic Shares Capitalisation**

Launch date: 6 March 1998  
Initial subscription price: 20 000 BEF  
Currency: EUR

#### **Classic Shares Distribution**

Launch date: 6 March 1998  
Initial subscription price: 20 000 BEF  
Currency: EUR

#### **Institutional B Shares Capitalisation**

Launch date: 23 May 2017  
Initial subscription price: 1 492.85 EUR  
Currency: EUR

#### **Institutional Shares Capitalisation**

Launch date: 5 April 2022  
Initial subscription price: 1 000 EUR  
Currency: EUR

### 2.1.2. Stock exchange listing

Not applicable.

### 2.1.3. Goal and key principles of the investment policy

#### Object of the sub-fund

The main objective of this sub-fund is to generate the highest possible return for its shareholders by investing directly or indirectly in transferable securities. This is reflected in its pursuit of capital gains and income. To this end, the assets are invested, either directly or indirectly via correlated financial instruments, primarily in real estate certificates, shares in real estate companies and UCIs that invest in real estate.

#### Sub-fund's investment policy

##### *Permitted asset classes*

The sub-fund may invest in securities, money market instruments, units in undertakings for collective investment, deposits, financial derivatives, liquid assets and all other instruments insofar as permitted by the applicable laws and regulations and consistent with the object as described above.

The sub-fund shall invest no more than 10% of its assets in units of other undertakings for collective investment.

##### *Restrictions of the investment policy*

The investment policy will be implemented within the limits set by law and regulations.

The sub-fund may borrow up to 10% of its net assets, insofar as these are short-term borrowings aimed at solving temporary liquidity problems.

## Permitted derivatives transactions

Derivatives can be used both to achieve the investment objectives and to hedge risks.

Listed and unlisted derivatives may be used to achieve the objectives: these may be forward contracts, futures, options or swaps on securities, indexes, currencies or interest rates or other transactions involving derivatives. Unlisted derivatives transactions will only be concluded with prime financial institutions specialised in such transactions.

Subject to the applicable laws and regulations and the articles of association, the sub-fund always seeks to conclude the most effective transactions. All costs associated with the transactions will be charged to the sub-fund and all income generated will be paid to the sub-fund.

If the transactions result in a risk in respect of the counterparty, this risk can be hedged by using a margin management system that ensures that the sub-fund is the beneficiary of security (collateral) in the form of liquid instruments, such as, for instance, cash or investment grade bonds. The relationship with the counterparty or counterparties is governed by standard international agreements.

Derivatives may also be used to hedge the assets of the sub-fund against open exchange rate risks in relation to the currency in which the sub-fund is denominated.

Where derivatives are used, they must be easily transferable and liquid instruments. Using derivatives does not, therefore, have a negative impact on liquidity risk. The use of derivatives may, however, affect the spread of the portfolio across regions, sectors or themes. **Consequently, there may be an impact on concentration risk. Derivatives may not be used to protect capital, either fully or partially. They neither increase nor decrease capital risk. In addition, using derivatives has no negative impact on credit risk, settlement risk, custody risk, flexibility risk or inflation risk or risk dependent on external factors.**

The UCITS may conclude contracts that entail a credit risk in respect of issuers of debt instruments. Credit risk is the risk that the issuer of the debt instrument will default. This credit risk relates to parties whose creditworthiness at the time the contract is concluded is equal to that of the issuers whose debt instruments the UCITS can hold directly. Credit derivatives may possibly be used both to carry out the investment objectives and to cover the credit risk, but solely within the existing risk profile and without implying any shift to less creditworthy debtors than those the UCITS can invest in.

## Strategy selected

The assets are invested primarily in an internationally diversified portfolio of real estate certificates, shares in real estate companies and real estate funds. Investments are also made in other securities linked to the real estate sector.

The fund is actively managed with reference to the following benchmark: FTSE EPRA/NAREIT Developed World - Net Return Index.

However, it is not the aim of the fund to replicate the benchmark. The composition of the benchmark is taken into account when compiling the portfolio.

When compiling the portfolio, the manager may also decide to invest in instruments that are not included in the benchmark, or indeed not to invest in instruments that are included.

The composition of the portfolio will to a large extent be similar to that of the benchmark.

The benchmark is also used to assess the performance of the sub-fund.

The benchmark is also used to determine the fund's risk limitation mechanism. This limits the extent to which the fund's return may deviate from the benchmark.

The longterm expected tracking error for this fund is 3.00%. The tracking error measures the volatility of the fund's return relative to that of the benchmark. The higher the tracking error, the more the fund's return fluctuates relative to the benchmark. Market conditions may cause the actual tracking error to differ from the expected tracking error.

The investments underlying this sub-fund do not take into account the EU criteria for environmentally sustainable economic activities.

### **Transparency of adverse sustainability impacts:**

The sub-fund considered the principal adverse impacts of its investment decisions on sustainability factors ('PAI') as described by the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector ('SFDR'), through the general exclusion policy and the Proxy Voting and Engagement Policy.

The principal adverse impacts on sustainability factors that were taken into account through the general exclusion policy, were exposure to controversial weapons ('indicator 14'), exposure to companies active in the fossil fuel sector ('indicator 4') and Violations of the United Nations Global Compact (UNGC) Principles and the Organisation for Economic Co-operation and Development (OECD) Guidelines for Multinational Enterprises ('indicator 10').

The principal adverse impacts on sustainability factors that were taken into account through the Proxy Voting and Engagement Policy were greenhouse gas emissions ('indicator 1'), carbon footprint ('indicator 2'), greenhouse gas intensity of investee companies ('indicator 3'), exposure to companies active in the fossil fuel sector ('indicator 4'), gender diversity on the board of directors ('indicator 13').

Required disclaimers for benchmark providers:

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### **Volatility of the net asset value**

**The volatility of the net asset value may be high due to the composition of the portfolio.**

### **Securities Financing Transactions (SFTs)**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.1. Securities Financing Transactions (SFTs)'.

### **General strategy for hedging the exchange risk**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.2. General strategy for hedging the exchange rate risk'.

