



Environment

This section is focusing on all the main environmental targets and actions that are planned and/or ongoing in order to have a direct impact on Befimmo's "E" performance, and thus supporting the Company's overall value creation. The first six environmental subjects are aligned with the EU Taxonomy.



CONTRIBUTE TO CLIMATE CHANGE MITIGATION	69
CONTRIBUTE TO CLIMATE CHANGE ADAPTATION	75
CONTRIBUTE TO THE SUSTAINABLE USE AND PROTECTION OF WATER	76
CONTRIBUTE TO THE TRANSITION TO A CIRCULAR ECONOMY	77
CONTRIBUTE TO POLLUTION PREVENTION AND CONTROL	78
CONTRIBUTE TO THE PROTECTION AND RESTORATION OF BIODIVERSITY	79
USE CERTIFICATION SYSTEMS TO DELIVER SUSTAINABLE ASSETS	80
CREATE INNOVATIVE AND SUSTAINABLE BUILDINGS	81
PROVIDE BUILDINGS ACCESSIBLE THROUGH SUSTAINABLE TRANSPORT SYSTEMS	82
REDUCE THE ENVIRONMENTAL IMPACT OF THE TEAM	84

The full 2030 Action Plan, comprising all environmental targets, can be consulted in the Non-financial statements of this Report.

📄 NON-FINANCIAL STATEMENTS: 2030 ACTION PLAN, P.241



Contribute to climate change mitigation

2030 ACTION PLAN

38%

Reduction of absolute scope 1 & 2 GHG emissions

TARGET → **REDUCTION OF 50% BY 2030 (VS 2018)**

12%

Decrease of specific scope 1 & 2 GHG energy-related energy emissions

TARGET → **REDUCTION OF 50% BY 2030 (VS 2018)**

6%

Reduction of absolute scope 3 GHG emissions (except emissions related to acquisitions)

TARGET → **REDUCTION OF 30% BY 2030 (VS 2018)**

100%

Part of green electricity consumption of landlord-controlled buildings

TARGET → **100% BY 2023**

1,194 kWp

Renewable installed capacity

TARGET → **2,200 KWP BY 2025**

152 kWh/m²

Energy intensity of landlord-controlled buildings

TARGET → **116 KWH/M² BY 2030**

WHY IS THIS RELEVANT?

The Paris Agreement and the recent IPCC 6th Assessment Report have highlighted the need to keep global warming within a 1.5°C temperature rise. Building operations and construction now account for nearly 40% (28% and 11%) of global energy-related CO₂e emissions.

Description and approach

In order to measure the efforts already made and those still to be made to achieve the targets of limiting global warming to 1.5°C set by COP21 and Europe, Befimmo uses two complementary approaches, namely the methodology proposed by the Science Based Targets initiative (SBTi) and that proposed by the CRREM tool. In January 2022, these two players joined forces and methodologies to ensure a major global approach to operational decarbonisation of buildings aligned with climate science with the ultimate goal of achieving net zero carbon by 2050.

Befimmo uses these two references as part of the implementation of its decarbonisation strategy which consists to develop an approach to reducing the energy consumption of the portfolio, increasing the use of self-generated renewable energy while reducing the amount of carbon incorporated into (re)development projects.

IN CONCRETE TERMS:

For (re)development projects

- Preference of renovation of existing buildings instead of demolition and reconstruction to minimise embodied carbon;
- Design and development of (re)development projects within a whole life approach by assessing, reducing and optimising construction principles and choices in such a way as to limit embodied carbon;
- Maximisation of the potential for renovation, future adaptation, dismantling, change of use and circularity to extend the life of buildings, and limit and postpone the end-of-life impact.

Befimmo's teams pay particular attention to the study and design phases of future projects, in terms of architectural choices, materials choices, and the optimisation of techniques to minimise energy consumption and reduce CO₂e emissions during the operational phase.

The choice of materials and techniques used for projects are based on the scope of the work to be carried out, with the help of BREEAM and DGNB frameworks and/or on minimum technical requirements developed in-house and integrated into a quality matrix. With this approach and target, Befimmo aims to achieve energy efficiency that exceeds statutory requirements.

For buildings in operation

- Reduction of operational carbon emissions by optimising energy demand and improving building efficiency;
- Avoidance of energy wastage while maintaining optimum comfort conditions for occupants;
- Development and maximisation of the share of self-generation of renewable energy;
- Planning and implementation of the elimination of fossil fuels in the portfolio.

The feasibility, profitability, and monitoring of environmental projects linked to the operation of the portfolio are assessed in-house by specialists who also assist the Project and Property Management teams in strategic choices and decisions relating to all environmental aspects of the portfolio.

In collaboration with the Company's real-estate divisions, they ensure that Befimmo's standards (consolidated in a quality matrix) guarantee energy performance and minimise environmental impacts. These teams can call upon the internal Green Adviser, who monitors the effectiveness of energy investments on the ground while ensuring a high level of comfort for tenants.



DEFINITION OF SCIENCE BASED TARGETS (SBTi)

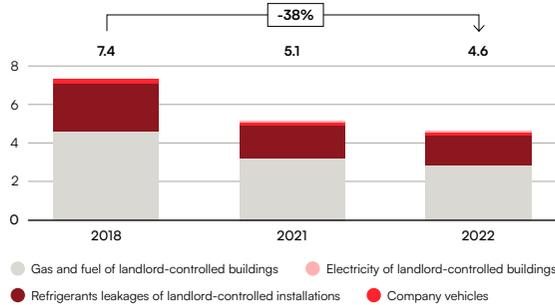
With the help of SBTi and following the complete revision of its carbon footprint in accordance with the GHG Protocol, Befimmo has set targets for reducing CO₂e emissions for each of the scopes.

Scopes 1 and 2

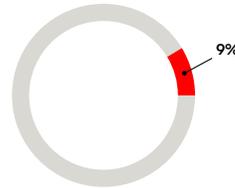
Befimmo confirms its commitment to the SBTi in order to reduce absolute CO₂e emissions related to scopes 1 and 2 by 50% by 2030, compared to the base year 2018.

In 2022, the total absolute reduction achieved compared to 2018 is 38% while absolute energy-related emissions over the same period have decreased by 34%.

