

Module: Introduction

Page: Introduction

0.1

Introduction

Please give a general description and introduction to your organization

Befimmo SA is a Belgian REIT (fixed-capital real-estate investment trust – Sicafi/bevak) listed on NYSE Euronext Brussels and is included in the BEL20 index.

Befimmo has a pure-player specialist profile, specialising in investments in quality office buildings located mainly in city centres, in Belgium and Luxembourg. Its portfolio is worth some €2 bn and comprises ±100 office buildings with space totaling over 850,000m². Income from these buildings is recurring and relatively predictable; 65% comes from public institutions, under long-term leases (±11 yrs). Befimmo's portfolio has an occupancy rate around 95%.

Befimmo works proactively in its portfolio. The Company gives priority to keeping its properties at a high level of quality at all times to keep them attractive to their occupants over the long term: every year, a specific investment programme is devoted to the renovation of their technical and/or quality aspects, to improve their performances and ensure lasting appeal on the market. Over the years, Befimmo has put together a technical team to manage every aspect of the **construction** of new buildings or **renovation** of existing buildings for existing or future rental customers. This ongoing renovation and construction strategy goes hand-in-hand with a proactive environmental and sustainable-development policy: all passive design criteria are taken into account and anticipated where possible. In addition, Befimmo also manages the relationship with its tenants. The Befimmo **commercial team** performs a very important job by building a relationship of trust with tenants and helps to maintain a high occupancy rate in the portfolio. The **property management** business enables Befimmo to control the last link in the real-estate investment business, thereby cementing even closer relationships with its tenants. By managing directly and promptly any problem related to the occupation of a building, Befimmo offers them an improved comfort and is more proactive in responding to their expectations. The **investment** side of Befimmo's business is guided by the creation of value for its shareholders. In line with that objective, Befimmo takes care to dispose of any property in its portfolio that no longer fits its strategy.

Befimmo has integrated the principles of **corporate social responsibility (including the climate change issues)** into its strategy, and these are reflected in the environmental, economic and social aspects of its day-to-day operation. Since it is in the real-estate business, the main focus of Befimmo's action in this area relates to the **environment**. For several years, it has built energy performance and sustainable development into its renovation, acquisition and construction projects. Befimmo is aware that the value of a building is also measured in terms of sustainability. Accordingly, the Company has wasted no opportunity to demonstrate the efforts it has been making in recent years: its environmental management system has been ISO 14001 certified (2010), it uses several recognised tools such as the BREEAM energy-performance certificate, and in 2011 it adopted quantitative criteria that can be measured objectively year by year. Moreover, since investment in improving the energy performance of its buildings is an integral part of the optimal and sustainable management of its portfolio, the sustainable development team – mainly composed of Executive Officers – informs and involves the Board of Directors in all major decisions on the subject. Meanwhile, Befimmo continues to develop its in-house environmental policy to reduce the impact of its own activities: management of emissions from its vehicle fleet, of waste, of natural resources, of

electricity, etc., and plans to further expand the scope of these measures.

Befimmo's impact on society is a driver for its corporate social responsibility on the **economic** level as well. Befimmo abides by the applicable laws in this regard. It has also devised a code of ethics setting out the values that are to govern its relations with its customers, management team, partners and shareholders. Befimmo abides by in-house rules in the framework of the code of ethics designed to limit the risks associated with money laundering and funding of terrorism.

Finally, it takes account of its **social responsibility**. Firstly, it strives to offer staff a working environment of quality, relevant training and genuine opportunities for development. Secondly, the team (65 employees) is offered a programme of training in and awareness of environmental issues. This awareness-raising may at first sight seem inconsequential in relation to global issues, but Befimmo considers that the involvement of its team is a key factor in achieving its corporate social objectives. Befimmo will keep one step ahead of the regulations and gradually improve the energy performance of its buildings. Communication between the Executive Officers and the Board of Directors on the one hand and with staff on the other, as well as the involvement of every member of the Company will be stepped up as much as possible.

0.2

Reporting Year

Please state the start and end date of the year for which you are reporting data.

The current reporting year is the latest/most recent 12-month period for which data is reported. Enter the dates of this year first.

We request data for more than one reporting period for some emission accounting questions. Please provide data for the three years prior to the current reporting year if you have not provided this information before, or if this is the first time you have answered a CDP information request. (This does not apply if you have been offered and selected the option of answering the shorter questionnaire). If you are going to provide additional years of data, please give the dates of those reporting periods here. Work backwards from the most recent reporting year.

Please enter dates in following format: day(DD)/month(MM)/year(YYYY) (i.e. 31/01/2001).

Enter Periods that will be disclosed
Sun 01 Jan 2012 - Mon 31 Dec 2012
Sat 01 Jan 2011 - Sat 31 Dec 2011
Fri 01 Jan 2010 - Fri 31 Dec 2010
Thu 01 Jan 2009 - Thu 31 Dec 2009

0.3

Country list configuration

Please select the countries for which you will be supplying data. This selection will be carried forward to assist you in completing your response

Select country
Belgium

0.4

Currency selection

Please select the currency in which you would like to submit your response. All financial information contained in the response should be in this currency.

EUR(€)

0.6

Modules

As part of the request for information on behalf of investors, electric utilities, companies with electric utility activities or assets, companies in the automobile or auto component manufacture sectors, companies in the oil and gas industry and companies in the information technology and telecommunications sectors should complete supplementary questions in addition to the main questionnaire.

If you are in these sectors (according to the Global Industry Classification Standard (GICS)), the corresponding sector modules will not appear below but will automatically appear in the navigation bar when you save this page. If you want to query your classification, please email respond@cdproject.net.

If you have not been presented with a sector module that you consider would be appropriate for your company to answer, please select the module below. If you wish to view the questions first, please see <https://www.cdproject.net/en-US/Programmes/Pages/More-questionnaires.aspx>.

Further Information

Befimmo continues to implement the measures that it believes are needed to reduce the environmental impact of the activities it controls and influences directly. Generally speaking, the following points remain **systemic priorities**: (1) compliance with legislation; (2) education and training of employees and external stakeholders (especially tenants); (3) audits on property managers and other players working for Befimmo; (4) energy performance: improving the energy performance of the property portfolio via a gradual approach that includes investment in renewable energy, more energy-efficient technical installations, etc. and (5) raising awareness among all Company staff of corporate social responsibility.

The **environmental priorities** linked to Befimmo's activities are: (a) energy management; (b) natural resource management; (c) waste management; (d) water management. While the concept of corporate social responsibility covers environmental as well as social and economic issues, Befimmo's main impact is on the environmental level. Most of the management activities currently focus on this aspect. For the social and economic aspects, a number of KPIs are being monitored and reported. Note that the policy implemented by Befimmo at operational level cannot yet be fully applied to the Befimmo portfolio (portfolio rented to the public sector). The agreement with the Federal Buildings Agency stipulates that most of the recurring work is its responsibility, so Befimmo does not have absolute control over these activities. Nevertheless, the environmental performances of the buildings are gradually being improved through regular dialogue and consultation with the Buildings Agency and Fedesco.

Please find enclosed **(1) Befimmo's Financial Annual Report 2012**, which includes the **CSR report** including its appendix (see pages 76-95; 198-227) as well as the **Corporate Governance Statement** (see pages 97-127) and **(2) Befimmo's CSR Policy** (last update March 2012).

