



INTEGRATION INTO THE CITY

- The building, a key player in an ecosystem -



USE OF RESOURCES



MOBILITY



THE WORLD OF WORK



DIALOGUE



SETTING AN EXAMPLE



INTEGRATION INTO THE CITY

DESCRIPTION

Every building is part of a community, an environment. Befimmo aims to ensure that every building in its portfolio integrates harmoniously into the neighbourhood where it is located, in terms of its architecture, the pooled services it offers and the activities taking place inside.

In this context, Befimmo reaffirms its commitment to meet the expectations, firstly, of its occupants, offering them an environment that is open to multifunctionality, evolving work spaces and business networks and, secondly, of the outside community by designing buildings that are open to the city and thus contribute to security, by exploiting less-used spaces such as roofs, large entrance halls, etc.

The Company is also looking for an efficient and sustainable user of the urban space. The challenges for Befimmo are also to upgrade underused spaces, dedicate them to new functions, leave more space for green and recreational areas, transform classic spaces into inspiring spaces.

Aware that its approach is sometimes limited by urban planning regulations, the location of certain existing buildings or a property's specific constraints, etc., Befimmo advocates responsible urban development.

OBJECTIVE

Befimmo's objective is to devise a new vision for its renovation and/or construction projects.

It believes that they must be integrated as part of a sustainable and human ecosystem.

This is why it will ensure that it is listening to stakeholders active in the environments in which these projects are located.



APPROACH

Befimmo integrates its buildings in cities in terms of (i) architecture during renovation and/or reconstruction, (ii) services and facilities offered to tenants and other stakeholders, (iii) mixed use by offering shared spaces, coworking spaces, restaurants, housing, etc., (iv) participation in the digital transformation of different districts in which it is implemented.

Any new project is considered in this light, in cooperation with both administrations and architects. It is above all a collaborative effort between the various departments of Befimmo, which are coached and trained to that end through training courses, lectures, trips and visits to other sites and inspiring examples.

There are many examples of ongoing and future iconic projects supporting this approach.

Moreover, within the framework of its numerical transformation reflection, Befimmo decided to join, early 2019, other private partners (Joyn International, Thanksys, Belfius) for the Smart Cities Chair organised by the *Vrije Universiteit Brussel*, its faculty of Economic and Social Sciences, the Solvay Business School, and its research centre Imec-SMIT.

ACHIEVEMENTS

Up4North



The Up4North association, which brings together the main institutional owners of the North area, has continued its work, under Befimmo's leadership.

The ecosystem created in WTC Tower 1, and now re-installed in the CCN building for a temporary duration that several owners have made available to multiple organisations (a university, architects, start-ups, a library, artists, a conference centre, etc.), bringing added value to the neighbourhood, helps to raise awareness among stakeholders, including the

regional and city public authorities, that the North area is a tremendous asset, so close to the historic centre of the city, and with the largest public-transport hub in the country.

Once the temporary occupation in the CCN building is over, the Up4North ecosystem will find a new space in the North area to continue its revitalisation mission.

The district is gradually evolving from a mere transit point for commuters travelling to work to a true destination in the city for the people of Brussels.



Quatuor

With its new architecture, the Quatuor project (60,000 m²), located in the North district of Brussels, has been designed to fit harmoniously into its urban environment.

Construction work on the Quatuor project is in progress. The project, open to mixed use, is fully in line with rapidly changing current and future needs of occupants.

Note that about a third of the space (22,000 m²) in the Quatuor building is pre-let to Beobank.

Befimmo has also recently announced the opening of a Silversquare coworking space in the building. In addition to these coworking and office spaces, the Quatuor will be open to the city, linking the historic heart of the city to the North area. It will offer services such as a book store, a fitness room, restaurants, an event space, an internal garden, rooftop terraces, a transient space and much more.



ZIN: a new multifunctional space

In 2018, Befimmo applied for a permit for its new ZIN project, located in the North area of Brussels. This project concerns the redevelopment of the site of the present WTC Towers 1 and 2.

ZIN is a multifunctional project of about 110,000 m² above ground, 75,000 m² of which is office space (including a space devoted to coworking), 14,000 m² of housing, 16,000 m² of hotel accommodation, and leisure areas, hospitality and shops. Thanks to its various functions, integrated with one other, the project will make a fundamental contribution to bringing back a true new dynamic to the North area; the Up4North association is already providing the impetus for it to evolve towards a real lively city district, all week long.



ZIN will be fully integrated into its urban ecosystem and will be open to the city. It is a highly innovative project as much for its architecture as for its design and respect for the environment, notably in terms of energy nearneutrality and circularity.

The well-being of the occupants is central to the project. The office part is fully in line with the principles of the new world of work and will be very flexible in use and in terms of its potential future reallocation.