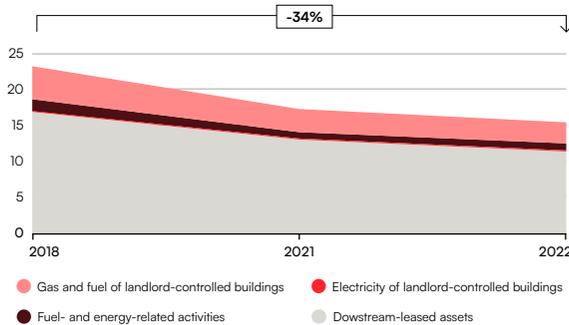
SCOPE 1 & 2 EMISSIONS (MARKET-BASED) (KT CO₂E)



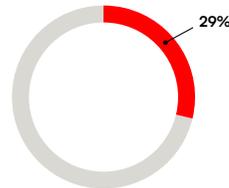
SCOPE 1 & 2 EMISSIONS (% TOTAL CARBON FOOTPRINT IN 2022)



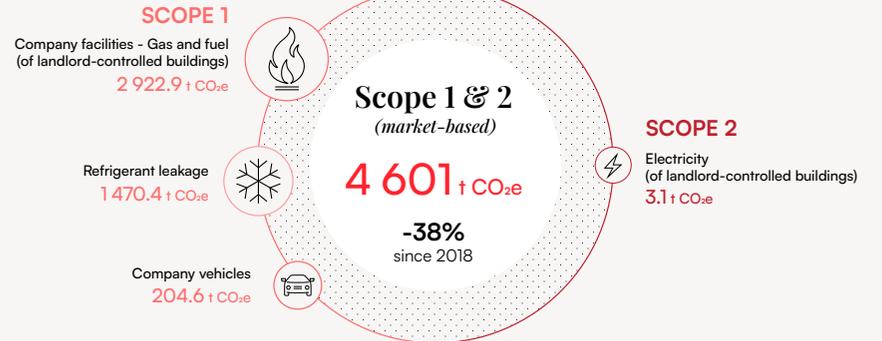
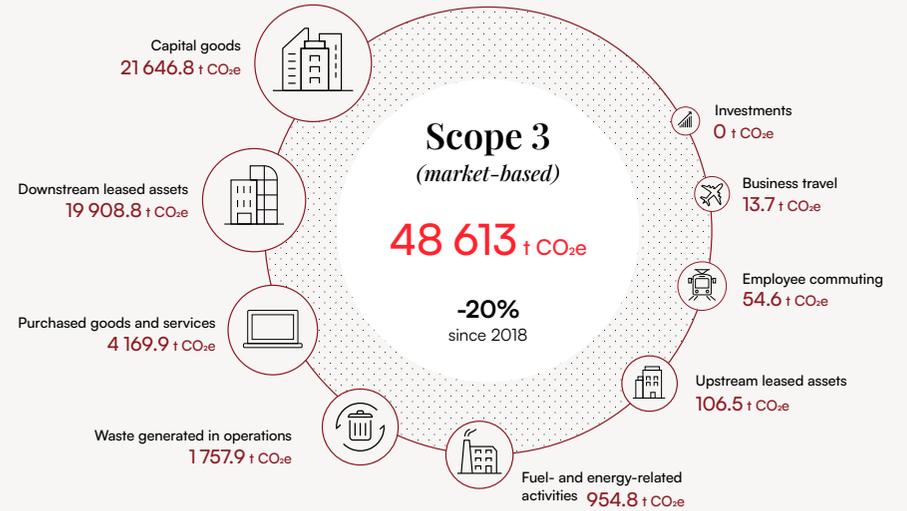
ENERGY-RELATED EMISSIONS (MARKET-BASED) (KT CO₂E)



ENERGY-RELATED EMISSIONS (% TOTAL CARBON FOOTPRINT IN 2022)



GHG PROTOCOL



More specifically, this means achieving an average level of specific emissions linked to the energy consumption of buildings controlled by the owners (scopes 1 and 2) equal to 8 kg CO₂e/m².

The emissions for the base year 2018 have been updated on the basis of the new methodology. These have been adjusted, increased and newly distributed across the scopes due to:

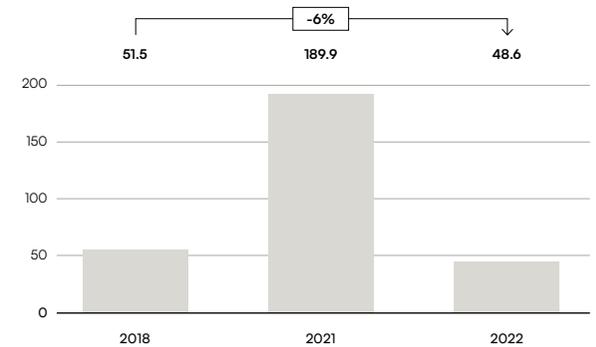
- The historical extrapolation of certain data (related to heating, electricity, operating waste, water consumption, use of back-up units, refrigerant losses, etc.) to cover all the buildings in the portfolio;
- The integration of data from Silversquare centres, including centres housed in buildings outside the Befimmo portfolio.

Scope 3

Given that a very large proportion of Befimmo's total emissions fall within scope 3, the Company is committed to reducing its absolute scope 3 GHG emissions (except emissions related to acquisitions) by 30% by 2030 (vs 2018).

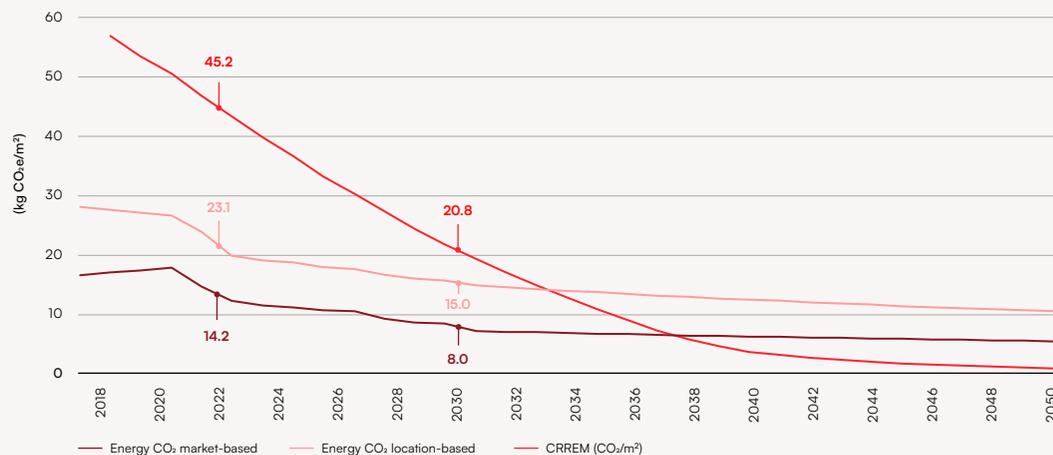
In 2018 the total scope 3 emissions excluding emissions from acquisitions were 51.5 kt. In 2022 the total emissions are 48.6 kt, i.e. a reduction of 6%.

