Dear Sir or Madam,

Please find below a Request for Proposal ("RfP") for the provision of vegetation management and maintenance services across the land portfolio owned by SFPIM, under a multi-year agreement. In this RfP, "candidate" means a service provider submitting a proposal (the "Proposal"), and "service provider" means the selected contractor once the Agreement has been concluded.

The deadline for the submission of Proposals is **27 November 2026,** in accordance with the terms and conditions set out below.

1. **Background**

Federale Participatie- en Investeringsmaatschappij / Société Fédérale de Participations et d'Investissement ("SFPIM") is a public limited company of public interest, whose registered office is located at 1050 Brussels, Avenue Louise - Louizalaan 32, box 4, and registered with the Crossroads Bank for Enterprises under number 0253.445.063 (RLP Brussels) (VAT BE 0253.445.063).

SFPIM was established on 1 November 2006, following the merger of the Federale Participatiemaatschappij / Société fédérale de Participations and the Federale investeringsmaatschappij / Société fédérale d'Investissement. Since then, SFPIM has acquired a central role in federal investment policy and in anchoring the strategic assets of our country. It manages over 200 participations and investments.

SFPIM is governed by the Law of 2 April 1962 relating to SFPIM and the regional investment companies. The Belgian State is the sole shareholder of SFPIM.

SFPIM aims to shape public ownership and federal investment policy by serving the financial interests of the State, while also promoting the prosperity of the Belgian economy and employment. This is pursued in line with the principles of sound management, sustainability, socially responsible entrepreneurship, and good corporate governance.

SFPIM pursues this objective by operating both as a public holding company and as an investment company. SFPIM is also mandated to carry out delegated missions, contributing to the implementation of the State's industrial policy and to the resolution of financial institutions. Additionally, it may be entrusted with specific advisory roles for the Government.

Further information about SFPIM and its subsidiaries is available on its website www.sfpim.be

As part of its real estate activities, SFPIM holds a portfolio of land plots located in different regions of Belgium. These properties vary significantly in size, location, vegetation characteristics and environmental constraints.

SFPIM wishes to establish a structured and recurring vegetation management programme in order to maintain these properties appropriately, prevent uncontrolled vegetation growth, mitigate potential neighbourhood disturbances and ensure compliance with applicable environmental requirements.

Société Fédérale de Participations et d'Investissement
Société Anonyme d'Intérêt Public

Federale Participatie-en Investerings Maatschappij
Naamloze Vennootschap van Openbaar Nut

Avenue Louise - Louizalaan, 32/4
1050 Bruxelles - Brussel

RPM (Brussel – Franstalige afdeling) 0253.445.063
TVA BE 0253.445.063

2. Purpose of the RfP

The purpose of this RfP is to select a qualified and experienced service provider for the management, maintenance and control of vegetation across SFPIM's land portfolio, including properties added under Section 3.1.

SFPIM intends to conclude a framework agreement (the "Agreement") for an initial period of three (3) years, renewable under clause b of Section 7 below.

The objective is to ensure appropriate and recurring vegetation management, prevent uncontrolled vegetation growth, limit potential disturbances to neighbouring properties, manage invasive plant species and preserve protected species and habitats where applicable.

The Agreement shall also include administrative assistance in connection with all permits, authorisations and approvals required for the performance of the services, including interactions with the relevant environmental authorities.

The selected service provider must be capable of performing the required services across all three Regions of Belgium and adapting its interventions to the specific characteristics, size and environmental constraints of each property.

3. Scope of services

3.1 Properties covered by the Agreement

The services shall apply to the properties listed below, subject to their stated activation and withdrawal conditions. The list is non-exhaustive: SFPIM may add other properties in Belgium during the term of the Agreement by written notice. The scope, timetable and price of services on any additional property shall be agreed in writing before work begins, using the agreed rates where applicable. The same assessment, authorisation and intervention-order requirements shall apply. Land survey plans for the listed properties are included in the annexes.

- Bierset – Grâce-Hollogne: currently included in the operational scope; a lease is under negotiation and SFPIM may withdraw the property from the list.