### **Social, ethical and environmental aspects**

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.3. Social, ethical and environmental aspects'.

## **2.1.4. Financial portfolio management**

There is no delegation of the management of the asset allocation.

## **2.1.5. Distributors**

IVESAM NV, Havenlaan 2, B-1080 Brussels.

## **2.1.6. Index and benchmark**

See 'Sub-fund's investment policy'.

## **2.1.7. Policy pursued during the financial year**

We refer to the General information on the SICAV of this report under '1.2.2. General overview of the markets' for a review of the market.

## **2.1.8. Future policy**

We refer to the General information on the SICAV of this report under '1.2.2. General overview of the markets' for an overview of the outlook.

## **2.1.9. Summary risk indicator (SRI)**

Classic Shares: 4 on a scale of 1 (lowest risk) to 7 (highest risk)

Institutional B Shares: 4 on a scale of 1 (lowest risk) to 7 (highest risk)

Institutional Shares: 4 on a scale of 1 (lowest risk) to 7 (highest risk)

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.4. Summary risk indicator'

The summary risk indicator gives an idea of the risk associated with investing in an undertaking for collective investment or a sub-fund. It measures risk on a scale of one (least risk) to seven (most risk).

## 2.2. Balance sheet

Balance sheet layout		28/02/2023 (in Euro)	28/02/2022 (in Euro)
	<b>TOTAL NET ASSETS</b>	74,730,287.22	98,110,178.02
II.	<b>Securities, money market instruments, UCIs and derivatives</b>		
C.	Shares and similar instruments		
	a) Shares	75,045,616.31	98,924,305.40
D.	Other securities	36,863.54	3,453.70
IV.	<b>Receivables and payables within one year</b>		
A.	Receivables		
	a) Accounts receivable	1,908,620.70	21,445.61
B.	Payables		
	a) Accounts payable (-)	-1,152,520.22	-423,759.41
	c) Borrowings (-)	-1,308,065.48	-446,910.08
V.	<b>Deposits and cash at bank and in hand</b>		
A.	Demand balances at banks	157,699.90	54,006.06
VI.	<b>Accruals and deferrals</b>		
B.	Accrued income	155,197.72	123,198.53
C.	Accrued expense (-)	-113,125.25	-145,561.79
	<b>TOTAL SHAREHOLDERS' EQUITY</b>	74,730,287.22	98,110,178.02
A.	<b>Capital</b>	83,066,511.74	101,236,469.08
B.	<b>Income equalization</b>	-92,051.93	61,645.67
D.	<b>Result of the period</b>	-8,244,172.59	-3,187,936.73
<hr/>			
	<b>Off-balance-sheet headings</b>		
IX.	Financial instruments lent		

## 2.3. Profit and loss account

Income Statement		28/02/2023 (in Euro)	28/02/2022 (in Euro)
<b>I.</b>	<b>Net gains(losses) on investments</b>		
C.	Shares and similar instruments		
	a) Shares	-5,184,528.82	-5,958,932.98
D.	Other securities	-4,465.57	
H.	Foreign exchange positions and transactions		
	b) Other foreign exchange positions and transactions	-3,433,002.73	2,834,332.87
	<b>Det.section I gains and losses on investments</b>		
	Realised gains on investments	3,322,841.04	10,276,030.90
	Unrealised gains on investments	-5,185,970.82	-10,113,721.92
	Realised losses on investments	-7,270,206.87	-1,021,260.82
	Unrealised losses on investments	511,339.53	-2,265,648.27
<b>II.</b>	<b>Investment income and expenses</b>		
A.	Dividends	1,028,624.23	804,600.32
B.	Interests		
	a) Securities and money market instruments	2,634.58	818.82
	b) Cash at bank and in hand and deposits	1,074.78	78.14
C.	Interest on borrowings (-)	-3,532.25	-1,746.08
<b>III.</b>	<b>Other income</b>		
A.	Income received to cover the acquisition and realization of assets, to discourage withdrawals and for delivery charges	280.26	2,998.05
B.	Other	511.89	
<b>IV.</b>	<b>Operating expenses</b>		
A.	Investment transaction and delivery costs (-)	-30,150.48	-51,498.45
B.	Financial expenses (-)	-443.42	-356.21
C.	Custodian's fee (-)	-15,590.14	-19,209.08
D.	Manager's fee (-)		
	a) Financial management		
	Classic Shares	-499,599.86	-674,960.09
	Institutional Shares	-25,276.36	0.00
	Institutional B Shares	-785.80	-6,635.06
	b) Administration and accounting management	-38,623.78	-47,282.37
	c) Commercial fee	-625.00	
E.	Administrative expenses (-)	-0.49	-1,000.00
F.	Formation and organisation expenses (-)	-7,549.43	-2,132.30
G.	Remuneration, social security charges and pension	-568.71	-193.53
H.	Services and sundry goods (-)	-15,230.75	-23,181.83
J.	Taxes		
	Classic Shares	-19,416.49	-41,740.70
	Institutional Shares	-581.84	0.00
	Institutional B Shares	0.00	-168.89
L.	Other expenses (-)	2,673.59	-1,727.36
	<b>Income and expenditure for the period</b>		
	Subtotal II + III + IV	377,824.53	-63,336.62
<b>V.</b>	<b>Profit (loss) on ordinary activities before tax</b>	-8,244,172.59	-3,187,936.73
<b>VII.</b>	<b>Result of the period</b>	-8,244,172.59	-3,187,936.73