Attachments

[https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/InvestorCDP2013/Introduction/RA 2012 \(UK\).pdf](https://www.cdproject.net/sites/2013/60/31360/Investor%20CDP%202013/Shared%20Documents/Attachments/InvestorCDP2013/Introduction/RA%202012%20(UK).pdf)
[https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/InvestorCDP2013/Introduction/csr_policy_01_03_2012.pdf](https://www.cdproject.net/sites/2013/60/31360/Investor%20CDP%202013/Shared%20Documents/Attachments/InvestorCDP2013/Introduction/csr_policy_01_03_2012.pdf)

Module: Management [Investor]

Page: 1. Governance

1.1

Where is the highest level of direct responsibility for climate change within your company?

Individual/Sub-set of the Board or other committee appointed by the Board

1.1a

Please identify the position of the individual or name of the committee with this responsibility

- **The CEO**, together with the Management team (COO and CFO), manages the risks and identifies the climate change and sustainability issues ; he integrates those in the risk management. He directly reports on those topics to the Board of Directors.

- At **strategic level**, the **sustainable development Committee**, created in 2010, is made up of 4 people: CFO, COO (both Executive Officers), CTO and IR & External Communication Manager. This team, in consultation with the CEO, is responsible for developing and monitoring the corporate social responsibility programme (including the climate change and sustainable issues), freeing up sufficient human resources, and conducting the annual management review.
- At **operational level**, the **environmental technical team**, consisting of three people specialising in energy and environment, is responsible for regularly assessing the implementation of the Environmental Management System and corporate social responsibility programme. Since 1st April 2012, a member of the human resources department has been responsible (part time) for raising all team members' awareness of environmental considerations.
- **Other staff members** also have responsibilities specifically defined in the EMS: Legal Manager, Head of Portfolio, Investment Officer, Controller, Internal auditor, Project Managers and Managers.

1.2

Do you provide incentives for the management of climate change issues, including the attainment of targets?

Yes

1.2a

Please complete the table

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator
Environment/Sustainability managers	Monetary reward	Meeting emission reduction targets, identification of climate change issues and integration in the risk management.
All employees	Recognition (non-monetary)	to raise awareness, concern, participate actively in environmental (including climate change issues) of Befimmo
Other: Chief Financial Officer (CFO)	Monetary reward	Managing risks, identification of climate change issues and integration in the risk management.
Chief Operating Officer (COO)	Monetary reward	Managing risks, identification of climate change issues and integration in the risk management.
Other: Chief Technical Officer (CTO)	Monetary reward	Meeting emission reduction targets, Managing risks, identification of climate change issues and integration in the risk management.
Chief Executive Officer (CEO)	Monetary reward	Managing risks, identification of climate change issues and integration in the risk management.

Further Information

Please find enclosed the Befimmo's CSR organisation chart.

Attachments

[https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/InvestorCDP2013/1.Governance/BEFIMMO INTERNAL ORGANISATION.pdf](https://www.cdproject.net/sites/2013/60/31360/Investor%20CDP%202013/Shared%20Documents/Attachments/InvestorCDP2013/1.Governance/BEFIMMO%20INTERNAL%20ORGANISATION.pdf)

Page: 2. Strategy

2.1

Please select the option that best describes your risk management procedures with regard to climate change risks and opportunities

Integrated into multi-disciplinary company wide risk management processes

2.1a

Please provide further details

Befimmo has identified **risks and opportunities that could result from climate change**. These risks are integrated in the main risks identified by Befimmo regarding its business and are described in the chapter "List of main risks" of the Annual Financial Report 2012. This chapter also describes the measures taken to control and limit the potential impact of each of the identified risks.

The risks related to reputation, subcontractors & suppliers, regulatory constraints and/or insurance coverage are **assessed at the corporate level**. These risks and opportunities and their consequences include for example higher operational costs or reputational risks. The CFO is in charge of organising the risk management and reports to the Audit Committee which informs the Board of Directors. The Audit Committee meets at least 4 times a year (every quarter).

Physical and weather-related impacts from climate change implying a deterioration of buildings are **assessed at the asset level** by the Technical & Environment teams, and then **analysed and supervised at the corporate level**. Befimmo is in charge of the technical control of the portfolio that the property team directly manages. The assessment of the environmental risks is partially covered by the implementation of the ISO 14001 procedures.

Befimmo has organised the management of internal control and corporate risks by defining its control environment (general framework), identifying and classifying the main risks to which it is exposed, analysing its level of control of these risks and organising a "control of the control". The Board of Directors has set up two internal committees with board members (the Audit Committee and the Appointments and Remunerations Committee). **The CFO is in charge of organising the risk management process. The committees report to the Board of Directors on that matter.**

Risk analysis and control activities: This analysis is based on the regular update of a study, designed to classify the Company's major risks, by order of importance and frequency of occurrence, and to determine the level of control of these risks, which was conducted with the help of an external consultant. The conclusions of the study custom the framework of the internal audit priorities set by the Audit Committee. **The Audit Committee reviews the risk analysis every year.**

2.2

Is climate change integrated into your business strategy?

Yes

2.2a

Please describe the process and outcomes

Befimmo has **integrated the principles of corporate social responsibility (including the identification of the climate change issues) into its long-term strategy**, and these are reflected in the environmental, economic and social aspects of its day-to-day operation. Since it is in the real-estate business, the main focus of Befimmo's action in this area relates to the environment. For several years, it has built energy performances and sustainable development into its renovation, acquisition and construction projects. Like all market players, Befimmo is aware that the value of a building is also measured in terms of sustainability. Accordingly, the Company has wasted no opportunity to demonstrate the efforts it has been making in recent years: (1) its Environmental Management System has been ISO 14001 certified since 2010, (2) it uses several recognised tools such as the BREEAM energy-performance certificate, (3) in 2011 it **adopted short, medium and long-term quantitative targets that can be measured objectively year by year**, and (4) it **identifies sustainable and climate change risks & opportunities**. Moreover, since investment in improving the energy performance of its buildings is an integral part of the optimal and sustainable management of its portfolio, the sustainable development team – mainly composed of Executive Officers – informs and involves the Board of Directors in all major decisions on the subject. Meanwhile, Befimmo continues to develop its in-house environmental policy to reduce the impact of its own activities: management of emissions from its vehicle fleet, of waste, of natural resources, of electricity, etc., and **plans to further expand the scope of these measures**.

Finally, it takes account of its social responsibility. Firstly, it strives to offer staff a working environment of quality, relevant training and genuine opportunities for development. Secondly, the team (65 employees) is offered a programme of training in and awareness of environmental issues. This awareness-raising may at first sight seem inconsequential in relation to global issues, but Befimmo considers that the involvement of its team is a key factor in achieving its corporate social objectives.

Befimmo will keep one step ahead of the regulations and gradually improve the energy performance of its buildings. Communication between the Executive Officers and the Board of Directors on the one hand and with staff on the other, as well as the involvement of every member of the Company, will be stepped up as much as possible. Befimmo continues to implement the measures that it believes are needed to reduce the environmental impact of the activities it controls and influences directly. Generally speaking, the following points remain systemic priorities: (1) compliance with legislation; (2) education and training of employees and external stakeholders (especially tenants); (3) audits on property managers and other players working for Befimmo; (4) energy performance: improving the energy performance of the property portfolio via a gradual approach that includes investment in renewable energy, more energy-efficient technical installations, etc. ; (5) raising awareness among all Company staff of corporate social responsibility. The environmental priorities linked to Befimmo's activities are: (a) energy management- (b) natural resource management – (c) waste management and (d) water management.