Nom: Bierset

Adresse: Impasse Herman / 41.600m^2

- Essen – Hemelrijk: currently leased and excluded from the initial operational scope; it may be activated by written notice from SFPIM.



Nom: Essen

Adresse: Hemelrijk / 34.300m²

- Hornu-Boussu: currently included in the operational scope; subject to a sale option and SFPIM may withdraw the property from the list.



Nom: Hornu Boussu

Adresse: N550 / 42.736m²

- Schaerbeek-Formation: currently envisaged as the main site within the operational scope. The property comprises two neighbouring land parcels separated by a railway track.

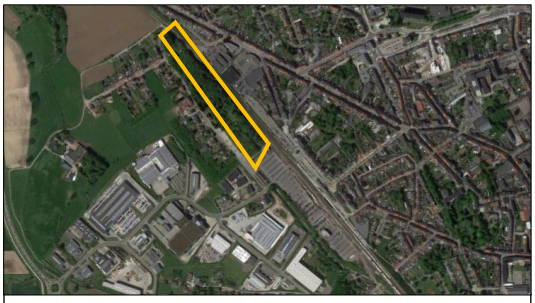
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Nom: Schaerbeek Formation

Adresse: Vilvoordelaan

- Tienen: currently included in the operational scope; subject to a sale option and SFPIM may withdraw the property from the list.



Nom: Tienen

Adresse: Tramstraat / 34.594m^2

The Agreement is intended to cover all the above-mentioned properties, subject to the nature and extent of SFPIM's rights over each property and any applicable legal or contractual restrictions. SFPIM shall determine which interventions may be carried out on each property, taking into account the applicable ownership rights, access arrangements and any required third-party consents.

The properties vary considerably in size, with some sites extending to nearly 40 hectares. The selected service provider must demonstrate the technical capacity, equipment and resources required to manage plots ranging from 3 to 40 hectares.

SFPIM may request interventions on individual properties according to their specific maintenance needs, environmental constraints and applicable legal or contractual restrictions. The property list does not constitute a commitment to order interventions on every property or any minimum volume of services.

3.2 Vegetation maintenance and management

Vegetation on the listed properties has received little or no maintenance for several years, in some cases up to twenty (20) years. For the purposes of this RfP, "vegetation" includes all plant growth and plant material, whether naturally occurring or planted, living, dying or dead, standing, fallen, broken, damaged, cut or uprooted. It includes grasses, herbaceous plants, weeds, invasive plants, undergrowth, shrubs, hedges and trees, together with branches, trunks, stumps, roots, leaves and other plant debris. All interventions remain subject to the environmental safeguards and approvals set out in this RfP, including any requirement to retain dead wood or other plant material for ecological reasons.

The services shall include, as required for each property:

- An initial site assessment for each property for which SFPIM requests services, including a site visit, identification of the main maintenance needs, known or apparent environmental sensitivities, access constraints, recommended interventions, required permits or authorisations, and an indicative budget and timetable. The assessment shall distinguish verified findings from assumptions and identify any outstanding checks, the reasons for them and any specialist input required. No material intervention shall be carried out before SFPIM has approved the proposed approach;
- Depending on the condition of a property, SFPIM may request either (i) initial restoration or corrective works intended to bring the site to an agreed manageable condition, or (ii) recurring maintenance services, or both. The service provider shall distinguish clearly between these two categories in its proposed methodology, planning and pricing;
- Routine, periodic and ad hoc vegetation maintenance, including mowing, clearing, cutting and controlling excessive vegetation growth;
- Identification and appropriate management of invasive plant species using suitable and, where necessary, specialised techniques, following applicable regional mandatory guidelines. The service provider shall not apply a standard mowing or cutting method where this could increase propagation;
- Identification of potential environmental sensitivities and protected species, with the assistance of appropriately qualified specialists where required, and implementation of suitable protection measures;
- Prevention of vegetation-related disturbances affecting neighbouring properties;
- Management of trees, shrubs and wooded areas, subject to applicable legal restrictions and required authorisations;
- Collection, removal, transport and lawful disposal or recovery of green waste generated by the interventions, in accordance with applicable waste management regulations;
- During interventions, the service provider shall note and report to SFPIM any readily apparent safety issue observed on the property, including dangerous trees or branches, damaged fencing, open access points or visible damage to site infrastructure. Unless separately ordered, the service provider shall not be responsible for continuous security monitoring or for carrying out repairs.