SCOPE 3 EMISSIONS (MARKED-BASED) (KT CO₂E) WITHOUT ACQUISITIONS



The significant emissions in 2021 are related to the new construction project of the Quatuor building (60,000 m²) which was received in 2022.

Befimmo is aware that a large part of its emissions is linked to the (re)development projects it initiates. It therefore systematically carries out life cycle analyses of its projects and uses the results of these analyses to reduce the carbon impact as much as possible over the entire life cycle of the buildings it puts on the market.

BEFIMMO'S GHG PERFORMANCE AGAINST THE CRREM BENCHMARK - LANDLORD-CONTROLLED BUILDINGS (KG CO₂E/M²)BEFIMMO'S ENERGY PERFORMANCE AGAINST THE CRREM BENCHMARK - LANDLORD-CONTROLLED BUILDINGS (kWh/M²)

Decarbonisation and energy reduction scenario analysis for the portfolio and by building (CRREM)

The CRREM tool developed by a European consortium allows Befimmo, in addition to providing an overall view of the performance of its portfolio, to have a framework for evaluating the transition risks for each building. The detailed analysis makes it possible to determine the "tipping point" indicating the moment when CO₂e emissions become greater than the maximum sustainable in the decarbonisation trajectory reflected in the Paris Agreement.

In this way, Befimmo has an environmental obsolescence risk indicator enabling it to take into account the prospects of renovations, improvements, sales and/or acquisitions of assets in its portfolio in accordance with its strategy.

The graph on the left illustrates the reduction trajectory followed by Befimmo to reduce the emissions of scopes 1 and 2 of the landlord-controlled buildings respectively in marked-based and location-based.

The latter is based on known (re)development projects up to 2030 and is aligned with the new CRREM trajectory up to that date. Beyond that, it is imperative that Befimmo develops and establishes a detailed action plan to verify its alignment with the net zero carbon objective by 2050. This plan is currently being drawn up and will be completed in 2023.

In 2022, the specific marked-based emissions (14.2 kg CO₂e/m²) of landlord-controlled buildings are lower than in the 2018 base year (16.2 kg CO₂e/m²). This is a decrease of 12%, while the target is set at -50% by 2030. This is due in particular to the end of the mandatory measures to over-ventilate buildings due to the pandemic, but also to the energy crisis.

In addition, the return of some efficient buildings after renovation also contributed to this result.

Befimmo complements its CO₂e reduction targets with a target to reduce the specific energy consumption of landlord-controlled buildings. In 2018, the value obtained is 179 kWh/m²; it is 152 kWh/m² in 2022 while its target is to reach 116 kWh/m² by 2030 in accordance with the CRREM recommendations.

Role and importance of energy performance

The energy performance of buildings plays a key role in achieving Befimmo's ambitious targets for reducing CO₂e emissions by 2030-50.

A key priority for Befimmo is to continue to reduce energy consumption by ensuring that operational buildings are well managed and that the comfort of the occupants is assured. The (re)development and marketing of new, high-performance buildings is essential for the Company to achieve the targets it has set itself. The teams are working together to address the challenges of rational energy use and CO₂e emission reduction across the business and the value chain.

Befimmo continuously invests to improve and optimise the existing technical installations.

Older buildings, which are less efficient despite previous improvements, will be gradually renovated and replaced in the long term by buildings that are more efficient than is required by law. Befimmo is thinking ahead and aligning itself with the European political vision for sustainable construction.

By 2026, approximately 20%¹ of the surface area of landlord-controlled buildings will be no more than five years old.

The total specific energy consumption of landlord-controlled buildings in 2022 is 8% lower than in 2021. This is mainly due to the fact that the year 2022 was significantly colder than 2021. The impact of the end of the pandemic measures was certainly offset by the energy crisis.

The specific electrical energy consumption in 2022 of landlord-controlled buildings is slightly (5%) higher than in 2022 but still significantly (19%) lower than in 2018.

Befimmo continuously invests to improve and optimise the existing technical installations.

Reduce the use of fossil fuels and increase self-generation capacity in renewable energy

By 2030, Befimmo aims to reduce its direct CO₂e emissions linked to the purchase of heating fuels for landlord-controlled buildings by 50%.

In order to achieve this target, (re)development projects are designed to reduce heating demand as much as possible (high insulation performances, optimisation of external gains, etc.) by answering those needs with alternatives to the fossil fuel solutions such as geothermal energy and/or heat pumps, and by maximising renewable energy production.

Electricity supply contract for the portfolio

Befimmo has signed a green electricity supply contract for all landlord-controlled buildings. This does not prevent the Company from pursuing its initiatives and concrete actions to reduce consumption.

In order to ensure that, in addition to the green electricity supply contract that it has set up for landlord-controlled buildings, Befimmo encourages the occupants of the tenant-controlled buildings to take themselves out green electricity supply contracts. Another alternative is to offer them the opportunity to join the green contract set up by Befimmo.

This may imply, on the one hand, the implementation of network infrastructure work in some of its buildings and, on the other hand, the ongoing awareness raising of the occupants of certain sites over which Befimmo does not have control of energy supply.

540 M²
of solar panels (113 kWp)
for Paradis Express

7,072.95 M²
of solar panels (1,194 kWp)
for the portfolio



¹. Percentage calculated for the whole portfolio taking into account identified projects and renovations completed less than five years ago.

Optimising the operation of technical installations

In 2018, Befimmo installed new software in some of its buildings to analyse the data from regulation systems.

Initially, all the data from the programmable or other controllers in the network are recorded at regular intervals to create a "big data"¹ system. The software processes the data to present summarised and practical information so that the behaviour of the installations can be analysed in real time or at a later stage. It allows the exact functioning of the processes to be understood and any problems with design, regulation, or control of the installations to be detected. In the event of a problem, the tool can examine the chain of processes that led to the dysfunction and trace the cause. This makes it useful for limiting energy consumption and to improve tenant comfort. Befimmo will continue to roll out this solution in other buildings. The Company also invested in Building Management Systems (BMS) for some of its buildings that had not yet been equipped. These installations will enable further energy savings and better monitoring of comfort conditions.

Looking ahead

Befimmo will continue its long-term CO₂e reduction plan by developing and completing its strategy with the help of SBTi, CRREM and its carbon footprint.

All its (re)development projects include consideration for the integration of solar panels; by 2025 Befimmo aims to double the installed capacity (kWp). To possibly exceed this target, studies are also underway on the possibility of equipping certain existing buildings, either through self-financing or via a third-party investor. End 2022, for example, Befimmo made a commitment with a third-party investor in order to carry out a detailed study aiming to equip all the buildings in the Ikaros Park with photovoltaic installations for a total of at least 750 kWp. These installations should make it possible to cover around 30% of the Park's electricity consumption.