## 2.4. Composition of the assets and key figures

### 2.4.1. Composition of the assets of KBC Select Immo World Plus

Name	Quantity on 28/02/2023	Currency	Price in currency	Evaluation (in Euro)	% owned by UCI	% portfolio	% Net assets
NET ASSETS							
SECURITIES PORTFOLIO							
<b>Shares</b>							
Exchange-listed shares							
<u>Australia</u>							
BWP TRUST -	47,679.00	AUD	3.880	117,634.19		0.16	0.16
INGENIA COMMUNITIES GROUP -	180,708.00	AUD	3.960	455,037.57		0.61	0.61
LEND LEASE -	282,200.00	SGD	0.710	140,349.62		0.19	0.19
LIFESTYLE COMMUNITIES LTD -	31,624.00	AUD	17.000	341,853.80		0.46	0.46
MIRVAC GROUP -	84,827.00	AUD	2.270	122,443.20		0.16	0.16
NATIONAL STORAGE REIT -	1,023,687.00	AUD	2.520	1,640,372.27		2.19	2.19
<u>Belgium</u>							
RETAIL ESTATES -	10,591.00	EUR	69.500	736,074.50		0.98	0.99
SHURGARD SELF STORAGE EUROPE S -	37,560.00	EUR	46.300	1,739,028.00		2.32	2.33
VGP NV -	9,794.00	EUR	85.100	833,469.40		1.11	1.12
<u>Canada</u>							
BROOKFIELD ASSET MANAGEMENT -	31,751.00	CAD	45.400	998,391.54		1.33	1.34
BROOKFIELD ASSET MANAGEMENT LTD -	7,984.00	CAD	45.910	253,872.38		0.34	0.34
CHARTWELL RETIREMENT RESIDENCES -	25,601.00	CAD	9.210	163,306.77		0.22	0.22
<u>Germany</u>							
TAG IMMOBILIEN AG -	79,872.00	EUR	7.535	601,835.52		0.80	0.81
VONOVIA SE -	135,071.00	EUR	23.850	3,221,443.35		4.29	4.31
<u>Hong Kong</u>							
CK ASSET HOLDINGS LTD -	146,512.00	HKD	49.200	865,935.68		1.15	1.16
SUN HUNG KAI PROPS -	143,248.00	HKD	107.200	1,844,720.98		2.46	2.47
THE LINK REIT -	98,348.00	HKD	51.600	609,624.72		0.81	0.82
WHARF REAL ESTATE INVESTMENT CO LTD -	80,041.00	HKD	43.000	413,455.04		0.55	0.55
<u>Japan</u>							
ADVANCE RESIDENCE INVESTMENT -	76.00	JPY	334,500.000	175,984.37		0.23	0.24
DAIWA HOUSE REIT INVESTMENT CO -	58.00	JPY	281,100.000	112,863.43		0.15	0.15
GLP J-REIT -	447.00	JPY	143,100.000	442,804.01		0.59	0.59
HEIWA REAL ESTATE CO LTD -	4,300.00	JPY	3,745.000	111,476.84		0.15	0.15
HULIC CO LTD -	83,500.00	JPY	1,084.000	626,585.22		0.84	0.84
JAPAN REAL ESTATE INV CORP -	79.00	JPY	564,000.000	308,439.92		0.41	0.41
MITSUBISHI ESTATE -	113,600.00	JPY	1,695.500	1,333,338.80		1.78	1.78
MITSUBISHI UFJ NICOS CO LTD -	44.00	JPY	403,000.000	122,750.17		0.16	0.16
NETSUI FUDOSAN -	63,512.00	JPY	2,595.000	1,140,926.17		1.52	1.53
NETSUI FUDOSAN LOGISTICS PARK -	314.00	JPY	454,000.000	986,847.15		1.31	1.32
NIPPON BUILDING FUND INC -	104.00	JPY	575,000.000	413,966.86		0.55	0.55
NIPPON PROLOGIS REIT INC -	533.00	JPY	290,600.000	1,072,228.16		1.43	1.44
NOMURA REAL ESTATE MASTER FUND -	187.00	JPY	151,000.000	195,471.27		0.26	0.26
SUMITOMO REALTY & DEV. -	23,000.00	JPY	3,215.000	511,885.94		0.68	0.69
<u>Netherlands</u>							
CTP BV -	59,611.00	EUR	13.040	777,327.44		1.03	1.04
<u>New Zealand</u>							
ARGOSY PROPERTY LTD -	159,571.00	NZD	1.115	103,942.83		0.14	0.14
VITAL HEALTHCARE PROPERTY TRUS -	123,311.00	NZD	2.380	171,452.75		0.23	0.23
<u>Singapore</u>							
ASCENDAS REAL ESTATE INVESTM. TR. -	161,081.00	SGD	2.770	312,550.33		0.42	0.42
CAPITALAND LTD -	398,200.00	SGD	3.720	1,037,624.14		1.38	1.39
CITY DEVELOPMENTS LTD -	20,200.00	SGD	7.710	109,094.19		0.14	0.15
ESR-REIT -	2,629,600.00	SGD	0.335	617,064.22		0.82	0.83
FRASERS LOGISTICS & INDUSTRIAL -	251,200.00	SGD	1.270	223,470.00		0.30	0.30
MAPLETREE LOGISTICS TRUST -	103,504.00	SGD	1.690	122,529.23		0.16	0.16
<u>South Korea</u>							
LOTTE REIT CO LTD -	38,921.00	KRW	3,950.000	109,554.07		0.15	0.15
<u>U.K.</u>							
EMPIRIC STUDENT PROPERTY PLC -	440,014.00	GBP	0.865	434,500.76		0.58	0.58
LAND SECURITIES GROUP PLC -	17,023.00	GBP	6.878	133,661.46		0.18	0.18
UNITE GROUP PLC -	14,620.00	GBP	9.830	164,062.31		0.22	0.22