The service provider shall ensure that all personnel and subcontractors involved in the performance of the services possess the qualifications, training and equipment necessary to carry out their assigned tasks safely and in compliance with applicable requirements.

Vegetation management shall be pesticide-free as a standard approach. Any exceptional use of pesticides must be justified in writing, documented and subject to SFPIM's prior written approval, and shall only be permitted where compliant with applicable legislation and authorisations.

The service provider shall implement appropriate measures to prevent the spread of invasive species through green waste, vehicles, tools and other equipment, including suitable cleaning, segregation, transport and treatment procedures.

Where replanting is expressly requested and approved by SFPIM, only native plant species appropriate to the local ecological conditions shall be used, subject to applicable legal and permit requirements.

3.3 Environmental constraints and protected species

Particular attention shall be paid to environmental constraints affecting the properties, including the presence of protected species, invasive vegetation and areas subject to specific restrictions. The service provider shall ensure that its interventions are adapted to the applicable environmental requirements and shall refrain from carrying out any operation requiring prior authorisation until such authorisation has been obtained.

Special attention shall be given to Schaerbeek-Formation, where protected species are already present, and to Essen and Tienen, where tree-felling authorisations have previously been refused.

- For Schaerbeek-Formation, the initial assignment must include a sufficiently detailed multi-year site management proposal enabling SFPIM and the competent authority (Bruxelles Environnement) to determine which interventions may be carried out, which areas or periods require specific precautions, and whether a derogation or other prior authorisation is required.
- For Essen and Tienen, candidates shall not assume that tree or vegetation removal is permissible solely on the basis of the planning designation of the properties. The proposed approach shall take into account the potential application of Flemish forest and nature rules and the need for prior confirmation or authorisation by the competent authority.

The service provider shall take these known restrictions into account when proposing maintenance methods and shall not assume that previously refused authorisations will subsequently be granted.

3.4 Administrative assistance — permits and authorisations

The service provider shall provide SFPIM with administrative and technical assistance in connection with all permit applications, authorisations and approvals required for the performance of the vegetation management services.

This assistance shall include, where applicable:

- Identification of the permits and authorisations required before any intervention;
- Preparation of the relevant technical documentation and supporting information;
- Assistance with the preparation and submission of applications to the competent authorities;
- Follow-up of applications and communication with the relevant authorities;
- Assistance in responding to requests for additional information;

- Advice on the conditions, restrictions and obligations resulting from the permits or authorisations obtained.

The service provider shall coordinate the preparation and follow-up of the required permit applications. Applications shall be submitted by SFPIM or by the service provider on SFPIM's behalf, where expressly authorised to do so. The service provider acts in a technical and advisory capacity and has no authority to bind SFPIM beyond that express authorisation. Decisions on permits remain with the competent authorities; SFPIM's approval does not replace any required authorisation.

The service provider shall clearly identify any administrative fees, external expert costs or other expenses associated with such applications and obtain SFPIM's prior written approval before incurring them.

The relevant authorities may include, without limitation, Bruxelles Environnement, Agentschap voor Natuur en Bos, Département de la Nature et des Forêts, OVAM and any other competent regional, local or environmental authority.

3.5 Organisation of interventions

SFPIM does not maintain any presence on the properties. The service provider will have to work with full autonomy (provided that access to the property is granted).

Before any intervention involving excavation, deep root removal or other intrusive ground works, the service provider shall verify with SFPIM whether property-specific underground hazards or restrictions have been identified.

The service provider shall propose an appropriate maintenance methodology for each property, taking into account its size, vegetation characteristics, environmental constraints and accessibility.

The service provider shall propose an indicative maintenance schedule and recommended intervention frequency for each property, subject to SFPIM's approval. The proposed schedule shall take into account applicable seasonal restrictions, breeding or nesting periods, protected species and habitats, weather conditions and any permit conditions. The service provider shall identify, for each planned intervention, any period during which it should not be carried out, the resources required and dependencies on SFPIM, third parties or competent authorities. It shall promptly notify SFPIM of any risk of delay, explain the impact and propose mitigation measures; changes to an approved schedule require SFPIM's written agreement and must respect applicable authorisations.