In parallel, even if the energy market does not currently allow it, Befimmo will continuously evaluate all possible ways of stimulating and supporting the production of renewable energy, in particular by setting up contracts for the supply of green electricity with a guarantee of origin from local producers.

Befimmo and Silversquare are working together on an integrated ESG strategy, taking into account specific aspects linked to coworking, and integrating Silversquare into the 2030 Action Plan. Both teams are working will continue to work together to reduce the carbon footprint of their activities.

Befimmo will continue its long-term CO₂e reduction plan by developing and completing its strategy with the help of SBTi, CRREM and its carbon footprint.

1. Depending on the size of the building and the number of technical installations, the number of measuring points is between 12,000 and 18,000.

Contribute to climate change adaptation

WHY IS THIS RELEVANT?

Implementing the TCFD recommendations helps the Company to contribute to climate change adaptation and have a business model and strategy compatible with the transition to a sustainable economy, with the limiting of global warming to 1.5°C that contributes to the target of making the EU climate-neutral by 2050, in line with the Paris Agreement.

2030 ACTION PLAN

ONGOING

Alignment with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD)

TARGET → FULLY ALIGNED BY 2026

Description and approach

In 2021, Befimmo started to implement the recommendations issued by the Task Force on Climate-Related Financial Disclosures (TCFD). This voluntary disclosure allows companies to incorporate climate-related risks and opportunities into their risk management and strategic planning processes.

Befimmo aims to reflect deeply about its long-term value creation in a context where climate change impacts will continue growing steadily at an increased speed. By understanding how the world might evolve across different long-term climate scenarios, and by retro-planning those in the shorter-term future, Befimmo will be able to enhance its 2030 Action Plan with fundamental investments, not only to mitigate the risk but also to build a profitable business model grasping the opportunities in this new future reality.

The TCFD structured its recommendations around four themes, namely governance, strategy, risk management, and metrics and targets. Since 2011, Befimmo has been disclosing its climate change information through the CDP (Carbon Disclosure Project), which provides a reporting mechanism in line with the TCFD's recommendations.

More details on the TCFD framework and implementations of the recommendations can be found in the Non-financial statements of the present Report.

✕ NON-FINANCIAL STATEMENTS: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES, P.229

Looking ahead

Befimmo aims to provide quantitative disclosure on climate-related topics as it incorporates the TCFD recommendations into its business.



Contribute to the sustainable use and protection of water

WHY IS THIS RELEVANT?

Population growth, urbanisation, pollution and the effects of climate change, such as persistent droughts, are putting a huge strain on Europe's water supplies and on its quality.

2030 ACTION PLAN

231.1 l/m²

Specific water consumption

TARGET → 226.5 L/M² BY 2030

Description and approach

During the life cycle of a building, its consumption has a significant ecological impact.

Where permeable surfaces are limited, the most obvious way to limit city water consumption and relieve the sewerage system is to install rainwater harvesting and management systems. Setting up water recovery systems for existing buildings is often complex and expensive.

Lack of space and the layout of the sanitary and drainage network can make such projects unprofitable and the overall environmental balance negative.

Befimmo therefore pays particular attention in each of its (re)development projects to incorporating rainwater recovery systems, stormwater retention systems, as well as greywater recycling systems, leak detection, and low-consumption appliances, following guidelines provided by the BREEAM framework, EU Taxonomy requirements and its own in-house quality standards.

In some projects, such as ZIN in Brussels, Befimmo will make the water from the groundwater drawdown available to public stakeholders. This permanently available water can be used for watering or cleaning public spaces. In this way, Befimmo intends to participate in the integration of its projects into the city and to reduce their impact on society.

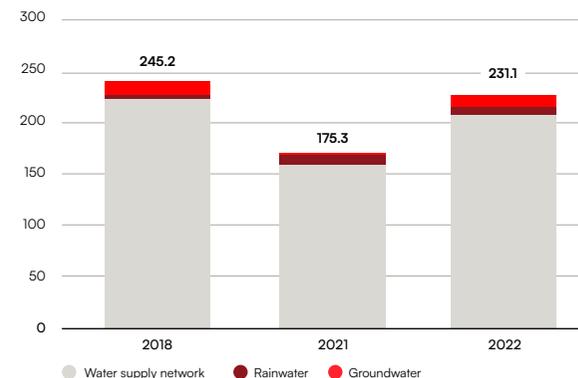
The specific water consumption of portfolio is significantly higher (+32%) in 2022 than in 2021. This increase is mostly explained by the end of the pandemic and the gradual return to building occupancy.

Looking ahead

Befimmo will continue to monitor consumption, replacing obsolete equipment with high-performance equipment, and raising awareness among users as well as maintenance companies.

The Company will also evaluate the possibilities to install leak detection devices complemented by presence and automatic shutdown detectors on the sanitary blocks, in accordance with the requirements of BREEAM and DGNB frameworks, in its operating portfolio and (re)development projects.

WATER CONSUMPTION INTENSITY (L/M²)



3,947 M³

of rainwater recovered

→ 2.26% OF TOTAL ANNUAL CONSUMPTION

23

buildings equipped with rain or ground drainage system

→ 25% OF PORTFOLIO (M²/M²)

Contribute to the transition to a circular economy

WHY IS THIS RELEVANT?

Buildings are one of the largest energy consumers responsible for 36% of energy related CO_{2e} emissions, not including embodied emissions from production, construction, renovation and end-of-life. The building sector is also consuming 50% by weight of the materials we use in the EU and is responsible for 30% of the waste we generate¹.

2030 ACTION PLAN

100%

Part of the projects² subject to an inventory of materials

TARGET → 100% (PERMANENT TARGET)

100%

Part of adaptable projects²

TARGET → 100% BY 2030

1. www.bpie.eu.

2. Projects: committed ongoing (re)development projects (ZIN, Pacheco).

Description and approach

One of Befimmo's pre-requisites for every renovation project is to carry out an inventory of the existing material with reuse potential. This inventory makes it possible to establish a reuse plan with the Design team aimed at maximizing reuse on or off site. This plan is considered in the establishment of the dismantling file.

Befimmo also requires the consideration of future adaptability of its (re)development projects to other functions, by paying special attention to the location and sizing of the vertical circulations and technical hoppers, as well as to the versatility of the envelope. In practice, for each project, the Design team draws up plans for functions other than those originally planned.

These two circularity requirements are part of Befimmo's approach to reduce the production of waste and the use of resources related to its activity, now and in the future.