2.2b

Please explain why not

2.3

Do you engage in activities that could either directly or indirectly influence policy on climate change through any of the following? (tick all that apply)

Trade associations

2.3a

On what issues have you been engaging directly?

Focus of legislation	Corporate Position	Details of engagement	Proposed solution
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2.3b

Are you on the Board of any trade associations or provide funding beyond membership?

Yes

2.3c

Please enter the details of those trade associations that are likely to take a position on climate change legislation

Trade association	Is your position on climate change consistent with theirs?	Please explain the trade association's position	How have you, or are you attempting to influence the position?
UPSI (Belgian Professional Union of the RE Sector)	Consistent	The Professional Union of the Real Estate Sector (www.upsi.be) – which brings together Belgian developers, real-estate investors and other actors related to real estate - is studying the Belgian real estate market as well as the factors that affect this market (incl. environmental factors). UPSI wants to promote and support all legislative and administrative measures favourable to the real-estate sector, as well as the Environmental improvements linked to this sector. (Ex.: labelling & certification of sustainable buildings). This Union represents its members at the federal and regional authorities, working with public bodies and advising them.	Befimmo continues to maintain close ties with UPSI. UPSI and Befimmo actively cooperated again in 2012 via working groups to incorporate federal and regional real estate requirements. The CEO serves on the UPSI board of directors and the CTO is chairman of its technical commission.
RICS (Royal Institution of Chartered Surveyors)	Consistent	RICS is an independent non-profit body with nearly 100,000 qualified members in some 140 countries. RICS establishes high standards of competence and integrity, organises training and specific studies, and helps its members to fine-tune their sustainable-development strategies.	The CEO is a fellow member of RICS. The CTO is a member of the board of directors Belux of RICS.
EPRA (European Public Real Estate Association)	Consistent	With more than 200 active members, EPRA is the voice of European listed real-estate companies and represents €250 billion in real-estate assets. EPRA establishes best practices in accounting, corporate governance as well as publishes sustainability performance measure, and provides quality information for investors.	In recent years, Befimmo has embarked upon the standardisation of financial reporting and reporting on corporate social responsibility by adopting EPRA reporting guidelines. Moreover, the CEO sat on the board of directors of EPRA until the end of his directorship, until September 2012.
B&S	Consistent	Business & Society is a reference network for businesses striving, in collaboration with various stakeholders, to build a sustainable society.	As an active member, Befimmo regularly attends information meetings and working groups organised by B&S.

2.3d

Do you publically disclose a list of all the research organizations that you fund?

2.3e

Do you fund any research organizations to produce public work on climate change?

2.3f

Please describe the work and how it aligns with your own strategy on climate change

2.3g

Please provide details of the other engagement activities that you undertake

2.3h

What processes do you have in place to ensure that all of your direct and indirect activities that influence policy are consistent with your overall climate change strategy?

2.3i

Please explain why you do not engage with policy makers

Page: 3. Targets and Initiatives

3.1

Did you have an emissions reduction target that was active (ongoing or reached completion) in the reporting year?

Absolute target

3.1a

Please provide details of your absolute target

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions (metric tonnes CO2e)	Target year	Comment
T1	Scope 1	100%	5%	2011	23.7	2014	HEATING: (1) Replacement of boilers by more efficient condensing boilers and (2) Energy recuperation on AHU (Air Handling Unit).
T2	Scope 1	100%	5%	2011	176.5	2012	Replacement of vehicles by low-carbon vehicles
T3	Scope 2	100%	0%	2011	0	2014	No emissions, Green electricity consumption through green electricity contracts.
T4	Scope 3: Fuel- and energy-related activities (not included in Scopes 1 or 2)	91%	5%	2011	7088.3	2014	Direct energy consumption for the buildings rented to the tenants - GAS: More consumption data available in 2012 than in the previous year (2011).
T5	Scope 3: Fuel- and energy-related activities (not included in Scopes 1 or 2)	100%	100%	2011	661	2012	HEATING: Removal of all oil boilers in Befimmo's portfolio.
T6	Scope 3: Fuel- and energy-related activities (not included in Scopes 1 or 2)	93%	5%	2011	5404	2014	Electricity: (1) Energy investments for the common and private areas, (2) more green electricity contracts for the private areas and (3) improving awareness of tenants and maintenance companies.
T7	Scope 3: Business travel	0%	0%	2011	6.1	2012	No targets defined for 2011.
T8	Other: Paper	0%	0%	2011	3.3	2012	No targets defined for 2011.

3.1b

Please provide details of your intensity target

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions	Target year	Comment
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3.1c

Please also indicate what change in absolute emissions this intensity target reflects

ID	Direction of change anticipated in absolute Scope 1+2 emissions at target completion?	% change anticipated in absolute Scope 1+2 emissions	Direction of change anticipated in absolute Scope 3 emissions at target completion?	% change anticipated in absolute Scope 3 emissions	Comment
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3.1d

Please provide details on your progress against this target made in the reporting year

ID	% complete (time)	% complete (emissions)	Comment
T1	33%	100%	(1) Replacement of classical gas boilers by condensing gas boilers and (2) Energy recuperation on AHU (Air Handling Unit).
T2	100%	92%	No sufficient replacement of vehicles by low-carbon vehicles, to meet the yearly target.
T3	33%	100%	No emissions, Green electricity consumption through green electricity contracts.
T4	33%	0%	In absolute values, the target is not achieved because more consumption data are available in 2012 than in the previous year (2011). However, if we analyze those figures by surface, the yearly target is completely achieved.
T5	100%	100%	HEATING: Removal of all oil boilers in Befimmo's portfolio.
T6	33%	100%	Target is achieved thanks to (1) Energy investments for the common and private areas, (2) more green electricity contracts for the private areas and (3) improving awareness of tenants and maintenance companies.

ID	% complete (time)	% complete (emissions)	Comment
T7	100%	0%	No targets defined for 2011.
T8	100%	0%	No targets defined for 2011.

3.1e

Please explain (i) why not; and (ii) forecast how your emissions will change over the next five years

3.2

Does the use of your goods and/or services directly enable GHG emissions to be avoided by a third party?

Yes

3.2a

Please provide details (see guidance)

How emissions were avoided (scope 1 + 2 + 3): (1) green electricity produced thanks to the installation of solar panels, (2) less energy intensive installations (relighting, presence detector, optimisation HVAC regulation, etc), (3) more green electricity contracts for tenants, (4) replacement of oil boilers, (5) installation of cogeneration system, etc.