All interventions shall be coordinated with SFPIM and may only commence following its prior written approval. Each intervention order shall identify the property and work area, the services and deliverables. Each intervention order shall identify, to the extent reasonably practicable having regard to the nature and scale of the intervention, the property and relevant work area, the services to be performed, the agreed or indicative timetable, the applicable rates and estimated quantities or fixed price, and the approved budget or maximum expenditure. The intervention order may refer to an approved site management plan, maintenance programme, map or previous assessment for the detailed identification of the works. The service provider shall obtain SFPIM's prior written approval before undertaking material additional work or incurring costs beyond the approved scope or budget.

The service provider shall designate a single point of contact responsible for coordinating the services across the different properties.

Following each intervention, the service provider shall provide SFPIM with a brief electronic report identifying the property and work area, the services performed, the date of intervention, completion against the approved order, any environmental or technical issues encountered and any recommended follow-up actions. The report shall expressly identify incomplete work, outstanding checks and the reasons for them, with supporting photographs where appropriate and consistent with the applicable confidentiality and data protection requirements.

Where green waste is generated, the intervention report shall also specify the quantities by relevant waste stream (measured or, where weighing is unavailable, reasonably estimated and identified as such), the receiving destination and the treatment or recovery route (including composting, biomass recovery or other lawful treatment), with available supporting documentation.

4. Content of the Proposal

Candidates may request a site visit for Schaerbeek-Formation and, only where reasonably necessary, for another property. Visits shall be organised in a manner ensuring equal treatment of all candidates. Any material information provided during a visit shall be communicated to all candidates simultaneously, with any related questions anonymised.

The Proposal shall include a presentation of no more than fifteen (15) pages addressing the requirements set out below, in the order indicated. Supporting documents, certificates, references and the detailed pricing proposal may be submitted as separate annexes and shall not count towards this page limit.

4.1 Quality of services and methodology

Candidates shall provide a detailed description of:

- Their proposed methodology for vegetation maintenance and management across multiple sites;
- Their approach to assessing the specific needs of each property;
- Their capacity to manage large properties, including sites approaching 40 hectares;
- The techniques and equipment used for vegetation clearing and maintenance;
- Their expertise in managing invasive plant species and the ecological expertise to be deployed for the assignment, identifying the relevant in-house specialists or external partners and their qualifications, roles and availability;
- Their approach to protecting environmentally sensitive areas and protected species;
- Their proposed maintenance planning, frequency of interventions and response times, distinguishing acknowledgement, site attendance and completion for routine and urgent requests, and identifying team availability;
- Their methodology for identifying, preparing and following up on the permits and authorisations required for the proposed interventions;
- The organisation of the services, including staffing, supervision and quality control;
- Their reporting procedures and communication with SFPIM;
- Their proposed approach to handling urgent or unforeseen maintenance requirements.

4.2 Pricing

Candidates shall submit a detailed pricing schedule in EUR, exclusive of VAT but inclusive of all other applicable charges, expenses and taxes, except items expressly identified and separately priced below. It shall distinguish initial restoration or corrective works, recurring maintenance and optional or ad hoc services, and include:

- Unit rates for the different types of vegetation maintenance services;
- Hourly or daily rates for the personnel and equipment required;
- Any fixed-price arrangements proposed for recurring maintenance;
- Pricing for specialised interventions, including invasive species management;
- Fees for administrative assistance relating to permits and authorisations;
- Travel, mobilisation, equipment and waste disposal costs;
- Any additional costs or expenses not included in the proposed rates;
- Any applicable discounts or alternative pricing arrangements.

Candidates shall clearly indicate which costs are included in their proposed rates and which costs may be charged separately. Any separately chargeable travel, mobilisation, waste disposal, administrative or external expert costs must be expressly identified.