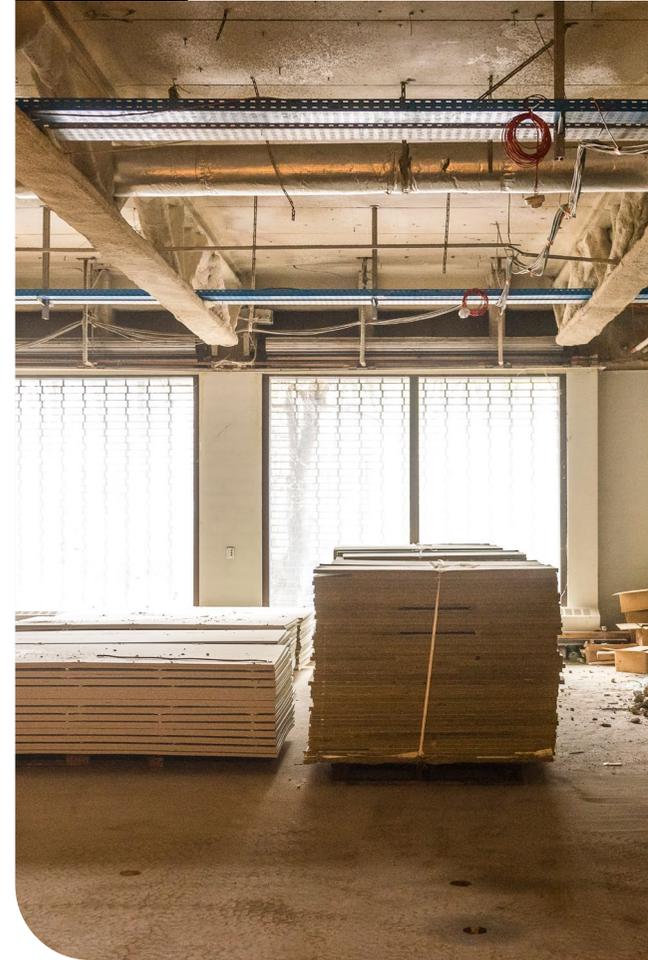
In addition, Befimmo is committed to improving the sorting and the monitoring of waste, both operational and construction waste, to maximise the recycling rate.

In 2022, 51% of operational waste was diverted from landfill or incineration. For construction waste, the recycling rate was 81% and less than 1% was sent to landfill.

Looking ahead

Based on the experience gained through the implementation of inventories and reuse plans on projects in the design phase, Befimmo wants to consider establishing a minimum level of reuse to be reached for in each new project.

WTC RENOVATIONS



Contribute to pollution prevention and control

WHY IS THIS RELEVANT?

Despite important improvements over the last decades, pollution continues to harm citizens and ecosystems. It causes multiple physical and mental diseases, and is one of the five main drivers of biodiversity loss. Pollution comes at a high price for society and ecosystems, including health-related costs, remediation costs (e.g.: waste treatment, soil decontamination, and loss of ecosystem services).

2030 ACTION PLAN

ONGOING

Strengthen and improve selection criteria for building materials

TARGET → PERMANENT TARGET

Description and approach

Choice of materials and products

Since 2017, Befimmo has developed a set of requirements that has to be taken into account for drawing up specifications. Some of those requirements relate to materials choice, for example:

- Consider the use of reused materials;
- Prioritise locally available raw materials
- Promote the use of materials and elements from sustainable production/exploitation (e.g.: FSC or PEFC certification for wood and wood-based materials);
- Use materials based on renewable raw materials;
- Favour products with recycled content
- Choose materials and elements with low impact on human health (e.g.: classification A+ or Ecolabel for paint, varnish, coating or glue);
- Use of **TOTEM** to compare the variants of choice of materials;
- Favour robust materials that are easy to maintain;
- Among the technically valid options: choose the material or product that is the most respectful of the environment and the health (of workers and occupants) (e.g.: C2C certification for carpet).

Those requirements are inspired by sustainability frameworks, best practices, etc. and evolves in line with technological progress and feedback from the field.

Soil management and protected areas

Regulations in Belgium address a large number of soil contamination-related aspects. As required by law Befimmo conducted an environmental assessment for all its (re)development projects including potentially contaminated sites (brownfields). These studies are also consistent with the expectations and criteria of the EU Taxonomy.

In addition, since 2021, Befimmo has drawn up a general mapping showing the soil condition of its portfolio. This mapping takes into account the presence of any potentially soil-hazardous activities as well as the historical information relating to each site. This valuable tool allows for effective risk management, the implementation of pollution prevention measures and, if necessary, the conduct of any specific required studies.

Looking ahead

In 2022, Befimmo pursued the study initiated in 2021 to improve and complete their minimal requirements related to the choice of materials in order to align them with the latest best practices set out, for example, in BREEAM, DGNB and WELL. Work will be completed in 2023 and will also include consideration of the EU Taxonomy criteria.



Contribute to the protection and restoration of biodiversity

WHY IS THIS RELEVANT?

Access to nature in our cities has never been more important. Nature and natural environments offer many services and solutions from improving the health and well-being of citizens to addressing contemporary (urban) problems like flooding, temperature control, and tackling air pollution.

2030 ACTION PLAN

ONGOING

Study biodiversity management on portfolio

TARGET → 100% OF RECOMMENDED ACTIONS IMPLEMENTED BY 2025

Description and approach

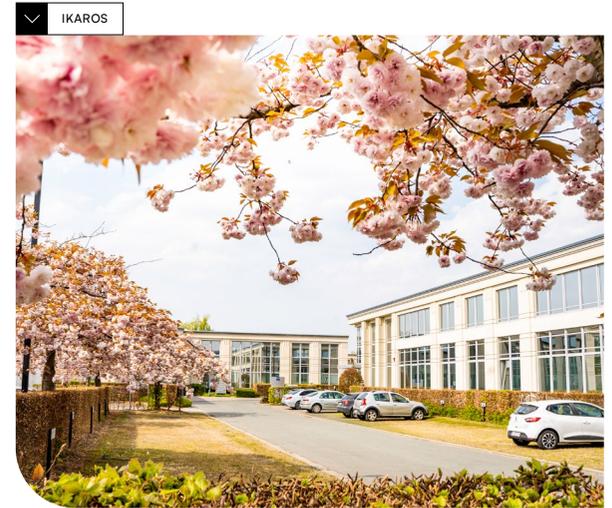
The vast majority of Befimmo's buildings are in large cities or densely built-up urban areas. The plots of land on which the buildings are erected are mostly terraced and generally cover the entire available ground surface, leaving little empty space for nature and biodiversity. Befimmo limits its impact on the environment and contributes to improving biodiversity and the quality of life of building occupants by reserving a key place in its overall approach for nature and wildlife. In general, regulations in Belgium address many biodiversity-related aspects. As required by law, Befimmo conducted an environmental assessment for all its (re)development projects.