<u>U.S.A.</u>							
AMERICAN NATIONAL INSURANCE -	27,518.00	USD	31.020	804,911.23		1.07	1.08
AMERICAN TOWER CORP CL A	14,707.00	USD	198.010	2,746,000.07		3.66	3.68
AVALONBAY COMMUNITIES INC -	9,974.00	USD	172.520	1,622,550.19		2.16	2.17
BOSTON PROPERTIES INC -	1,935.00	USD	65.480	119,475.53		0.16	0.16
CAMDEN PROPERTY TRUST -	9,095.00	USD	114.760	984,198.21		1.31	1.32
CB RICHARD ELLIS GROUP INC -	10,475.00	USD	85.140	840,963.22		1.12	1.13
COMMUNITY HEALTHCARE TRUST INC -	10,769.00	USD	38.740	393,390.91		0.52	0.53
DOUGLAS EMMET INC -	7,617.00	USD	14.130	101,488.18		0.14	0.14
EASTERLY GOVERNMENT PROPERTIES -	109,021.00	USD	15.100	1,552,302.78		2.07	2.08
EQUINIX INC -	9,093.00	USD	688.270	5,901,404.16		7.86	7.90
FOUR CORNERS PROPERTY TRUST IN -	34,273.00	USD	27.150	877,427.58		1.17	1.17
HEALTHCARE TRUST OF AMERICA IN -	52,541.00	USD	19.500	966,100.42		1.29	1.29
HEALTHPEAK PROPERTIES INC -	29,646.00	USD	24.060	672,591.00		0.90	0.90
HOST HOTELS & RESORTS INC -	118,531.00	USD	16.800	1,877,718.81		2.50	2.51
INVITATION HOMES INC -	115,888.00	USD	31.260	3,415,991.40		4.55	4.57
MEDICAL PROPERTIES TRUST INC -	22,697.00	USD	10.300	220,442.34		0.29	0.30
PHYSICIANS REALTY TRUST -	13,027.00	USD	14.830	182,169.17		0.24	0.24
PROLOGIS TRUST -	63,311.00	USD	123.400	7,366,881.09		9.81	9.86
PUBLIC STORAGE INC -	12,958.00	USD	298.950	3,652,799.72		4.87	4.89
RE/MAX HOLDINGS INC -	69,392.00	USD	18.490	1,209,861.46		1.61	1.62
REALITY INCOME CORP. -	35,625.00	USD	63.950	2,148,249.65		2.86	2.88
SBA COMMUNICATIONS CORP. -	7,911.00	USD	259.350	1,934,670.30		2.58	2.59
SIMON PROPERTY GROUP INC -	40,684.00	USD	122.090	4,683,743.10		6.24	6.27
UDR INC -	25,992.00	USD	42.840	1,049,973.86		1.40	1.41
UNIVERSAL HEALTH REALTY INCOME TRUST -	12,697.00	USD	53.020	634,790.14		0.85	0.85
VICI PROPERTIES INC -	66,871.00	USD	33.530	2,114,271.22		2.82	2.83
Total shares				75,045,616.31		99.95	100.42
<b>Rights</b>							
<u>Belgium</u>							
AEDIFICA -	15,071.00	EUR	1.270	19,142.43		0.03	0.03
<u>Hong Kong</u>							
THE LINK REIT -	19,669.00	HKD	7.500	17,721.11		0.02	0.02
Total rights				36,863.54		0.05	0.05
<b>TOTAL SECURITIES PORTFOLIO</b>				75,082,479.85		100.00	100.47
<b>CASH AT BANK AND IN HAND</b>							
<b>Demand accounts</b>							
<u>Belgium</u>							
KBC GROUP AUD	4,448.88	AUD	1.000	2,828.95		0.00	0.00
KBC GROUP CAD	-4,197.28	CAD	1.000	-2,907.07		0.00	-0.00
KBC GROUP CHF	0.35	CHF	1.000	0.35		0.00	0.00
KBC GROUP EURO	-1,302,215.79	EUR	1.000	-1,302,215.79		0.00	-1.74
KBC GROUP GBP	39,297.94	GBP	1.000	44,861.91		0.00	0.06
KBC GROUP HKD	10,038.78	HKD	1.000	1,205.95		0.00	0.00
KBC GROUP JPY	2,145,811.00	JPY	1.000	14,854.43		0.00	0.02
KBC GROUP MXN	0.20	MXN	1.000	0.01		0.00	0.00
KBC GROUP NOK	0.27	NOK	1.000	0.02		0.00	0.00
KBC GROUP NZD	805.42	NZD	1.000	470.53		0.00	0.00
KBC GROUP SEK	-6,977.92	SEK	1.000	-630.94		0.00	-0.00
KBC GROUP SGD	-3,300.14	SGD	1.000	-2,311.68		0.00	-0.00
KBC GROUP TRY	0.09	TRY	1.000	0.00		0.00	0.00
KBC GROUP USD	99,126.85	USD	1.000	93,471.81		0.00	0.13
KBC GROUP ZAR	115.55	ZAR	1.000	5.94		0.00	0.00
Total demand accounts				-1,150,365.58		0.00	-1.54
<b>TOTAL CASH AT BANK AND IN HAND</b>				-1,150,365.58		0.00	-1.54
<b>OTHER RECEIVABLES AND PAYABLES</b>							
<b>Receivables</b>							
<u>Belgium</u>							
KBC GROUP CAD RECEIVABLE	8,522.64	CAD	1.000	5,902.85		0.00	0.01
KBC GROUP EUR RECEIVABLE	1,152,865.03	EUR	1.000	1,152,865.03		0.00	1.54
KBC GROUP JPY RECEIVABLE	561,866.00	JPY	1.000	3,889.53		0.00	0.01
KBC GROUP SGD TE ONTVANGEN	4,567.33	SGD	1.000	3,199.32		0.00	0.00
KBC GROUP USD RECEIVABLE	787,701.19	USD	1.000	742,763.97		0.00	0.99
Total receivables				1,908,620.70		0.00	2.55
<b>Payables</b>							
<u>Belgium</u>							
KBC GROUP AUD PAYABLE	-37,838.00	AUD	1.000	-24,060.40		0.00	-0.03
KBC GROUP GBP PAYABLE	-39,328.00	GBP	1.000	-44,896.22		0.00	-0.06
KBC GROUP HKD PAYABLE	-111,965.00	HKD	1.000	-13,450.23		0.00	-0.02
KBC GROUP JPY PAYABLE	-25,054,674.00	JPY	1.000	-173,441.55		0.00	-0.23
KBC GROUP SGD TE BETALEN	-82,735.00	SGD	1.000	-57,954.23		0.00	-0.08
KBC GROUP USD PAYABLE	-889,460.00	USD	1.000	-838,717.59		0.00	-1.12
Payables				-1,152,520.22		0.00	-1.54