The work will commence in the first quarter of 2019 and will continue until mid-2023.

As Befimmo has already stated, the office part of the ZIN project is participating in the public tender for works procedure launched by the "Vlaamse Overheid" in 2017. An innovative hotel concept is planned for the hotel part in cooperation with a specialist operator. Meanwhile, the residential part will be rented out.

In January 2020, the ZIN project won the "be.exemplary 2019" prize, organised by the Brussels government ("urban.brussels"), in the "big private projects" category.



Mobility

Facing the congestion of Belgian cities, Befimmo continues to prioritise connectivity of its buildings with public transport.

Moreover, following a change in attitude regarding vehicle ownership, alternative mobility solutions recently emerged in Brussels. Befimmo is aware of the benefit of these solutions for urban development and contributes to their arrival by facilitating the access towards the buildings of its portfolio. Specifically, this means initiatives like the extension of sharing areas, more shared vehicles or even parking mutualisation. In addition to the benefits for the occupants, these initiatives are also directly beneficial for communities around the building.

In 2019, Befimmo continued testing such initiatives by applying them effectively to the building of its head office. Based on feedback, it intends to extend these initiatives to its entire portfolio ad from 2020.

→ Sheet on "Mobility"

Services and facilities

Befimmo provides a wide range of shared services to its occupants to facilitate their day-to-day life: food trucks, secured lockers to receive or return parcels, nurseries, fitness centres, restaurants, showers, electric terminals for cars and bikes, etc.

Since late 2019, a transversal team Services and Facilities has been created at Befimmo (including members of the teams Facilities, Commercial and CSR). The goal of this team is to create a database of the tenant needs through physical encounters. The goal of this "user centricity" approach is to be closer to the client or user. Afterwards, the necessary services will be analysed and implemented in the different buildings.

→ Sheet on "World of work"

IMPACT ON THE SUSTAINABLE DEVELOPMENT GOALS

*The in-depth analysis of the Sustainable Development Goals (SDGs)¹, conducted in 2017, enabled Befimmo to identify the issues on which its activities could have a positive or negative impact and to define strategic priorities. According to this analysis, the strategic priority **Integration into the city** impacts the targets of the following SDGs:*



- 9.1: Develop quality, reliable, sustainable and resilient infrastructure
- 11.3: Enhance sustainable urbanisation
- 11.4: Strengthen efforts to protect and safeguard heritage
- 11.6: Reduce the adverse per capita environmental impact of cities
- 11.7: Provide universal access to safe green and public spaces
- 13.3: Awareness-raising on climate change mitigation, adaptation and impact reduction
- 15.5: Halt the loss of biodiversity

¹ <http://www.un.org/sustainabledevelopment/>



KEY INDICATORS

Sustainable integration into the city is a recent topic, so no target has yet been set. However, the “Community Engagement” indicator, published by EPRA, was calculated for two consecutive years. To calculate it, Befimmo takes account of the projects that it is supporting and setting up in the North area, and public announcements, surveys or consultations that it organises when making applications for environmental and urban planning permits.

In the 2019 fiscal year, this approach covered 25%² of the consolidated portfolio and the goal is to improve this result each year. The teams work together on implementing urban evolution,

establishing indicators to measure progress in terms of the number of buildings following this evolution.

Furthermore, Befimmo also follows and is inspired by other benchmarks and certifications, such as *Well³ or Be Exemplary⁴* certifications, etc. that take account in particular of the building’s integration into the city.

This is an extract from Befimmo’s global action plan, linked to the strategic axe “Integration into the city”. To consult the full action plan, please go to the following page of the Befimmo website: <https://www.befimmo.be/en/investors/publications?type=76>.

| INDICATOR | DESCRIPTION | RESULT 2019 | OBJECTIVE | TIMEFRAME | REFERENCES GRI STANDARDS & EPRA sBPR |
|---|---|-------------|-----------|-----------------------|---|
| Part of the projects carried out in dialogue with the stakeholders | A project is considered to be in dialogue with the stakeholders when: <ul style="list-style-type: none"> ▪ It has been analysed by the communication team; ▪ Communication initiatives in line with the characteristics and context of the project are implemented. | 53% | 100% | 2020 | EPRA Compty-Eng GRI 203-1 GRI 413-1 |
| Part of the buildings of the portfolio that will be open to the city | A building is considered to be open to the city when it includes functions that are accessible to the public (inside and/or outside). | 55% | 70% | 2023 (80% by 2030) | EPRA Compty-Eng GRI 203-1 GRI 413-1 |

² The value of the indicator is notable directly related to and/or influenced by the number of permit applications that depend on ongoing and/or development projects.

³ <https://www.wellcertified.com/>

⁴ Exemplary Brussels buildings (<https://urbanisme.irisnet.be/be-exemplary>)