When it comes to considering biodiversity in (re)development projects, the Company relies in particular on BREEAM and DGNB frameworks, and calls on specialised ecologists and landscape architects. For all (re)development projects carried out in 2022 and subject to these certifications, a maximum of the credits allocated to "land use and ecology" are targeted. An ecologist analyses each project in detail and makes recommendations to maximise biodiversity potential. In its operational buildings, Befimmo pays particular attention to the development and proper management of green spaces (however small) through clauses in maintenance contracts, and by applying criteria for the preservation of biodiversity when carrying out small works.

During 2020, Befimmo carried out a study of the improvement of biodiversity potential of its entire portfolio. In the first phase, 29 sites with interesting potential were identified, from which Befimmo selected nine priority sites.

Six sites have been the subject of detailed studies by an ecologist highlighting the measures for the improvement of biodiversity, taking into account the technical and financial feasibility. The first measures, including an analysis of maintenance contracts for the surroundings, were implemented in 2021.

In 2022, Befimmo decided to change the maintenance contract for the Ikaros site, as this site has the largest green area of the portfolio. Pesticides have been prohibited, and the lawn areas will be transformed



into flowering meadows. It represents around 3,800 m² of welcoming area for biodiversity. Moreover, only indigenous species will be planted in the future on this site.

Looking ahead

During 2023, the maintenance contracts for the green spaces of other Befimmo sites will be adapted in order to eliminate, as far as possible, all herbicides, plant only indigenous species, and maximise flowering meadows.

In 2023, Befimmo will develop a roadmap and a corporate strategic thinking on biodiversity aligned with its sustainability approach. The recommendations of this roadmap will be analysed, validated and deployed in the portfolio according to a timetable yet to be defined.

For (re)development projects, Befimmo will systematically carry out environmental impact studies in accordance with the EU Taxonomy.

Use certification systems to deliver sustainable assets

WHY IS THIS RELEVANT?

Certifications provide an incentive to implement buildings and processes that are sustainable in the long term. They provide an target assessment and definition of the sustainability of buildings. Certifications give stakeholders a comparable indication of portfolio performance.

2030 ACTION PLAN

100%

Part of certified projects¹

TARGET → 100% (PERMANENT TARGET)

44%

Part of "In-Use" certified portfolio

TARGET → 35% BY 2022

100%

Part of eligible portfolio² covered by an energy performance certificate

TARGET → 100% BY 2022

Description and approach

Befimmo's approach in terms of environmental certification is situated at different levels.

AT THE COMPANY LEVEL:

Environmental Management System: ISO 14001 (2015)

Since 2010, Befimmo's Environmental Management System (EMS) is ISO 14001 (2015) certified to ensure a systematic approach and contribute to the sustainable implementation and monitoring of its commitments. EMS procedures cover the entire life cycle of a building.

In November 2022, due to the voluntary takeover bid by Alexandrite Monnet Belgian Bidco SA, Befimmo decided to suspend its EMS certification.

The objective is to recertify the EMS when the internal reorganisation is fully implemented.

AT THE PORTFOLIO LEVEL:

BREEAM, DGNB, WELL certifications

For (re)development projects, Befimmo wants its buildings to achieve an environmental performance that surpasses the regulatory requirements.

All its (re)development projects are therefore certified by acknowledged frameworks (BREEAM, DGNB, WELL).

Befimmo also applies these frameworks to its buildings in operation. All the buildings under its control were BREEAM certified in 2010-2011 and a five-year improvement programme has led to the achievement of a minimum Good level for the Asset part.

In 2022, Befimmo has made the strategic choice to re-certify all its core buildings according to BREEAM "In-Use". As such, 24 buildings have applied for certification with the BRE. 20 of them were actually re-certified in 2022.

✘ NON-FINANCIAL STATEMENTS: ENVIRONMENTAL PERFORMANCE, P.218

✘ EPRA SUSTAINABLE PERFORMANCE INDICATORS, P.213

Energy Performance Certifications

The energy performance of buildings is also reflected in their EPC level. Befimmo holds energy performance certificates for all its buildings in the Brussels Region and in Luxembourg².

✘ NON-FINANCIAL STATEMENTS: ENVIRONMENTAL PERFORMANCE, P.218

✘ EPRA SUSTAINABLE PERFORMANCE INDICATORS, P.213

Ecological label

Befimmo manages the green space of its Goemaere building in line with the principles of sustainable development and in compliance with the guidelines of Eve* (Ecological plant space - Espace Végétal Écologique) developed by ECOCERT. Befimmo is the only Belgian site to have this label (since 2011), and it was renewed in 2022. The relevant lessons from this certification are used for the implementation of improvement measures for sites with biodiversity improvement potential.

Looking ahead

In 2023, Befimmo will review some of the BREEAM In-Use certifications obtained in 2022 to determine an action plan to further improve the score. Furthermore, according to the new Flanders' regulation, Befimmo aims to obtain Energy Performance Certificates for all its buildings located this region by 2023.



1. Projects: committed ongoing (re)development projects (ZIN, Pacheco).

2. Excluding a building under redevelopment, for which the certificate has expired and will be renewed after renovation.

Create innovative and sustainable buildings

WHY IS THIS RELEVANT?

(Re)development and operation of buildings require significant amounts of energy and resources, such as sand, gravel and cement. Buildings are responsible for about 40% of the EU's energy consumption, and 36% of greenhouse gas emissions from energy.

The creation of innovative projects aims to use available resources consciously, minimise energy consumption and preserve the environment. Digitalisation allows for cost control, improved building performance and tenant comfort.

2030 ACTION PLAN

100%

Part of innovative projects¹

TARGET → 100% BY 2025

1. Projects: committed ongoing (re)development projects (ZIN, Pacheco).

Description and approach

Befimmo aims to create innovative projects through various techniques such as BIM and smart building.

