



ENVIRONMENTAL CERTIFICATION & COMPLIANCE

- Compliance with legislation in force and a proactive attitude towards the authorities -

DESCRIPTION

In order to limit any adverse impact of its activities and preserve the quality of the environment, Befimmo strives to ensure that its portfolio is operated in compliance with current standards and regulations.

APPROACH

In 2010, Befimmo introduced an Environmental Management System (EMS) based on ISO 14001 (2015). It ensures a systematic approach to the environmental aspects of its activities and also contributes to the sustainable ongoing implementation and monitoring of its commitments. EMS procedures cover all stages of the life cycle of a building from sale or acquisition, design and/or construction of new buildings until it is operational.

Befimmo has put in place a proactive environmental compliance management process, integrated into its ISO 14001 EMS. This process can be broken down into several key stages:

- Regulatory monitoring to identify environmental legislation applicable to its activities;
- Circulation of these regulations to its Property Managers;
- Compliance audits of the buildings by the Property Managers;
- Any observations/non-compliances identified during audits by the Environmental Technical Team and the Property Managers are followed up and addressed.

Befimmo also carries out audits of its sites to verify that they are run in accordance with regulations and its working procedures.

Befimmo wants its buildings to achieve an environmental performance that surpasses the regulatory requirements. With this in mind, since 2010 Befimmo has been applying the most widely used method of assessing the environmental performance of buildings, developed by BRE (BRE Environmental Assessment Method), for its entire portfolio of buildings, whether they are under construction or renovation or in operation.

During the design phase of its projects, it pays particular attention not only to the environmental performance of the building but also to the future satisfaction of its occupants and users by providing quality spaces in good locations, that are flexible and efficient in terms of use of space. The high level of

OBJECTIVE

Befimmo aims to fully comply with environmental regulations for the activities it controls.

One of the first steps for achieving such compliance is full coverage of Befimmo's activities by valid environmental permits and compliance with the operating conditions associated with those permits.

Finally, Befimmo is aiming for recertification of its EMS and its EVE® label.



BREEAM certification and quality criteria that it strives for in its developments also take full account of the considerations and requirements regarding human health and well-being.

Furthermore, Befimmo continuously arranges BREEAM In-Use Asset and Management certification for its operational buildings.

The energy performance of its buildings is also reflected in their EPB certification level. Befimmo has "Offices and services" energy performance certificates for all its buildings in Brussels. "Public building" certificates, which are mandatory for occupying some administrative buildings in Brussels are applied for by the relevant administrations and displayed in most of the buildings concerned. In Flanders, most "Public building" certificates are available and displayed, while mandatory display is planned from 2019 in Wallonia. The Axento building in Luxembourg also has a certificate.

These certificates are updated during major works to improve the energy performance of the operational portfolio.

Finally, Befimmo manages the green space of its corporate headquarters in line with the principles of sustainable development and in compliance with the guidelines of Eve® (Ecological plant space) developed by ECOCERT. Befimmo is the only Belgian site to have this certification (since 2011).

ACHIEVEMENTS IN 2017

ISO 14001

With a view to continuous improvement, internal and external audits were conducted during 2017. These audits led to measures to improve the EMS, focused essentially on simplifying the system.

BREEAM

In 2017, Befimmo considered upgrading all its certificates using a portfolio-oriented approach. This comprehensive approach to administrative simplification is a first for a portfolio as large as Befimmo's. The plan is still under consideration and no decision has yet been taken in this regard.

Ecocert

The certification of the green space at Befimmo headquarters was renewed in 2017.

ASSESSMENT

A certification audit is conducted (by an external company) annually to check that the ISO 14001 EMS is being properly managed.

The BREEAM and EVE® labels are also overseen by external audits.



IMPACT ON THE SUSTAINABLE DEVELOPMENT GOALS



6: Clean water – Sanitation: Consider reusing grey water and limiting the use of drinking water



7: Clean and affordable energy



11: Sustainable cities and human settlements: Environmental impact of cities



12: Responsible consumption and production: Sustainable and efficient management of natural resources, environmental management of waste over its life cycle and reduce the amount of waste through prevention, recycling and reuse



13: Combat climate change: Environmental impact of the life cycle of a building



15: Terrestrial ecosystems: Possible degradation of biodiversity

KEY INDICATORS

INDICATOR	DESCRIPTION	REFERENCES GRI STANDARDS & EPRA sBPR	OBJECTIVES
Regulations	-	-	Anticipate future regulatory measures and minimise the number of infringements
Environmental permits	-	-	All listed activities and installations covered by environmental permits
ISO 14001 certification	-	-	Maintain certification
Number of BREEAM In-Use (Asset) certificates by level	-	-	In 2018, Befimmo will pursue its goal of improving the ratings of its portfolio (PASS to GOOD). Following a cost/benefit analysis, the Pass score of two buildings in the Befimmo portfolio will not be improved, while the building acquired in 2016 will be certified in 2018 after one year in use. Furthermore, Befimmo will also continue the talks with the Building Research Establishment (BRE) that it began in 2015 on the reassessment of the certification of all the buildings using a portfolio-oriented approach, in line with the planned approach for upgrading the BREEAM In-Use Asset certificates. This comprehensive approach to administrative simplification is a first for a portfolio as large as Befimmo's. If the experience is positive, it will also be extended to the upgrading of the BREEAM In-Use Management certificates.



Number of BREEAM In-Use (Asset) certificates by level	-	-	In 2018, Befimmo will continue its work of improving the BREEAM In-Use Management certification of its portfolio following a comprehensive approach.
EPB certificates	-	-	Ongoing objective of updating certificates
EVE® label	-	-	Keep the label