Moreover, providing more energy efficient buildings will enable tenants to potentially reduce their carbon emissions linked to building use. Through incorporation of a carbon-efficient design in the major renovation projects (application of BREEAM Design) and the efficient management and operation of our portfolio (application of BREEAM In-Use) supports the partial prevention of these emissions. These emissions can be avoided immediately upon occupation and can last for the length of building lifetime. Befimmo's goal over the next 4 years is to raise its entire portfolio to a "Good" score (BREEAM In-Use Asset), i.e. 12% annually, or 7-8 buildings a year. For BREEAM In-Use Management certification: the situation will be reviewed when property management is integrated. In fact, Befimmo has integrated in May 2013 the property management business in its own business (In terms of people it represents a 30% increase in the Company staff).

Estimation of emissions avoided (scope 1 + 2 + 3 (In-use buildings only, excluding new renovations): 583 Tonnes of Emissions CO2.

Methodology: detailed analyse of the in-use buildings consumption, targets defined. Factors:

- Gas 205 gCO₂/kwh,
- Green Electricity 0 gCO₂/kwh,
- Electricity (non-green) 253 gCO₂/kwh,
- Fuel (heating oil boilers) 2,662 kg CO₂/L,
- Diesel (Befimmo's cars use) 2,943 kgCO₂/L,
- Petrol (Befimmo's cars use) 2,834 kgCO₂/L.

3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and implementation phases)

Yes

3.3a

Please identify the total number of projects at each stage of development, and for those in the implementation stages, the estimated CO₂e savings

Stage of development	Number of projects	Total estimated annual CO ₂ e savings in metric tonnes CO ₂ e (only for rows marked *)
Under investigation		
To be implemented*	3	847.44
Implementation commenced*	5	607.74
Implemented*	3	505.68
Not to be implemented		

3.3b

For those initiatives implemented in the reporting year, please provide details in the table below

Activity type	Description of activity	Estimated annual CO2e savings (metric tonnes CO2e)	Annual monetary savings (unit currency - as specified in Q0.4)	Investment required (unit currency - as specified in Q0.4)	Payback period
Energy efficiency: Building fabric	- It concerns 3 new construction of buildings. Those projects are low-energy or passive building projects. - SCOPE 3	1200.0	221718	16057080	>25 years
Energy efficiency: Processes	- It concerns 7 renovation projects. Energy investments/improvements in order to obtain energy-efficient buildings. - SCOPE 3	729.36	236591	1085200	4-10 years
Energy efficiency: Processes	- it concerns only 1 renovation project, namely the HQ of Befimmo. - Energy investments/improvements in order to obtain energy-efficient building. - Scope 1 + Scope 2	31.49	12149	553000	>25 years

3.3c

What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Compliance with regulatory requirements/standards	Alignment with legislation and anticipating forthcoming legislation. Befimmo will keep one step ahead of the regulations and gradually improve the energy performance of its buildings.
Dedicated budget for energy efficiency	Befimmo aims to keep its buildings attractive to tenants, thereby maintaining as high an occupancy rate as possible in its portfolio, by continually investing in the renovation and redevelopment of its properties or improving their energy performance, to upgrade them or maintain them at a high level of quality for the benefit of its customers. Accordingly, over the fiscal year Befimmo has carried out various investment works in its buildings at an overall cost of around €36.1 million. Between 8 and 10% of this overall investment went to improve the energy performance of its buildings and thus respond to current and future legislation and also to its tenants' expectations. Furthermore, Befimmo has spent €7.0 million on maintenance, repairs and rehabilitation in its portfolio. The excellent occupancy rate of Befimmo portfolio demonstrates that the Company's investments are well targeted. Energy investments: Under its multi-annual investment programme to improve the energy performance of its operational buildings (Befimmo's portfolio excluding Fedimmo), Befimmo invested a total of €1.7 million over the current fiscal year basically covering their maintenance and upgrade. The work carried out consisted mainly of the replacement of old boilers, cooling and forced-air units in the Goemaere building, replacement of glazing units, fitting of photovoltaic panels and

Method	Comment
	various sustainable-development measures.
Employee engagement	Befimmo takes account of its social responsibility. Firstly, it strives to offer staff a quality working environment, relevant training and genuine opportunities for development. Secondly, the team is offered a programme of training in and awareness of environmental issues. This awareness-raising may at first sight seem inconsequential in relation to global issues, but Befimmo considers that the involvement of its team is a key factor in achieving its corporate social objectives. Moreover, the communication between the Executive Officers and the Board of Directors on the one hand and with staff on the other, as well as the involvement of every member of the Company, will be stepped up as much as possible.

3.3d

If you do not have any emissions reduction initiatives, please explain why not

Page: 4. Communication

4.1

Have you published information about your company's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s)

Publication	Page/Section reference	Attach the document
In mainstream financial reports (complete)	18,19,32-35,76-95,97-127,193-227	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-4.1-C3-IdentifyAttachment/RA 2012 (UK).pdf
In voluntary communications (complete)	slide 41-42	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-4.1-C3-IdentifyAttachment/Befimmo - 2012 Half-Yearly Results Presentation - ANALYST MEETING.pdf

Further Information

Befimmo constantly improve its communication to its internal & external stakeholders through presentation, its website, its publications, etc.

In 2012, Befimmo has set up an intranet, which is a true driver of communication within the Company

Module: Risks and Opportunities [Investor]**Page: 5. Climate Change Risks**

5.1

Have you identified any climate change risks (current or future) that have the potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

Risks driven by changes in regulation

Risks driven by changes in other climate-related developments

5.1a

Please describe your risks driven by changes in regulation

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
01	General environmental regulations, including planning	The Company is exposed to the risk of infringing increasingly complex regulations, notably environmental and fire-safety regulations, environmental risks related to property purchase or ownership, and the risk of refusal or non-renewal of permits. The Company is exposed to the risk that new constraints might limit the possibility of operating and/or	Increased operational cost	6-10 years	Direct	Likely	Medium

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
		letting certain buildings or impose more stringent obligations upon it, notably in terms of environmental performance. Main negative impacts: (1) to miss interesting value-creating investment opportunities, (2) decrease of global occupancy rate of Befimmo's portfolio and thus decrease of revenues.					
02	General environmental regulations, including planning	The Company is exposed to the risk of infringing increasingly complex regulations, notably environmental and fire-safety regulations, environmental risks related to property purchase or ownership, and the risk of refusal or non-renewal of permits. The Company is exposed to the risk that new constraints might limit the possibility of operating and/or letting certain buildings or impose more stringent obligations upon it, notably in terms of environmental performance. Main negative impacts: (1) to miss interesting value-creating investment opportunities, (2) decrease of global occupancy rate of Befimmo's portfolio and thus decrease of revenues.	Increased capital cost	6-10 years	Direct	Likely	Medium
03	General environmental regulations, including planning	The Company is exposed to the risk of infringing increasingly complex regulations, notably environmental and fire-safety regulations, environmental risks related to property purchase or ownership, and the risk of refusal or non-renewal of permits. The Company is exposed to the risk that new constraints might limit the possibility of operating and/or letting certain buildings or impose more stringent obligations upon it, notably in terms of environmental performance. Main negative impacts: (1) to miss interesting value-creating investment opportunities, (2) decrease of global occupancy rate of Befimmo's portfolio and thus decrease of revenues.	Reduced demand for goods/services	6-10 years	Indirect (Client)	Likely	Medium
04	Uncertainty surrounding new regulation	We are anticipating the development of more stringent regulations for the real estate sector, and are convinced that integrating a pro-active approach into our business strategy, will be beneficial, as generally speaking, retro-fitting measures are more costly.	Increased operational cost	6-10 years	Direct	Likely	Medium
05	Uncertainty surrounding new regulation	We are anticipating the development of more stringent regulations for the real estate sector, and are convinced that integrating a pro-active approach into our business strategy, will be beneficial, as generally speaking, retro-fitting	Increased capital cost	6-10 years	Direct	Likely	Medium