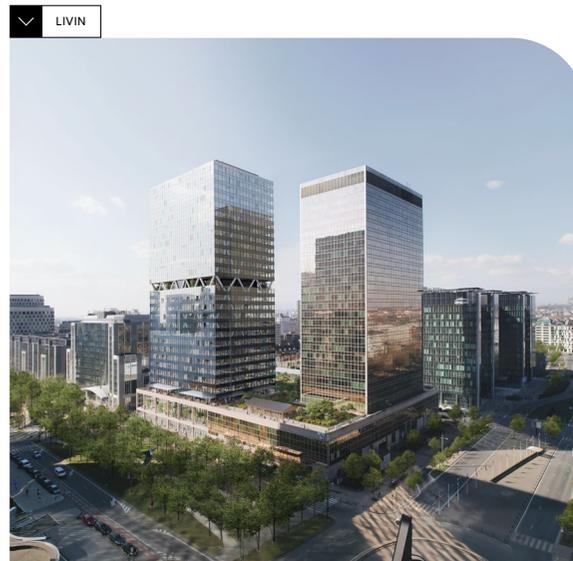
Building Information Management (BIM)

Befimmo's digital transition was characterised by rolling out the Building Information Management to all (re)development projects.

The BIM approach consists of developing projects with the help of a 3D digital prototype of the building, using collaborative processes, and building a reliable standardised building database. The main benefits for Befimmo are controlling costs and improving the building's performance and the comfort of the tenants.

Through BIM and the digitalisation of processes, Befimmo's ambition is:

- To optimise collaboration and co-creation of (re)development projects from design to operation;
- To create a data continuum between design, execution, operation, and building management;



- To optimise the management of buildings by supplying reliable and up-to-date data (associated with digital plans), accessible to all and compatible with computerised building management tools;
- To ensure consistent digital management of its real-estate assets;
- To organise the production of data as the basis for innovations (IoT, smart building, etc.) and sustainable growth (circularity, consumption control, etc.).

Smart buildings

Digitalisation brings together a set of initiatives to make buildings "smart". Based on new technologies, data sharing, and user-centric design, smart buildings will allow Befimmo to invest, develop and operate a network of buildings that are socially and environmentally efficient.

In order to reach that efficiency, Befimmo:

- Collects and processes buildings' data through BIM methodology;
- Collects users and customers satisfaction feedbacks through a user-centric designed digital portal called "Befimmo App".

Those insights allow Befimmo to:

- Raise sustainability of buildings;
- Adapt its spaces in response to changes in the world of work and society;
- Bring forward services related to coworking, mobility, catering and leisure for building's stakeholders;
- Connect and enter in dialogue with Befimmo occupants and communities;
- Provide best-in-class operational management and relevant services, and contribute to societal innovations.

Finally, Befimmo aims to offer exemplary experiences of work, meet, share, and live while creating communities of people around spaces and interests.

Looking ahead

With a view to improving the circularity of projects and systematizing the implementation of materials passports, Befimmo initiated an analysis of several circular resource management platforms. This work should be completed on a strategy to be applied to all projects.

Provide buildings accessible through sustainable transport systems

WHY IS THIS RELEVANT?

Cities are the powerhouse of the modern economy and home to millions of people. 70% of the EU population live in cities today, this is projected to reach almost 84% in 2050; 23% of the EU's transport greenhouse gas emissions come from urban areas.

2030 ACTION PLAN

68%

Part of the portfolio that offers real mobility solutions

TARGET → 100% BY 2030

12%

Part of the portfolio equipped with at least 30% of car parking spaces with a charging point

TARGET → 100% BY 2030

Description and approach

To Befimmo, a building offers real mobility solutions when the frequency of public transport, diversity, and access to mobility solutions are all satisfactory.

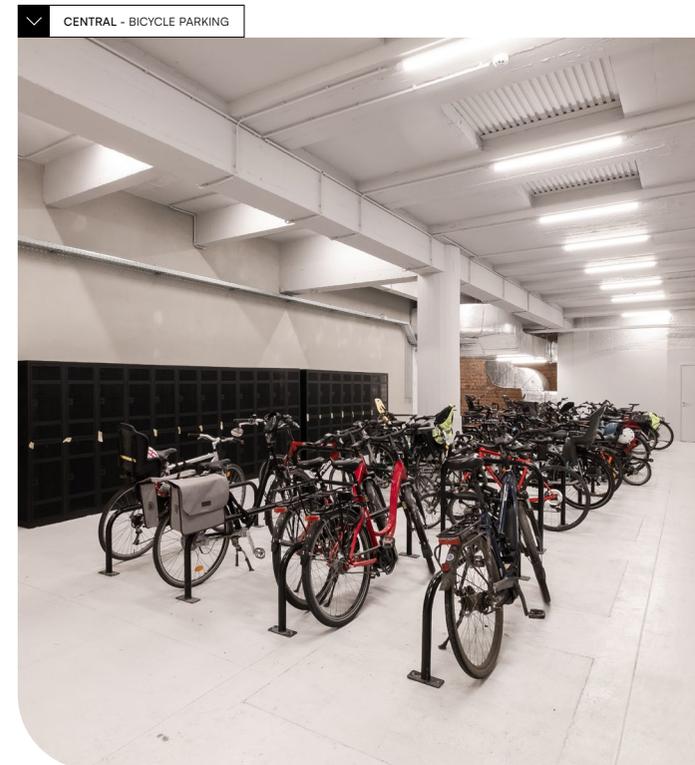
Befimmo has no influence on existing public transport infrastructure, so it focuses on soft mobility and reception facilities, on alternatives to the car, and on applications that make it easier for workers to reach buildings. The first priorities are therefore the accessibility of the buildings by public transport, facilities for soft non-motorised mobility, and the optimisation of car parks, including electric charging stations. In 2022, 68% of the portfolio offered real mobility solutions.

A mobility roadmap for the entire Befimmo portfolio is being implemented, with a vision based on the 2030 Agenda. In 2022, Befimmo carried out mobility audits for 26 of its buildings, analysing their accessibility, both in terms of public transport and active mobility, as well as their mobility infrastructures and their quality. On this basis, Befimmo can develop its mobility roadmap into concrete actions for the buildings concerned.

Soft mobility

Befimmo is further installing exemplary soft mobility facilities, with showers and lockers, and well-designed bicycle parking that takes into account electric bikes, folding bikes, cargo bikes, and scooters. The bicycle parking at Central, inaugurated in November 2021, is the perfect example of the future of bicycle parking's and will serve as model for other buildings. Befimmo will also adapt existing infrastructure to better meet the needs of the active commuters.

Building on the success of the five shared bikes made available to the tenants of Central from 2021, Befimmo has increased the fleet of shared bikes to 20 bikes in 2022, which are available to tenants via an application and are spread over four buildings. Between June and December 2022, Befimmo can boast of almost 1,500 uses of its bikes by up to 170 different users per month. With more than 9,000 km travelled, the shared bikes will have avoided 1.5 t CO₂e emissions compared to travelling by car.



9 ACCESSIBILITY SHEETS DEVELOPED IN 2022

IKAROS - CHARGING STATIONS



This service is therefore a success, a practical, efficient, fast and useful mobility solution to reduce the impact of our tenants' transport.