TOTAL RECEIVABLES AND PAYABLES			756,100.48		0.00	1.01
OTHER						
Interest receivable		EUR	153,911.49		0.00	0.21
Accrued interest		EUR	1,286.23		0.00	0.00
Expenses payable		EUR	-113,125.25		0.00	-0.15
TOTAL OTHER			42,072.47		0.00	0.06
TOTAL NET ASSETS			74,730,287.22		0.00	100.00

### Geographic breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Australia	2.83	0.73	0.56	3.83
Belgium	3.21	3.44	3.41	3.91
Canada	1.29	3.08	3.52	1.90
Switzerland	0.00	0.27	0.00	0.00
Germany	7.80	6.77	4.98	5.11
Spain	3.10	2.91	0.00	0.00
Finland	0.80	0.90	1.93	0.00
France	1.86	1.92	2.28	0.00
U.K.	3.17	3.20	2.27	0.98
Hong Kong	2.26	2.04	3.26	5.00
Japan	11.36	6.43	6.96	10.16
South Korea	0.00	0.00	0.00	0.15
Netherlands	0.00	0.00	0.47	1.04
New Zealand	0.00	0.00	0.00	0.37
Singapore	1.91	3.92	3.87	3.29
Sweden	0.17	0.53	0.40	0.00
U.S.A.	60.24	63.86	66.09	64.26
TOTAL	100.00	100.00	100.00	100.00

### Sector breakdown (as a % of securities portfolio)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
Consum(cycl)	0.00	0.25	0.81	2.32
Pharma	0.00	0.00	0.22	0.22
Financials	0.47	2.13	1.76	2.02
Telecomm.	0.27	0.35	1.64	2.59
Real est.	98.47	97.27	95.57	92.51
Various	0.79	0.00	0.00	0.34
TOTAL	100.00	100.00	100.00	100.00

### Currency breakdown (as a % of net assets)

	31/08/2021	28/02/2022	31/08/2022	28/02/2023
AUSTRALIAN DOLLAR	2.83	0.74	0.56	3.61
CANADIAN DOLLAR	0.65	3.09	3.52	1.91
SWISS FRANC	0.00	0.27	0.00	0.00
EURO	16.73	15.89	13.08	10.39
POUND STERLING	3.17	3.19	2.26	0.98
HONG KONG DOLLAR	2.26	2.04	3.26	4.98
JAPANESE YEN	11.36	6.42	6.95	9.96
KOREAN WON	0.00	0.00	0.00	0.15
MEXICAN PESO	-0.01	0.00	0.00	0.00
NEW ZEALAND DOLLAR	0.00	0.00	0.00	0.37
SWEDISH KRONA	0.17	0.53	0.41	0.00
SINGAPORE DOLLAR	1.91	3.93	3.87	3.40
US DOLLAR	60.93	63.90	66.09	64.25
TOTAL	100.00	100.00	100.00	100.00

## 2.4.2. Changes in the composition of the assets of KBC Select Immo World Plus (in Euro)

	1 <sup>st</sup> half of year
<b>Purchases</b>	29,643,767.25
<b>Sales</b>	33,616,715.56
<b>Total 1</b>	63,260,482.82
<b>Subscriptions</b>	6,788,391.50
<b>Redemptions</b>	9,991,955.28
<b>Total 2</b>	16,780,346.78
<b>Monthly average of total assets</b>	77,778,510.99
<b>Turnover rate</b>	59.76%

The table above shows the capital volume of portfolio transactions. This volume (adjusted to take account of total subscriptions and redemptions) is also compared to the average net assets at the beginning and end of the period. A figure close to 0% implies that the transactions relating to the securities or transactions relating to the assets (excluding deposits and cash) in a given period only involve subscriptions and redemptions. A negative percentage shows that subscriptions and redemptions entailed few, if any, transactions in the portfolio. Active asset management may result in high turnover rates (monthly percentage >50%).

The detailed list of transactions can be consulted free of charge at the company designated as financial service: KBC Bank NV, Havenlaan 2, B-1080 Brussels

## 2.4.3. Amount of commitments in respect of financial derivatives positions

Nil

## 2.4.4. Changes in the number of subscriptions and redemptions and the net asset value

### Classic Shares

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2021 - 08*	1,260.19	1,577.63	4,722.31	6,811.59	25,279.94	31,747.54	57,027.48
2022 - 08*	7,120.44	1,299.46	9,832.41	4,559.57	22,567.97	28,487.42	51,055.39
2023 - 02*	494.50	354.06	4,795.88	1,314.88	18,266.59	27,526.60	45,793.19

Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2021 - 08*	2,309,550.78	1,667,497.44	8,448,159.70	7,092,039.78
2022 - 08*	14,392,129.87	1,562,403.35	21,469,210.72	5,503,048.43
2023 - 02*	884,162.99	358,344.32	8,742,054.50	1,349,947.43

Period	Net asset value End of period (in Euro)		
	Of the class	Of one share	
		Capitalization	Distribution
2021 - 08*	93,348,072.50	2,130.76	1,243.64
2022 - 08*	76,073,652.78	1,958.71	1,118.72
2023 - 02*	59,324,999.67	1,770.50	980.29

\*The financial year does not coincide with the calendar year.

## Institutional B Shares

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2021 - 08*	649.46		426.00		1,806.89		1,806.89
2022 - 08*	510.00		2,316.89		0.00		0.00
2023 - 02*	2,879.00		0.00		2,879.00		2,879.00

Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2021 - 08*	1,114,315.82		783,472.48	
2022 - 08*	1,175,987.12		4,949,360.30	
2023 - 02*	5,543,878.88		0.00	

Period	Net asset value End of period (in Euro)		
	Of the class	Of one share	
		Capitalization	Distribution
2021 - 08*	3,972,946.64	2,198.77	
2022 - 08*	0.00	0.00	
2023 - 02*	5,319,380.65	1,847.65	

\*The financial year does not coincide with the calendar year.