ID	Risk driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
		measures are more costly.					
06	Uncertainty surrounding new regulation	We are anticipating the development of more stringent regulations for the real estate sector, and are convinced that integrating a pro-active approach into our business strategy, will be beneficial, as generally speaking, retro-fitting measures are more costly.	Reduced demand for goods/services	6-10 years	Indirect (Client)	Likely	Medium

5.1b

Please describe (i) the potential financial implications of the risk before taking action; (ii) the methods you are using to manage this risk and (iii) the costs associated with these actions

ID 01-02-03 : Regulatory risks: The Company is exposed to the risk of infringing increasingly complex regulations, notably regarding the environment and fire safety, environmental risks related to property purchase or ownership, and the risk of refusal, non-renewal or cancellation of planning, environmental or other permits. Legislative changes, notably regarding taxation (such as the budgetary measures taken by the Government on, among other things, the withholding tax, notional interest and anti-abuse provisions), environment, urban development, mobility policy and sustainable development, and the entry into force of new constraints regarding the letting of property and the renewal of certain permits, which could apply to the Company and/or its subsidiaries could have an impact on the Company's profitability and the value of its portfolio. **(i) Financial implications:** Regulatory changes could - for example - increase operational costs due to the requirement for new investments to meet the new regulatory standards. One of the consequences could also be a decrease of Befimmo portfolio's occupancy rate and thus a decrease of its annual global revenues, etc. **(ii) Methods to manage this risk:** However, the Company – trying to be proactive on this matter - has put in place procedures published in the Environmental Management System (ISO 14001 certified) to avoid this risk. The update of the legislative register is outsourced by a specialized legal service but then checked and controlled by our in-house legal counsel. (iii) **The cost associated** with this update of the legislative register amounts around 6.000 EUR/year.

5.1c

Please describe your risks that are driven by change in physical climate parameters

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
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5.1d

Please describe (i) the potential financial implications of the risk before taking action; (ii) the methods you are using to manage this risk; and (iii) the costs associated with these actions

5.1e

Please describe your risks that are driven by changes in other climate-related developments

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
01	Reputation	By not acknowledging, understanding and appropriately addressing climate change issues, there is a risk of damage to reputation.	Reduction in capital availability	6-10 years	Direct	Likely	Medium
02	Reputation	By not acknowledging, understanding and appropriately addressing climate change issues, there is a risk of damage to reputation.	Reduced stock price (market valuation)	6-10 years	Direct	Likely	Medium
03	Changing consumer behaviour	For some of our tenants, demand has progressively shifted to occupy buildings which address sustainability & climate change issues. To not address these issues would be detrimental to the marketability of the assets to existing and future tenants.	Reduced demand for goods/services	6-10 years	Indirect (Client)	Likely	Medium

5.1f

Please describe (i) the potential financial implications of the risk before taking action; (ii) the methods you are using to manage this risk; (iii) the costs associated with these actions

ID 01-02: Reputation risk: The Company is exposed to the risk of damaging its reputation. In fact, by not acknowledging, understanding and appropriately addressing climate change issues, there is a risk of damage to reputation. **(i) Financial implications:** One consequence could be the lack of attractiveness of the buildings of the Company; the potential tenants would be fewer, implying a decrease in the global occupancy rate and thus a decrease of its annual global revenues. etc. **(ii) Methods to manage this risk:** One of the methods to manage this reputation risk, could be that Befimmo proactive and very transparent is in its communication; in order to avoid the announcement of unexpected bad news. **(iii) The cost associated:** nil.

5.1g

Please explain why you do not consider your company to be exposed to risks driven by changes in regulation that have the potential to generate a substantive change in your business operations, revenue or expenditure

5.1h

Please explain why you do not consider your company to be exposed to risks driven by physical climate parameters that have the potential to generate a substantive change in your business operations, revenue or expenditure

Our assets are located in regions that are currently not substantially directly affected by physical climate parameters. A potential adverse effect linked to physical climate parameters is the increased scarcity of natural resources, but we have not quantified this impact yet, and do not foresee to do this exercise in the near future. However, indirectly, we have identified the following risks:

* **Risk of inadequate insurance coverage:** The Company is exposed to the risk of major losses in its buildings. In order to mitigate this risk, in line with common practice, all buildings in Befimmo's consolidated portfolio are covered by a number of insurance policies (covering fire, storm, water damage, etc.) for a total sum insured (new reconstruction value, excluding the land) of some €1,897.2 million as at 31 December 2012.

* **Risk of deterioration of buildings:** The Company is exposed to the risk of depreciation of its buildings as a result of wear and tear in use, and the risk of obsolescence associated with the growing (legislative and societal) demands mainly in terms of sustainable development (energy performance, etc.). The commercial life of a building is declining because European legislation is increasingly restrictive. True to one of the key principles of sustainable development, "reduction at source" (Namely act, where possible, upstream during the project design, instead of downstream, through remedial actions on an existing building), Befimmo is closely monitoring the development of existing legislation, anticipating forthcoming legislation and analysing the sector studies in order to incorporate new management technologies and tools as quickly as possible. Befimmo ensures that its property is kept in a good state of repair and is upgraded in terms of

sustainable performance by making an inventory of the preventive and corrective maintenance work to be carried out, and establishing a works programme. Befimmo is also keen to have most of its buildings covered by “total guarantee” maintenance contracts. As at 31 December 2012, 72% of the consolidated portfolio was covered by such a “total guarantee” contract.

5.1i

Please explain why you do not consider your company to be exposed to risks driven by changes in other climate-related developments that have the potential to generate a substantive change in your business operations, revenue or expenditure

Further Information

Please find enclosed the Chapter Risk Factors published in Befimmo's Financial Annual Report 2012.

Attachments

[https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/InvestorCDP2013/5.ClimateChangeRisks/Befimmo Risk Factors March 2013.pdf](https://www.cdproject.net/sites/2013/60/31360/Investor%20CDP%202013/Shared%20Documents/Attachments/InvestorCDP2013/5.ClimateChangeRisks/Befimmo%20Risk%20Factors%20March%202013.pdf)

Page: 6. Climate Change Opportunities

6.1

Have you identified any climate change opportunities (current or future) that have the potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

Opportunities driven by changes in other climate-related developments

6.1a

Please describe your opportunities that are driven by changes in regulation

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
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6.1b

Please describe (i) the potential financial implications of the opportunity; (ii) the methods you are using to manage this opportunity and (iii) the costs associated with these actions

6.1c

Please describe the opportunities that are driven by changes in physical climate parameters

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
----	--------------------	-------------	------------------	-----------	-----------------	------------	---------------------

6.1d

Please describe (i) the potential financial implications of the opportunity; (ii) the methods you are using to manage this opportunity and (iii) the costs associated with these actions

6.1e

Please describe the opportunities that are driven by changes in other climate-related developments