4.3 Relevant experience and references

Candidates shall provide:

- A presentation of the company and its activities;
- Identification of the personnel directly responsible for the Agreement, including their roles, relevant qualifications, experience and availability, and the lead contact responsible for coordination with SFPIM;
- Relevant references from the past five (5) years relating to vegetation maintenance and management services for large, complex or environmentally sensitive properties;
- Demonstrated experience in managing invasive plant species and protected species;
- Experience in obtaining environmental permits and authorisations;
- References demonstrating the ability to operate across different regions of Belgium.

4.4 Diversity and gender balance

Candidates shall describe the measures implemented within their organisation to promote diversity, equal opportunities and gender balance among their personnel.

4.5 CSR profile

Candidates shall describe how environmental, social and governance considerations are integrated into their operations, particularly regarding:

- Environmental impact of maintenance activities;
- Measures implemented to protect biodiversity, natural habitats and protected species during maintenance activities;
- Responsible use of equipment and products;
- Waste management practices, including monitoring and reporting of green-waste quantities, destinations and treatment or recovery routes, such as composting, biomass recovery or other lawful treatment;
- Employee health and safety;

- Ethical business practices;
- Pesticide-free vegetation management as the standard approach and the justification and documentation of any exceptional pesticide use;
- Measures to prevent the spread of invasive species through green waste, vehicles, tools and equipment;
- Use of native species appropriate to local ecological conditions for any SFPIM-approved replanting;
- Monitoring and reduction of the carbon footprint of equipment and transport, including the proposed methodology and available data for CO_2 reporting;
- Measures for subcontractor oversight in relation to environmental, ethical and occupational safety requirements.

4.6 Information to be included in and/or documents to be attached to the Proposal

- Confirmation of the absence of any actual or potential conflict of interest affecting the Proposal or performance of the services, or full disclosure of any such conflict and the proposed safeguards;
- A description of technical and organisational measures protecting confidential information and personal data, including inspection photographs, secure transmission, access controls, retention and incident reporting;
- Any information in the Proposal that is confidential and/or relates to technical or commercial secrets and may therefore not be disclosed by SFPIM;
- Evidence of compliance with fiscal and social obligations;
- Evidence of absence of conviction (Criminal record extract);
- Evidence of civil liability insurance with a reputable insurer;
- Evidence of the registrations, permits, training and qualifications applicable to each proposed activity in each relevant Region, including for subcontractors;
- Description of the health and safety measures implemented on site;
- Identification of any proposed subcontractors and the services they would perform;
- Confirmation of the ability to provide services across all three Regions of Belgium;
- Any other information deemed useful for the purposes of entering into an Agreement.

5. Binding period

Each candidate submitting a Proposal shall remain bound by the terms of its Proposal for a minimum period of ninety (90) days starting from the first business day following the submission deadline.

6. Language of the Proposal

The Proposal and all required supporting documents must be drafted in French, Dutch or English. Different sections of the Proposal and its supporting documents may be drafted in different languages from among these three.

7. Terms of the Agreement

a. Subject of the Agreement

The Agreement covers the vegetation management and maintenance services described in Section 3 of this RfP.

The Agreement shall enter into force on the date specified in the Agreement signed by SFPIM and countersigned by the selected service provider.
Specific interventions shall be requested and approved by SFPIM in accordance with the terms of the Agreement.

b. Term

Unless terminated early under clauses c and d below, the Agreement is concluded for an initial period of 3 years from its effective date (as specified in the Agreement), provided that the Agreement will be tacitly renewed for an additional 1-year period, unless terminated by either party to the Agreement by written notice to the other party at least 3 months prior to the expiry of the initial 3-year period.

Upon termination of the Agreement, the service provider shall be entitled to payment for services duly performed and accepted by SFPIM before the effective termination date. Partially completed services shall only be remunerated to the extent that they have been expressly accepted by SFPIM and provide a demonstrable benefit to SFPIM.

c. Annual review of performance

SFPIM reserves the right to assess the service provider's performance annually, taking into account the quality and timeliness of interventions, compliance with environmental requirements, the effectiveness of vegetation management, the quality of administrative assistance and the overall coordination of the services.

Where appropriate, a meeting will be held between the service provider and SFPIM at the request of SFPIM.