Optimisation of car parks

As many users of Befimmo's buildings still travel by car, the optimisation of the car parks has been pursued, including, among others, digitising access.

After working on the digitalisation of its services in 2021, including the dematerialisation of the car park management in its smart buildings and after having integrated the parking management system into the Befimmo App, Befimmo has deployed the parking management system solution in four multi-tenant buildings. Thanks to this possibility, each tenant deploys its own parking policy according to its parking spaces and can thus improve the use of these spaces. In addition to this service, Befimmo offers even more options to its users in order to manage their parking spaces more efficiently (data, reporting, etc.) and to improve the user experience of their employees with, for example, automatic license plate recognition.

Charging stations

Electric vehicles are having a breakthrough moment, and Befimmo is playing its part and will anticipate the end of thermic motorisation in the coming decade. The first priority of Befimmo was and always will be the security of the occupants and the conformity with the actual regulations. The Company is part of a working group with the UPSI, the fire department of Brussel, the insurance company and other experts in order to analyse each opportunity to install charging stations.

In order to comply with the safety guidelines, Befimmo focused its actions in 2022 on preparing a strategy for the installation of charging stations, in accordance with the legal and regulatory texts. As a result, installation projects in existing indoor car parks have had to be suspended. On the other hand, in its outdoor car parks, Befimmo has put 44 charging points into operation at Triomphe¹ and is completing the installation of 92 charging points at Ikaros. In its (re)development projects, Befimmo keeps the target of 30% of the parking spaces being equipped with a charging point, by considering the technical and practical implications at the design stage.

1. [LinkedIn | Befimmo & Allego partnership.](#)

Looking ahead

Befimmo will continue to improve the mobility around their buildings and also the mobility infrastructures:

- Implementation of quick wins based on the mobility audit in some buildings;
- Further deployment of the charging stations in the buildings with interior car park;
- Analysing and taking into account the needs in terms of accessibility for people with reduced mobility;
- Development of new bicycle parking and facilities based on the exemplary parking at Central;
- Extension of the shared bicycles ;
- Development of the functionalities of the parking management system: usage analyses, mutualisation of spaces, etc.;
- Provision of an efficient charging management system through the parking management system;
- Creation of additional accessibility sheets for the strategic buildings;
- Preparation of solutions to be compliant for the Cobrace legislation in Brussels.

> 450 *charging points*
in 23 buildings

Reduce the environmental impact of the team

WHY IS THIS RELEVANT?

The team is part of an ecosystem consisting of the Company, its subsidiaries, suppliers and other stakeholders. Decarbonising our ecosystem is key to engaging the team and leading by example.

2030 ACTION PLAN

92%

Part of electronic incoming invoices

TARGET → 100% BY 2022

100%

Part of electronic outgoing invoices

TARGET → 100% BY 2022

36%

Part of the team who changed their mobility

TARGET → 40% BY 2025

43 kg/FTE

Quantity of waste

TARGET → 0 KG/FTE BY 2030

Description and approach

Mobility of the team

The relocation of Befimmo's head office to the centre of Brussels in its Central building, realised in 2021, is a perfect illustration of its strategy and the importance attached to multimodal accessibility of its workspaces, for building users and its own staff.

This move was also an opportunity for Befimmo to propose new ideas and solutions to its team to change their habits and improve their mobility.

Financial means:

- Introduction of the federal mobility budget since January 2021;
- Integration of mobility solutions through its cafeteria plan (mychoice@BEFIMMO);
- Refund of all costs related to travel by public transport.

Organisational means:

- Introduction of a parking policy;
- Use of parking management system to optimise the use of car parking spaces.

In practice:

- Information session around the federal mobility budget;
- Participation in the Bike Project;
- Organisation of some activities during the European mobility week.

For the team members who are eligible for a company car, already 36% have chosen a mobility budget or an electrical, hybrid or CNG vehicle. After one year in its new headquarters, 66% of the team use an active mobility to reach Central. Befimmo also decreased the number of parking spots available for his team by 39%.

Besides the fact that Befimmo encourages its team members to give up the use of the car, the Company continues the "greening" of its fleet.

In 2022, average emissions per vehicle (CO₂e/km) across the fleet were 23% lower than in 2016 - the result of applying an updated car policy to new and replacement vehicles.

Vehicle-related CO₂e emissions fell by 22%, from 296 tonnes in 2018 to 232 tonnes in 2022. At the end of 2022, Befimmo had no more thermic cars in order, but rather 53% plug-in hybrid and 47% electric vehicles.

16%
of team members chose the federal mobility budget



Energy consumption

Electricity and gas consumption increased overall in 2022 compared to 2021 despite a warmer year in 2022 and the savings measures taken by Befimmo due to the energy crisis. Water consumption has risen sharply and has returned to pre-pandemic levels.

In its headquarters, rather than ventilating and air conditioning everywhere, all the time, Befimmo opted for a flexible system. Comfort is ensured in occupied spaces, ventilation is reinforced according to the density of occupation, via CO₂ sensors. The user also has the possibility of opening the windows to take advantage of the natural ventilation and the freshness of the outside.

Under certain conditions, it is not advisable to ventilate naturally, as this presents a risk of energy destruction, and the user is not always aware of this. Therefore Befimmo has completed this system with an innovative communication plan developed internally. Data from all the building's sensors (presence detection, temperature, CO₂, humidity sensor, weather forecast) are analysed by an algorithm that helps the user adopt the appropriate behaviour. According to needs, the building encourages users to open the windows to limit ventilation and air conditioning needs, or it invites the user to keep the windows closed in order to guarantee the efficiency of the conditioning system. In the long term, Befimmo will carry out a more in-depth analysis of the occupant's response to the advice issued by the building and thus will test the effectiveness of this innovative solution.

Waste and paper use

In 2022, following the pandemic and its relocation, Befimmo re-established a detailed accounting of the waste produced by its team. If the 2022 data is compared with the 2019 data, and considering the number of full-time equivalents, the reduction in the total weight of waste is more than 20%, from 54 kg to 43 kg per person. With a total weight of waste equal to 3.8 tonnes of waste, we are still far from reaching the zero waste target set for 2030.

Befimmo is now sending 100% of its invoices electronically and has greatly raised the awareness of its suppliers, as 92% of them now also send their invoices electronically.

Looking ahead

Befimmo will continue to promote green mobility, no longer with a car policy but rather with a mobility policy and through its cafeteria plan, where all team members can manage their mobility according to their needs and in combination with other mobility alternatives (public transport, soft mobility, etc.). The Company will also keep pushing all partners and suppliers to drop paper invoices.