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
01	Reputation	Investing in changes in climate-related developments, could really improves the Company reputation	Increase in capital availability	6-10 years	Direct	Likely	Medium
02	Reputation	Investing in changes in climate-related developments, could really improves the Company reputation	Increased stock price (market valuation)	6-10 years	Direct	Likely	Medium
03	Reputation	Investing in changes in climate-related developments, could really improves the Company reputation	Premium price opportunities	6-10 years	Direct	Likely	Medium
04	Changing consumer behaviour	Investing in changes in climate-related developments, could raise the awareness and/or educate the potential tenants in terms of reducing their carbon emissions.	Increased demand for existing products/services	6-10 years	Indirect (Client)	Likely	Medium

6.1f

Please describe (i) the potential financial implications of the opportunity; (ii) the methods you are using to manage this opportunity; (iii) the costs associated with these actions

ID 01-02-03: Reputation: Investing in changes in climate-related developments, could really improves the Company reputation. **(i) Financial implications:** It's difficult to estimate potential financial implications of this reputation opportunity. However, being able to outperform the real-estate offices market in terms of managing climate change issues, could be a major competitive advantage compare to Befimmo's peers, etc. This implies, higher attractiveness of the buildings, thus higher occupancy rate and an increase of the global revenues. **(ii) Methods to manage this opportunity:** One of the methods used by Befimmo is the proactivity, listening to tenants; understand their needs in terms of reducing their CO2 emissions **(iii) The cost associated:** the cost isn't yet defined.

ID 04: Changing consumer behaviour: Investing in changes in climate-related developments, could raise the awareness and/or educate the potential tenants in terms of reducing their CO2 emissions. **(i) Financial implications:** This opportunity implies, higher attractiveness of the buildings, thus higher occupancy rate and increase of the global revenues etc. **(ii) Methods to manage this opportunity:** One of the methods used by Befimmo is the proactivity, listening to tenants; understand their needs in terms of reducing their CO2 emissions **(iii) The cost associated:** the cost isn't yet defined.

6.1g

Please explain why you do not consider your company to be exposed to opportunities driven by changes in regulation that have the potential to generate a substantive change in your business operations, revenue or expenditure

At this point in time, we do not feel that the market is such that regulation changes drive significant opportunities.

6.1h

Please explain why you do not consider your company to be exposed to opportunities driven by physical climate parameters that have the potential to generate a substantive change in your business operations, revenue or expenditure

At this point in time, we do not feel that the market is such that changes in the physical climate parameters in the region in which we operate drive significant opportunities.

6.1i

Please explain why you do not consider your company to be exposed to opportunities driven by changes in other climate-related developments that have the potential to generate a substantive change in your business operations, revenue or expenditure

Module: GHG Emissions Accounting, Energy and Fuel Use, and Trading [Investor]

Page: 7. Emissions Methodology

7.1

Please provide your base year and base year emissions (Scopes 1 and 2)

Base year	Scope 1 Base year emissions (metric tonnes CO2e)	Scope 2 Base year emissions (metric tonnes CO2e)
Sat 01 Jan 2011 - Sat 31 Dec 2011	200.2	0

7.2

Please give the name of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

Please select the published methodologies that you use

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

7.2a

If you have selected "Other", please provide details below

In terms of inventorying and reporting Befimmo started to apply "Bilan Carbone®" method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology.

7.3

Please give the source for the global warming potentials you have used

Gas	Reference
CO2	IPCC Fourth Assessment Report (AR4 - 100 year)

7.4

Please give the emissions factors you have applied and their origin; alternatively, please attach an Excel spreadsheet with this data

Fuel/Material/Energy	Emission Factor	Unit	Reference
Electricity	253	kg CO2e per MWh	EIA, 2007
Other: Natural Gas (heating)	205	kg CO2e per MWh	ADEME, Carbon balance
Other: Petrol (cars)	2.834	kg CO2e per litre	ADEME, Carbon balance
Other: Diesel (cars)	2.943	kg CO2e per litre	ADEME, Carbon balance
Other: Heating oil	2.662	kg CO2 per litre	ADEME, Carbon balance

Page: 8. Emissions Data - (1 Jan 2009 - 31 Dec 2009)

8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO2e

153.3

8.3

Please provide your gross global Scope 2 emissions figures in metric tonnes CO₂e

0

8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions which are not included in your disclosure?

No

8.4a

Please complete the table

Source	Scope	Explain why the source is excluded
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8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and 2 emissions figures that you have supplied and specify the sources of uncertainty in your data gathering, handling and calculations

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.	Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.

8.6

Please indicate the verification/assurance status that applies to your Scope 1 emissions

No third party verification or assurance

8.6a

Please indicate the proportion of your Scope 1 emissions that are verified/assured

8.6b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
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8.6c

Please provide further details of the regulatory regime to which you are complying that specifies the use of Continuous Emissions Monitoring Systems (CEMS)

Regulation	% of emissions covered by the system	Compliance period	Evidence of submission
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8.7

Please indicate the verification/assurance status that applies to your Scope 2 emissions

No third party verification or assurance

8.7a

Please indicate the proportion of your Scope 2 emissions that are verified/assured

8.7b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
-----------------------------------	-------------------	---------------------

8.8

Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?

No

8.8a

Please provide the emissions in metric tonnes CO2

Page: 8. Emissions Data - (1 Jan 2010 - 31 Dec 2010)

8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO2e

192.1

8.3

Please provide your gross global Scope 2 emissions figures in metric tonnes CO2e

0

8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions which are not included in your disclosure?

No

8.4a

Please complete the table

Source	Scope	Explain why the source is excluded
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8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and 2 emissions figures that you have supplied and specify the sources of uncertainty in your data gathering, handling and calculations

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.	Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.

8.6

Please indicate the verification/assurance status that applies to your Scope 1 emissions

No third party verification or assurance

8.6a

Please indicate the proportion of your Scope 1 emissions that are verified/assured

8.6b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
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8.6c

Please provide further details of the regulatory regime to which you are complying that specifies the use of Continuous Emissions Monitoring Systems (CEMS)

Regulation	% of emissions covered by the system	Compliance period	Evidence of submission
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8.7

Please indicate the verification/assurance status that applies to your Scope 2 emissions

No third party verification or assurance

8.7a

Please indicate the proportion of your Scope 2 emissions that are verified/assured

8.7b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
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8.8

Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?

No

8.8a

Please provide the emissions in metric tonnes CO2

Page: 8. Emissions Data - (1 Jan 2011 - 31 Dec 2011)

8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO2e

200.2

8.3

Please provide your gross global Scope 2 emissions figures in metric tonnes CO2e

0

8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions which are not included in your disclosure?

No

8.4a

Please complete the table

Source	Scope	Explain why the source is excluded
--------	-------	------------------------------------

8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and 2 emissions figures that you have supplied and specify the sources of uncertainty in your data gathering, handling and calculations

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.	Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply “Bilan Carbone®” method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.