If SFPIM considers the services to be unsatisfactory, it may request the service provider to implement appropriate corrective measures. If the service provider fails to remedy the identified deficiencies within six (6) months following the annual performance evaluation, SFPIM may terminate the Agreement with immediate effect, without the service provider being entitled to compensation as a result of such termination.
This provision shall not prevent SFPIM from taking immediate action in the event of a serious breach of contractual obligations, particularly where such breach presents a risk to health, safety, the environment or protected species, subject to applicable law.

d. Early termination of the Agreement

Without prejudice to clause c above, each party to the Agreement shall be free at any time to unilaterally terminate the Agreement by registered letter, subject to six months' notice, without the other party being entitled to claim any compensation by reason of such termination.

During the notice period, the service provider shall remain responsible for the proper completion of all interventions already approved by SFPIM, unless otherwise instructed in writing.

e. Fees and annual indexation

The fees agreed under the Agreement may be indexed annually by reference to the Belgian health index, in accordance with the terms specified in the Agreement. No other price revision shall be permitted unless expressly agreed in writing by SFPIM.

f. Liability

The service provider shall be liable for any damage caused to SFPIM, its properties or third parties, including owners or occupants of neighbouring properties, as a result of errors, omissions, negligence or improper performance of the services.

Such liability shall include, without limitation, damage to trees, shrubs and other vegetation, protected plant and animal species and their habitats, buildings, infrastructure, equipment and installations located on the properties, as well as damage to neighbouring properties.

The service provider shall ensure that all interventions comply with applicable legal, environmental and safety requirements, particularly those relating to biodiversity protection, protected species and habitats, and trees or vegetation subject to specific legal restrictions.

The service provider shall take all necessary precautions to prevent such damage and shall be responsible for remedying any damage resulting from its acts or omissions, without prejudice to the other liability provisions of the Agreement.

The service provider shall remain responsible for the acts and omissions of its employees, agents and subcontractors in connection with the performance of the services.

g. Invoicing and payment terms

The service provider shall send its invoices electronically via Peppol to SFPIM, in accordance with the Belgian e-invoicing requirements.

Instructions for Peppol invoicing:

- PDF copies of invoices must be attached to the Peppol XML file and must not be sent separately by email.
- After the start of Peppol invoicing, no invoices may be sent via other channels.
- Supporting annexes that cannot be included in the Peppol XML must be sent by email to accounting@sfpim.be.

The fees invoiced shall comply with the rates and pricing conditions set out in the Agreement and the relevant intervention order, unless otherwise agreed in writing by SFPIM.

Only services that have been duly performed and approved by SFPIM may be invoiced.

Payment shall be made by SFPIM within fifty (50) calendar days from the date of receipt of a duly issued invoice.

If an invoice is disputed, SFPIM shall not be required to pay the disputed amounts until the dispute is resolved, and the service provider shall continue to provide its services without interruption.

All invoices must be denominated in EUR.

Each invoice shall clearly identify the property concerned, the nature of the services performed, the date of intervention, the applicable unit rates and the total amount invoiced.

Where applicable, invoices shall distinguish vegetation maintenance services from administrative assistance relating to permits and authorisations.

Each invoice relating to on-site interventions shall be accompanied by the corresponding intervention report, unless otherwise agreed in writing by SFPIM.

h. Handover of documentation

Upon request or termination of the Agreement, the service provider shall provide SFPIM with all documentation relating to the services performed, including intervention reports, vegetation assessments, permit applications, authorisations and relevant correspondence with public authorities.

Such documentation shall be provided in an accessible electronic format and without additional charge, unless otherwise expressly agreed in writing.

i. Intellectual property

Reports, assessments, plans and other deliverables specifically prepared for SFPIM under the Agreement shall become the property of SFPIM, subject to applicable intellectual property rights and any expressly agreed exceptions.

j. Confidentiality

The service provider undertakes to maintain the strict confidentiality of all non-public information disclosed by SFPIM in connection with the preparation, execution or performance of the Agreement.

In particular, the service provider undertakes:

- not to disclose it or otherwise make it accessible, in whole or in part, to any third party without the prior written consent of SFPIM, except to personnel, advisers or subcontractors who need access to such information for the performance of the Agreement and are subject to appropriate confidentiality obligations;
- not to use it for its own purposes or for purposes other than those covered by the Agreement;
- to immediately notify SFPIM in the event of any misuse or unauthorised disclosure of such information.

