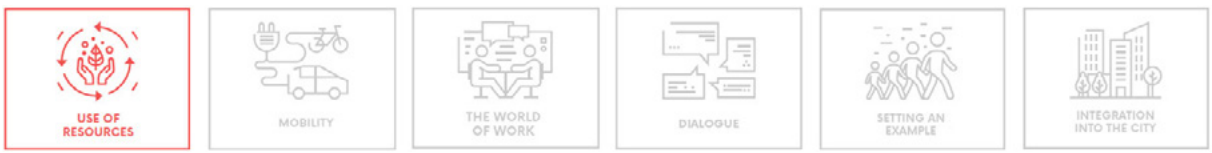
ENVIRONMENTAL CERTIFICATION & COMPLIANCE

- 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.

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.

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 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 still not obligatory. 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 2019

ISO 14001

In November 2019, the ISO 14001 certification was renewed for a period of 3 years.

BREEAM

In 2019, Befimmo obtained the following certifications:

- Quatuor – Tower C: BREEAM New Construction – Design Stage – Oustanding;
- Ikaros 2/4 and 6/8: BREEAM Refurbishment – Design Stage – Good;
- Arts 56: BREEAM In-Use – Asset & Management – Good.

Ecocert

The certification of the green space at Befimmo headquarters was renewed in 2019.

ASSESSMENT

Surveillance audits are conducted (by an external company) at regular intervals 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	RESULT 2019	OBJECTIVE	TIMEFRAME	REFERENCES GRI STANDARDS & EPRA sBPR
Certifications	Maintain the existing certifications (ISO and the biodiversity label)	100%	100%	Continuous	-