8.6

Please indicate the verification/assurance status that applies to your Scope 1 emissions

Third party verification or assurance complete

8.6a

Please indicate the proportion of your Scope 1 emissions that are verified/assured

More than 20% but less than or equal to 40%

8.6b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
Limited assurance	ISAE3000	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-8.6b-C3-RelevantStatement/Befimmo - Limited review Deloitte 2011.pdf

8.6c

Please provide further details of the regulatory regime to which you are complying that specifies the use of Continuous Emissions Monitoring Systems (CEMS)

Regulation	% of emissions covered by the system	Compliance period	Evidence of submission
------------	--------------------------------------	-------------------	------------------------

8.7

Please indicate the verification/assurance status that applies to your Scope 2 emissions

Third party verification or assurance complete

8.7a

Please indicate the proportion of your Scope 2 emissions that are verified/assured

More than 20% but less than or equal to 40%

8.7b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
Limited assurance	ISAE3000	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-8.7b-C3-RelevantStatement/Befimmo - Limited review Deloitte 2011.pdf

8.8

Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?

No

8.8a

Please provide the emissions in metric tonnes CO2

Page: 8. Emissions Data - (1 Jan 2012 - 31 Dec 2012)

8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO₂e

202.4

8.3

Please provide your gross global Scope 2 emissions figures in metric tonnes CO₂e

0

8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions which are not included in your disclosure?

No

8.4a

Please complete the table

Source	Scope	Explain why the source is excluded

8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and 2 emissions figures that you have supplied and specify the sources of uncertainty in your data gathering, handling and calculations

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply "Bilan Carbone®" method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.	Less than or equal to 2%	No Sources of Uncertainty	In terms of inventorying and reporting Befimmo started to apply "Bilan Carbone®" method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology. At this stage there is no sources of uncertainty.

8.6

Please indicate the verification/assurance status that applies to your Scope 1 emissions

Third party verification or assurance complete

8.6a

Please indicate the proportion of your Scope 1 emissions that are verified/assured

More than 20% but less than or equal to 40%

8.6b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
Limited assurance	ISAE3000	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-8.6b-C3-RelevantStatement/Befimmo - Limited review Deloitte 2012 (doc complet).pdf

8.6c

Please provide further details of the regulatory regime to which you are complying that specifies the use of Continuous Emissions Monitoring Systems (CEMS)

Regulation	% of emissions covered by the system	Compliance period	Evidence of submission
------------	--------------------------------------	-------------------	------------------------

8.7

Please indicate the verification/assurance status that applies to your Scope 2 emissions

Third party verification or assurance complete

8.7a

Please indicate the proportion of your Scope 2 emissions that are verified/assured

More than 20% but less than or equal to 40%

8.7b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
Limited assurance	ISAE3000	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-8.7b-C3-RelevantStatement/Befimmo - Limited review Deloitte 2012 (doc complet).pdf

8.8

Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?

No

8.8a

Please provide the emissions in metric tonnes CO2

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2009 - 31 Dec 2009)

9.1

Do you have Scope 1 emissions sources in more than one country?

No

9.1a

Please complete the table below

Country/Region	Scope 1 metric tonnes CO2e
----------------	----------------------------

9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

9.2a

Please break down your total gross global Scope 1 emissions by business division

Business division	Scope 1 emissions (metric tonnes CO2e)
-------------------	--

9.2b

Please break down your total gross global Scope 1 emissions by facility

Facility	Scope 1 emissions (metric tonnes CO2e)	Latitude	Longitude
----------	--	----------	-----------

9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2e

Please break down your total gross global Scope 1 emissions by legal structure

Legal structure	Scope 1 emissions (metric tonnes CO2e)
-----------------	--

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2010 - 31 Dec 2010)

9.1

Do you have Scope 1 emissions sources in more than one country?

No

9.1a

Please complete the table below

Country/Region	Scope 1 metric tonnes CO2e
----------------	----------------------------

9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

9.2a

Please break down your total gross global Scope 1 emissions by business division

Business division	Scope 1 emissions (metric tonnes CO2e)
-------------------	--

9.2b

Please break down your total gross global Scope 1 emissions by facility

Facility	Scope 1 emissions (metric tonnes CO2e)	Latitude	Longitude
----------	--	----------	-----------

9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2e

Please break down your total gross global Scope 1 emissions by legal structure

Legal structure	Scope 1 emissions (metric tonnes CO2e)
-----------------	--

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2011 - 31 Dec 2011)

9.1

Do you have Scope 1 emissions sources in more than one country?

No

9.1a

Please complete the table below

Country/Region	Scope 1 metric tonnes CO2e
----------------	----------------------------

9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

9.2a

Please break down your total gross global Scope 1 emissions by business division

Business division	Scope 1 emissions (metric tonnes CO2e)
-------------------	--

9.2b

Please break down your total gross global Scope 1 emissions by facility

Facility	Scope 1 emissions (metric tonnes CO2e)	Latitude	Longitude
----------	--	----------	-----------

9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2e

Please break down your total gross global Scope 1 emissions by legal structure

Legal structure	Scope 1 emissions (metric tonnes CO2e)
-----------------	--

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2012 - 31 Dec 2012)

9.1

Do you have Scope 1 emissions sources in more than one country?

No

9.1a

Please complete the table below

Country/Region	Scope 1 metric tonnes CO2e
----------------	----------------------------

9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

9.2a

Please break down your total gross global Scope 1 emissions by business division

Business division	Scope 1 emissions (metric tonnes CO2e)
-------------------	--

9.2b

Please break down your total gross global Scope 1 emissions by facility

Facility	Scope 1 emissions (metric tonnes CO2e)	Latitude	Longitude
----------	--	----------	-----------

9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
----------	--

9.2e

Please break down your total gross global Scope 1 emissions by legal structure

Legal structure	Scope 1 emissions (metric tonnes CO2e)
-----------------	--

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2009 - 31 Dec 2009)

10.1

Do you have Scope 2 emissions sources in more than one country?

No

10.1a

Please complete the table below

Country/Region	Scope 2 metric tonnes CO2e	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low carbon electricity, heat, steam or cooling (MWh)
----------------	----------------------------	--	---

10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

10.2a

Please break down your total gross global Scope 2 emissions by business division

Business division	Scope 2 emissions (metric tonnes CO2e)
-------------------	--

10.2b

Please break down your total gross global Scope 2 emissions by facility

Facility	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2c

Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2d

Please break down your total gross global Scope 2 emissions by legal structure

Legal structure	Scope 2 emissions (metric tonnes CO2e)
-----------------	--

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2010 - 31 Dec 2010)

10.1

Do you have Scope 2 emissions sources in more than one country?

No

10.1a

Please complete the table below

Country/Region	Scope 2 metric tonnes CO2e	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low carbon electricity, heat, steam or cooling (MWh)
----------------	----------------------------	--	---

10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

10.2a

Please break down your total gross global Scope 2 emissions by business division

Business division	Scope 2 emissions (metric tonnes CO2e)
-------------------	--

10.2b

Please break down your total gross global Scope 2 emissions by facility

Facility	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2c

Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2d

Please break down your total gross global Scope 2 emissions by legal structure

Legal structure	Scope 2 emissions (metric tonnes CO2e)
-----------------	--

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2011 - 31 Dec 2011)

10.1

Do you have Scope 2 emissions sources in more than one country?