## Institutional Shares

Period	Change in number of shares in circulation						
	Subscriptions		Redemptions		End of period		
	Capitalization	Distribution	Capitalization	Distribution	Capitalization	Distribution	Totaal
2022 - 08*	12,649.50		0.00		12,649.50		12,649.50
2023 - 02*	12.52		0.00		12,662.02		12,662.02

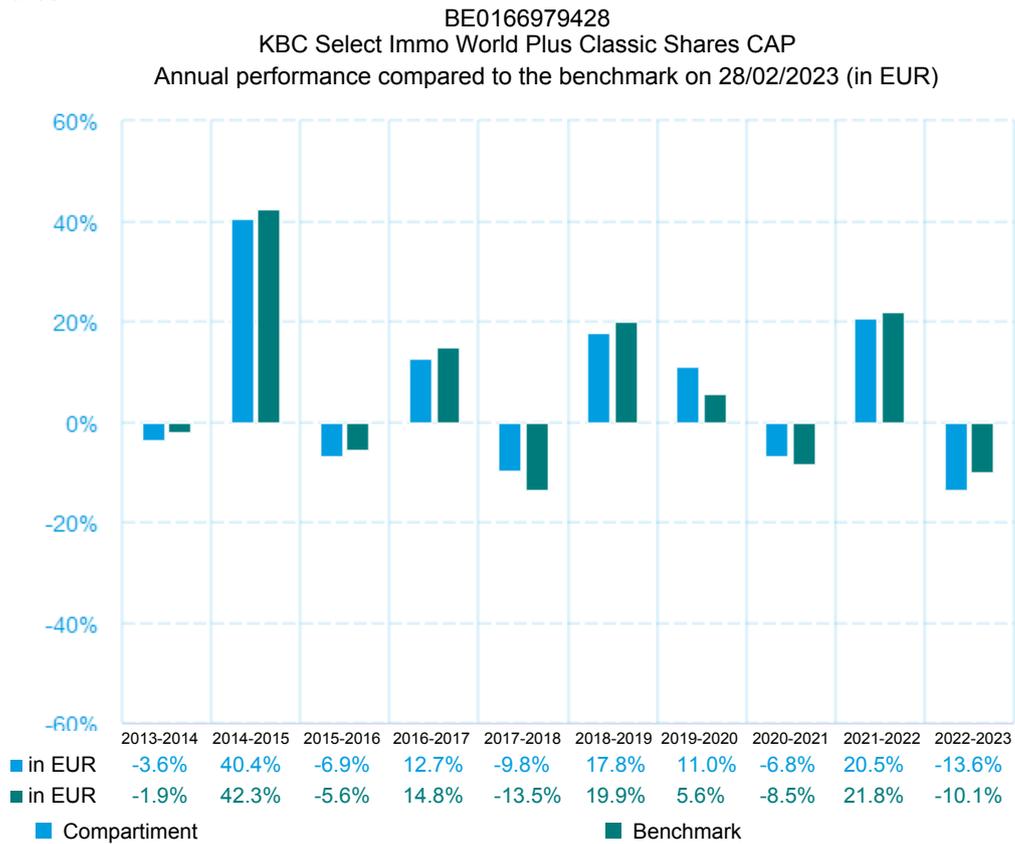
Period	Amounts received and paid by the UCITS (in Euro)			
	Subscriptions		Redemptions	
	Capitalization	Distribution	Capitalization	Distribution
2022 - 08*	12,643,999.94		0.00	
2023 - 02*	10,000.03		0.00	

Period	Net asset value End of period (in Euro)		
	Of the class	Of one share	
		Capitalization	Distribution
2022 - 08*	11,089,288.69	876.66	
2023 - 02*	10,085,906.90	796.55	

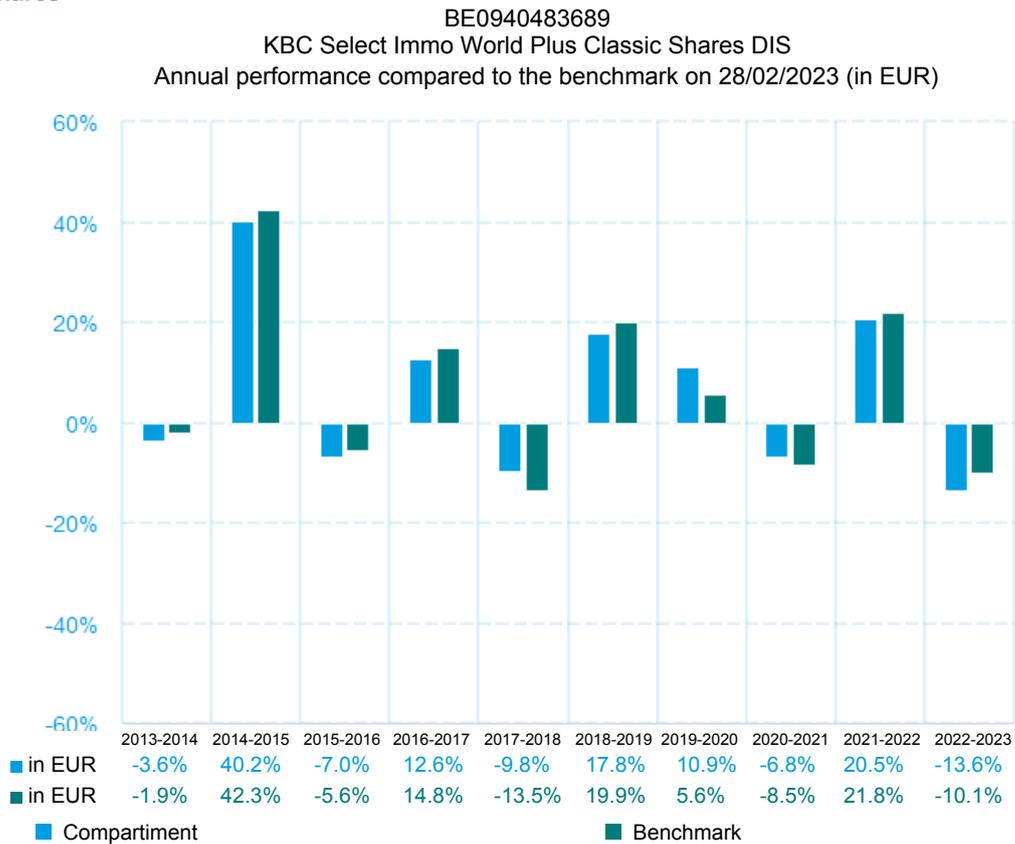
\*The financial year does not coincide with the calendar year.