The confidentiality obligations shall continue to apply after the expiry or termination of the Agreement.

k. Cybersecurity

The service provider shall implement and maintain appropriate technical and organisational measures to protect the confidentiality, integrity and security of any information or personal data exchanged with SFPIM.

Such measures shall comply with applicable data protection and cybersecurity legislation, including the GDPR and, where applicable, the NIS2 requirements.

Upon reasonable request, the service provider shall provide SFPIM with relevant information demonstrating compliance with these obligations.

l. Insurance

The service provider shall maintain, throughout the duration of the Agreement, adequate professional and public liability insurance coverage for the services performed, including damage to third parties, neighbouring properties, buildings, infrastructure, vegetation and protected species, to the extent such risks are insurable.

The service provider shall provide SFPIM with evidence of such insurance coverage before the commencement of the services and upon reasonable request during the term of the Agreement.

m. Social responsibility

SFPIM believes that taking social, environmental, and governance issues into account contributes significantly to economic progress and long-term value creation. SFPIM expects its partners and suppliers to demonstrate high ethical standards and to comply with the highest social, environmental, and governance standards. It encourages them to work in conditions that combine economic interest and corporate social responsibility.

In the performance of the services under the Agreement, the service provider shall pay particular attention to environmental protection, biodiversity conservation and the preservation of natural habitats and protected species. The service provider shall adopt environmentally responsible practices, minimise the ecological impact of its interventions and ensure that vegetation management activities are carried out in a manner that respects local ecosystems and complies with all applicable environmental regulations.

n. Diversity and inclusion

SFPIM expects its partners and service providers to be strongly committed to an inclusive and respectful work environment, free from any form of discrimination or harassment.
The service provider undertakes to promote workplace diversity at all levels of its organisation and a balanced representation of men and women.

o. General terms and conditions

The service provider's general terms and conditions (if applicable) shall only apply to the services provided under the Agreement on a subsidiary basis, provided that no contrary provision exists in the Agreement and that they have been explicitly submitted for approval and accepted by SFPIM.

p. Applicable law and competent courts

The Agreement shall be governed by Belgian law. In the event of a dispute between the parties concerning the validity, interpretation, performance, or termination of the Agreement, the parties undertake to negotiate in good faith in order to settle their dispute amicably. If no amicable settlement can be reached, the dispute shall be brought before Belgian courts.

8. Criteria

8.1 Selection criteria

Candidates must provide sufficient evidence of their technical and professional capacity, including relevant references, qualified personnel, appropriate equipment and the ability to perform the services across all three Regions of Belgium.

Only Proposals submitted by candidates meeting the selection requirements will be evaluated under Section 8.2.

Compliance with all applicable legal and regulatory requirements, including the necessary registrations, permits and authorisations for the proposed activities, constitutes a minimum requirement and shall not, in itself, give rise to additional points under the CSR evaluation criterion.

8.2 Evaluation criteria

Proposals will be evaluated based on the following evaluation criteria:

- ***Quality of services and methodology*** ***40 points***
  Including maintenance planning, environmental constraints, invasive species management, permit assistance, intervention procedures and reporting.
- ***Pricing: competitive and transparent fee structures*** ***25 points***
  Including competitiveness, transparency, unit rates and additional costs.
- ***Experience and references*** ***20 points***
  Including experience with large properties, environmentally sensitive sites and multi-site operations.
- ***CSR profile*** ***15 points***
  Including biodiversity protection and ecological vegetation management (in particular pesticide-free practices, invasive species prevention and the use of native species), green waste management and reporting, environmental impact of equipment and transport (including CO_2 monitoring and emission reduction measures), employee health and safety, ethical business practices and subcontractor oversight. The assessment will focus on the quality, relevance and feasibility of the proposed measures, beyond mere compliance with applicable legal requirements.

SFPIM may invite candidates to present or clarify their Proposals.

The scores for all evaluation criteria will be added together. SFPIM will select the service provider that has obtained the highest total score.