## 2.4.5. Performance figures

### Classic Shares



### Classic Shares



Cap Div	ISIN Code	Curr ency	1 year		3 years		5 years		10 years		Since Launch*	
			Share classes	Bench mark	Starting date	Share classes						
CAP	BE0166979428	EUR	-13.63%	-10.09 %	-1.01%	0.06%	4.87%	4.88%	4.97%	5.20%	06/03/1998	5.23%
DIS	BE0940483689	EUR	-13.64%	-10.09 %	-1.02%	0.06%	4.85%	4.88%	4.93%	5.20%	06/03/1998	5.25%

Risk warning: Past performance is not a guide to future performance.

\* Return on annual basis.

### Classic Shares

- The bar chart shows the performance for full financial years(period of 12 months prior to the half-yearly closing).
- The figures do not take account of any restructuring..
- Calculated in EUR.
- The return is calculated as the change in the net asset value between two dates expressed as a percentage. In the case of units that pay dividends, the dividend is incorporated geometrically in the return.
- Calculation method for date D, where NAV stands for net asset value:

#### Capitalisation units (CAP)

Return on date D over a period of X years :

$$[\text{NIW}(D) / \text{NIW}(Y)]^{[1 / X]} - 1$$

where Y = D-X

Return on date D since the start date S of the unit:

$$[\text{NIW}(D) / \text{NIW}(S)]^{[1 / F]} - 1$$

where F = 1 if the unit has existed for less than one year on date D

where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D

#### Distribution units (DIV)

Return on date D over a period of X years :

$$[C * \text{NIW}(D) / \text{NIW}(Y)]^{[1 / X]} - 1$$

where Y = D-X

Return on date D since the start date S of the unit:

$$[C * \text{NIW}(D) / \text{NIW}(S)]^{[1 / F]} - 1$$

where F = 1 if the unit has existed for less than one year on date D

where F = (D-S) / 365.25 if the unit has existed for longer than one year on date D

where C is a factor that is determined for all N dividends between the calculation date D and the reference date.

For dividend i on date Di with value Wi:

$$C_i = [\text{Wi} / \text{NIW}(D_i)] + 1$$

i = 1 ... N

from which C = C0 \* .... \* CN.

- If the interval between the two dates exceeds one year, the ordinary return calculation is converted into a return on an annual basis by taking the nth square root of 1 plus the total return of the unit..
- The return figures shown above do not take account of the fees and charges associated with the issue and redemption of units.
- These are the performance figures for capitalisation and distribution shares



## 2.4.6. Costs

### Ongoing Charges and Transaction costs:

#### Classic Shares Capitalisation :

Ongoing charges : 1,741%

Transaction costs: 0,084%

#### Classic Shares Distribution :

Ongoing charges : 1,752%

Transaction costs: 0,084%

#### Institutional B Shares Capitalisation :

Ongoing charges : not applicable

Transaction costs: not applicable

#### Institutional Shares Capitalisation :

Ongoing charges : not applicable

Transaction costs: not applicable

Percentage calculated at reporting date: 28 February 2023 (period of 12 months prior to the half-yearly closing).

A more detailed explanation with respect to the method of calculating ongoing charges and the relevant exclusions can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.5. Ongoing charges'

More information on how transaction costs are calculated: the transaction costs are not included in the ongoing charges, but are instead shown separately. Moreover, this does not fully reflect the actual transaction costs as only the explicit transaction costs are given.

### Existence of Commission Sharing Agreements

A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.7. Commission Sharing Agreements'.

No CSA accrual during this period.

### Existence of fee sharing agreements and rebates

The management company has shared 52,93% of its fee with the distributor, and institutional and/or professional parties.

If the management company invests the assets of the undertaking for collective investment in units of undertakings for collective investment that are not managed by an entity of KBC Groep NV, and receives a fee for doing so, it will pay this fee to the undertaking for collective investment.

Fee-sharing does not affect the amount of the management fee paid by a **sub-fund** to the management company. This management fee is subject to the limitations laid down in **the articles of association**. The limitations may only be amended after approval by the General Meeting.

## 2.4.7. Notes to the financial statements and other data

### Classic Shares

Fee for managing the investment portfolio	1.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective Investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	

Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation)	0.10%	of the net assets of the sub-fund per year.

### **Institutional B Shares**

Fee for managing the investment portfolio	Max 1.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective Investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation)	0.01%	of the net assets of the sub-fund per year.

### **Institutional Shares**

Fee for managing the investment portfolio	Max 0.50%	per year calculated on the basis of the average total net assets of the sub-fund, no management fee is charged on assets invested in underlying undertakings for collective investment managed by a financial institution of the KBC group.  (* ) The fee for the management of the investment portfolio of the undertakings for collective investment in which the sub-fund invests will amount to a year.
Administration fee	0.10%	per year calculated on the basis of the average total net assets of the sub-fund.
Fee for financial services	-	-
Custodian's fee	Max 0.04%	per year and calculated monthly on the basis of the value of the securities held in custody by the custodian on the last banking day of the preceding month, except on those assets invested in underlying undertakings for collective Investment managed by a financial institution of the KBC group.
Fee paid to the bevek's statutory auditor	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Fee paid to the independent directors	A more detailed explanation can be found in this report's General information on the Bevek under 'Information for shareholders – 1.2.1.8. Recurrent fees and charges'.	
Annual tax	See prospectus General Part : 'Information concerning the Bevek - H. Tax treatment'	
Other charges (estimation) such as the regulator's fees, the cost of publication and any marketing costs	0.10%	of the net assets of the sub-fund per year.

### **Anti-dilution levy**

During the past reporting period, no anti-dilution levy, as described in the general information on the Bevek of this report, under title 1.2.1.9. *Non-recurring fees and charges borne by the investor*, was charged in favor of this sub-fund.

## Exercising voting rights

If necessary, relevant and in the interest of the shareholders, the management company will exercise the voting rights attached to the shares in the Bevek's portfolio.

The management company will adhere to the following criteria when determining how it stands relative to the items on the agenda that are put to the vote:

- Shareholder value may not be adversely affected.
- Corporate governance rules, especially with regard to the rights of minority shareholders, must be respected.
- The minimum standards with regard to sustainable business and corporate social responsibility must be met.

The list of companies for which voting rights are exercised is available at the registered office of the Bevek.

## Securities lending

Pursuant to the Royal Decree of 7 March 2006 on securities lending, the undertaking for collective investment in transferable securities(UCITS) has entered into securities lending transactions, whereby the title to the securities that have been lent has been transferred, without recognition of that transfer of ownership in the accounts. For the period from 01/09/2022 to 01/02/2023, the realised net income for the UCITS amounts to 876,43 EUR and for the Management Company 350,57 EUR. Direct and indirect costs and charges are deducted from the gross income. These are set at a flat rate of 35% of the fee received and consist of the charges for the clearing services provided by KBC Bank NV, the charges paid to the management company for setting up and monitoring the system for lending securities, the charges for margin management, the charges associated with cash and custody accounts and cash and securities transactions, the fee paid for any management of reinvestments and, if the sub-fund uses an agent, the fee paid to the agent. The undertaking for collective investment in transferable securities will thus receive 65% of the fee received for securities lent. The number of securities lent varied between 0 and 1, with a market value fluctuating between 0 and 1920836.84 EUR. The detailed list of securities lending transactions carried out may be obtained from the registered office of the undertaking for collective investment in transferable securities at Havenlaan 2, 1080 Brussels. During the reporting period, securities lending transactions were effected in relation to the following securities lending systems:

Manager of the securities lending system: Goldman Sachs

Type of securities lending transactions effected: the lending transactions are effected through the agency of a Lending Agent.

Nature of the lent securities: the securities lending applies only to the equity portion of the portfolio.

Nature of the financial collateral: government bonds issued by Austria, Belgium, Germany, the Netherlands, Luxembourg, the UK, France, the US and Switzerland and supranational bonds denominated in EUR, USD or GBP issued by the EIB or the KFW.

Reinvestment of the financial collateral received: no reinvestment takes place.

- Section II, entitled 'Income and expenditure relative to the investments', contains the net results of transactions in respect of the lending of securities including the result generated by reinvesting financial guarantees tendered in the context of lending bon.

## Transparency of securities financing transactions and of reuse

### Global data:

1) The amount of securities and commodities on loan as a proportion of total lendable assets defined as excluding cash and cash equivalents;	Nil	%
2) The amount of assets engaged in each type of SFT's and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency) and as a proportion of the collective investment undertaking's assets under management (AUM).		
The amount of assets engaged in each type of SFTs and total return swaps expressed as an absolute amount (in the collective investment undertaking's currency)	0,00	EUR
proportion of the collective investment undertaking's assets under management (AUM)	Nil	%

### Concentration data:

1) Ten largest collateral issuers across all SFTs and total return swaps (break down of volumes of the collateral securities and commodities received per issuer's name)

name collateral issuer	Market value on a settled basis	currency
Nil	Nil	Nil

2) Top 10 counterparties of each type of SFTs and total return swaps separately (Name of counterparty and gross volume of outstanding transactions).

type SFT (lending program)	name counterparty	Country of counterparty	Market value on a settled basis	currency
Nil	Nil	Nil	Nil	Nil

Aggregate transaction data for each type of SFTs and total return swaps separately to be broken down according to the below categories:

1) Type and quality of collateral;	equity (Goldman Sachs)	equity(KBC Bank)	bonds (Société Générale)
type	Nil.	Nil.	Nil.
quality – Bloomberg composite rating: see table below			
2) Maturity tenor of the collateral broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open maturity: see table below;			
3) Currency of the collateral: see table below			
4) Maturity tenor of the SFTs and total return swaps broken down in the following maturity buckets: less than one day, one day to one week, one week to one month, one to three months, three months to one year, above one year, open transactions;	Nil.	Nil.	Nil.
5) Country in which the counterparties are established: see table above			
6) Settlement and clearing (e.g., tri-party, Central Counterparty, bilateral).	Nil.	Nil.	Nil.

collateral	quality	currency	Maturity tenor
Nil	Nil	Nil	Nil

Data on reuse of collateral:

1) Share of collateral received that is reused, compared to the maximum amount specified in the prospectus or in the disclosure to investors;	Nil
2) Cash collateral reinvestment returns to the collective investment undertaking. (EUR)	Nil

Safekeeping of collateral received by the collective investment undertaking as part of SFTs and total return swaps:

1) Number and names of custodians and the amount of collateral assets safe-kept by each of the custodians.

<u>number</u>	<u>Name collateral custodian</u>	<u>Market value on a settled basis</u>	<u>currency</u>
Nil	Nil	Nil	Nil

Safekeeping of collateral granted by the collective investment undertaking as part of SFTs and total return swaps:

1) The proportion of collateral held in segregated accounts or in pooled accounts, or in any other accounts.	Nil
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Data on return and cost for each type of SFTs and total return swaps:

1) Data on return and cost for each type of SFTs and total return swaps broken down between the collective investment undertaking, the manager of the collective investment undertaking and third parties (e.g. agent lender) in absolute terms and as a percentage of overall returns generated by that type of SFTs and total return swaps.

Lending program: equity (Goldman Sachs)	collective investment undertaking	manager of the collective investment undertaking	agent lender
return EUR	1.348,36	350,57	121,35
percentage of overall returns	100,00 %	26,00%	9,00%
cost EUR	471,93		
percentage of overall returns	35,00 %		