SFPIM reserves the right to enter into negotiations with one or more candidates whose Proposals are considered the most advantageous. Such negotiations may include meetings at SFPIM's offices.

Negotiations do not oblige SFPIM to enter into an Agreement with the service provider.

9. Questions and Answers

Any candidate who has questions regarding this RfP may submit them in writing to k.onderbeke@sfpim.be. To ensure fairness and transparency, all questions will be anonymised, collected and answered centrally. The answers and any material clarifications or changes to this RfP will be sent to all candidates simultaneously, ensuring equal access to the same information.

Candidates must ensure that all their questions are submitted within the specified deadline.

Deadline for submitting questions: 13 November 2026.

Date when the answers will be sent to all candidates: 18 November 2026.

10. Proposal submission deadline

Please submit your complete Proposal by 27 November 2026 to:
Katrien Onderbeke
Legal Operations Officer
k.onderbeke@sfpim.be

By submitting a Proposal, each candidate represents and warrants that it has the full right, power and authority, and has taken all action required, to enter into and perform its obligations under the Proposal. Each candidate also confirms that it has no undisclosed conflict of interest in connection with this RfP.

Each candidate must disclose any actual or potential conflict of interest or contradictory professional interest affecting its independence, impartiality or ability to perform the services, including relevant relationships with SFPIM, other clients, property occupants or proposed subcontractors, and describe the safeguards proposed to prevent or manage it.
The candidate and, following award, the service provider shall immediately notify SFPIM in writing of any new or changed actual or potential conflict throughout the selection process and performance of the Agreement, including any handover. Any proposed conflicting engagement affecting the services shall be disclosed in advance, and the safeguards shall be subject to SFPIM's written approval.
SFPIM may reject a Proposal or require appropriate corrective measures where a conflict of interest arises, and may terminate the Agreement if a material conflict cannot be adequately managed, subject to the Agreement and applicable law.

Candidates must confirm that their Proposal prices the properties listed in Section 3.1 and covers all services required under this RfP, including permit assistance. Pricing shall distinguish the initially active properties from Essen, which may only be activated by SFPIM in writing, and identify the financial effect of site withdrawals and the basis for pricing additional properties, without assuming any guaranteed volume of orders.

Any exclusions, limitations or assumptions must be clearly identified in the Proposal.

11. Confidentiality

By participating in this RfP, each candidate undertakes to:

- Treat the existence, progress and outcome of the RfP process, and all documentation and non-public information provided by SFPIM in connection with it (the "Information"), as strictly confidential;
- Disclose such Information only to employees, advisers or proposed subcontractors who need to know it for the preparation of the Proposal and who are subject to appropriate confidentiality obligations;
- Use the Information solely for the purpose of evaluating this RfP and preparing its Proposal;

At SFPIM's request, each candidate shall return materials containing the Information, destroy related internal documents and confirm compliance in writing, except for records required by law or retained in routine backups that are not readily accessible, which shall remain subject to confidentiality and shall not be used for any other purpose. These confidentiality obligations shall survive completion or termination of the RfP process.

12. No contract

SFPIM reserves the right at any time (i) to reject any or all candidates' Proposals and decide not to award the contract, and (ii) to invite or not invite any candidate to negotiate, or to interrupt negotiations with any candidate.

The issuance of this RfP does not oblige SFPIM to invite any candidate to negotiate or to award the services. No services contract shall arise between a candidate and SFPIM unless and until a written Agreement has been formally executed by SFPIM and the selected service provider, without prejudice to the obligations expressly applicable to participation in this RfP, including confidentiality.

13. Disclaimer

While SFPIM has used reasonable efforts to ensure an accurate representation of information in this RfP, the information is indicative and provided solely as a guideline for candidates. SFPIM does not guarantee its accuracy or comprehensiveness.
Without prejudice to the foregoing, neither SFPIM nor its personnel, directors, advisers, consultants, contractors, servants or agents shall have any liability or responsibility for the accuracy, adequacy or completeness of such information or statements. Candidates should not assume that the information is correct, comprehensive or unchanged. They should undertake their own analysis and independent assessment and, where possible, verify its accuracy and completeness.

By participating in the RfP process, each candidate accepts the exclusion of liability.