No

10.1a

Please complete the table below

Country/Region	Scope 2 metric tonnes CO2e	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low carbon electricity, heat, steam or cooling (MWh)
----------------	----------------------------	--	---

10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

10.2a

Please break down your total gross global Scope 2 emissions by business division

Business division	Scope 2 emissions (metric tonnes CO2e)
-------------------	--

10.2b

Please break down your total gross global Scope 2 emissions by facility

Facility	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2c

Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2d

Please break down your total gross global Scope 2 emissions by legal structure

Legal structure	Scope 2 emissions (metric tonnes CO2e)
-----------------	--

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2012 - 31 Dec 2012)

10.1

Do you have Scope 2 emissions sources in more than one country?

No

10.1a

Please complete the table below

Country/Region	Scope 2 metric tonnes CO2e	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low carbon electricity, heat, steam or cooling (MWh)
----------------	----------------------------	--	---

10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

10.2a

Please break down your total gross global Scope 2 emissions by business division

Business division	Scope 2 emissions (metric tonnes CO2e)
-------------------	--

10.2b

Please break down your total gross global Scope 2 emissions by facility

Facility	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2c

Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
----------	--

10.2d

Please break down your total gross global Scope 2 emissions by legal structure

Legal structure	Scope 2 emissions (metric tonnes CO2e)
-----------------	--

Page: 11. Energy

11.1

What percentage of your total operational spend in the reporting year was on energy?

More than 0% but less than or equal to 5%

11.2

Please state how much fuel, electricity, heat, steam, and cooling in MWh your organization has purchased and consumed during the reporting year

Energy type	MWh
Fuel	612.37
Electricity	172.04
Heat	110.16
Steam	0
Cooling	0

11.3

Please complete the table by breaking down the total "Fuel" figure entered above by fuel type

Fuels	MWh
Other: Diesel (company cars)	576.29
Other: Fuel (company cars)	36.08

11.4

Please provide details of the electricity, heat, steam or cooling amounts that were accounted at a low carbon emission factor

Basis for applying a low carbon emission factor	MWh associated with low carbon electricity, heat, steam or cooling	Comments
Tracking instruments, Guarantees of Origin	172.04	Green electricity contracts

Page: 12. Emissions Performance

12.1

How do your absolute emissions (Scope 1 and 2 combined) for the reporting year compare to the previous year?

Increased

12.1a

Please complete the table

Reason	Emissions value (percentage)	Direction of change	Comment
Emissions reduction activities		Decrease	
Divestment			
Acquisitions		Increase	
Mergers			
Change in output			
Change in methodology			
Change in boundary			
Change in physical operating conditions			

Reason	Emissions value (percentage)	Direction of change	Comment
Unidentified			
Other	1.09	Increase	CHANGE IN SURFACES: Through increase of the surfaces by 5.8% while CO2 emissions increased only by 1.09%.

12.2

Please describe your gross combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO2e per unit currency total revenue

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
0.00000157	metric tonnes CO2e	unit total revenue	2.1	Decrease	The total revenue increases only by 3.3% over the last year. However, the CO2 emissions decreased thanks the awareness of the employees, change of the HVAC installations for the common areas, etc.

12.3

Please describe your gross combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO2e per full time equivalent (FTE) employee

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
4.21	metric tonnes CO2e	FTE employee	17.9	Decrease	During 2012, the number of employees increased by 23.1%. The CO2 emissions decreased thanks to the awareness of the employees, change of the HVAC installations for the common areas, etc.

12.4

Please provide an additional intensity (normalized) metric that is appropriate to your business operations

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
0.07	metric tonnes CO2e	square meter	18.3	Decrease	During 2012, Befimmo increased its surface, from 2.423 sqm to 2.997 m ² (+24%). However, the CO2 emissions decreased thanks the awareness of the employees, change of the HVAC installations for the common areas, etc.

Page: 13. Emissions Trading

13.1

Do you participate in any emissions trading schemes?

No, and we do not currently anticipate doing so in the next 2 years

13.1a

Please complete the following table for each of the emission trading schemes in which you participate

Scheme name	Period for which data is supplied	Allowances allocated	Allowances purchased	Verified emissions in metric tonnes CO2e	Details of ownership
-------------	-----------------------------------	----------------------	----------------------	--	----------------------

13.1b

What is your strategy for complying with the schemes in which you participate or anticipate participating?

13.2

Has your company originated any project-based carbon credits or purchased any within the reporting period?

No

13.2a

Please complete the table

Credit origination or credit purchase	Project type	Project identification	Verified to which standard	Number of credits (metric tonnes of CO2e)	Number of credits (metric tonnes CO2e): Risk adjusted volume	Credits retired	Purpose, e.g. compliance
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Page: 14. Scope 3 Emissions

14.1

Please account for your organization's Scope 3 emissions, disclosing and explaining any exclusions

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Methodology	Percentage of emissions calculated using primary data	Explanation
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Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Methodology	Percentage of emissions calculated using primary data	Explanation
Purchased goods and services	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Capital goods	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Fuel-and-energy-related activities (not included in Scope 1 or 2)	Relevant, calculated	12567.25	In terms of inventorying and reporting Befimmo started to apply "Bilan Carbone®" method and then gradually implements the GHG Protocol. This implies that the methodology has been reviewed in 2012 and that the perimeters of scope 1, scope 2 and 3 have changed: (1) The emissions of all operations over which Befimmo has operational control, all owned facilities that the Company occupies and vehicles the Company operates, are included in the environmental data based on measurements and/or calculation. Those emissions are integrated in scope 1 and scope 2. Further, (2) the emissions of the buildings leased to the tenants are now integrated in scope 3 instead of scope 1 and scope 2; This wasn't the case the previous years. Please note that, for the current 2013 CDP reporting, the years 2009, 2010 and 2011 have been modified based on this new methodology.		It concerns all buildings consumption (Electricity & Gas) of Befimmo's portfolio, rented to the tenants.
Upstream transportation and distribution	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Waste generated in operations	Relevant, not yet calculated				It's relevant to calculate the CO2 emissions of waste for the Befimmo's buildings in-use as well as for the renovation projects. At this stage, Befimmo collects the tonnes or/and volume of the waste providing from these two above mentioned sources but doesn't

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Methodology	Percentage of emissions calculated using primary data	Explanation
					already convert these data into CO2 emissions. However, Befimmo is studying this issue.
Business travel	Not relevant, calculated	7.67	These are CO2 emissions generated by business travels by air or rail made in the reporting year by Befimmo employees. This data covers long haul flights.		Befimmo provides and calculates this information but since the business travel are very limited / nearly insignificant, it's not relevant to provide this information.
Employee commuting	Relevant, not yet calculated				Since Befimmo has a small team and that most of the employees has a company car (scope 1), this source hasn't yet been calculated. However, seeing Befimmo's team has increased by more than 30% in 2012, this figure could be calculated for the following years.
Upstream leased assets	Not evaluated				
Investments	Not evaluated				
Downstream transportation and distribution	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Processing of sold products	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Use of sold products	Not relevant, explanation provided				Not applicable for Befimmo's Business.
End of life treatment of sold products	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Downstream leased assets	Not evaluated				

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Methodology	Percentage of emissions calculated using primary data	Explanation
Franchises	Not relevant, explanation provided				Not applicable for Befimmo's Business.
Other (upstream)	Not evaluated				
Other (downstream)	Not evaluated				

14.2

Please indicate the verification/assurance status that applies to your Scope 3 emissions

Third party verification or assurance complete

14.2a

Please indicate the proportion of your Scope 3 emissions that are verified/assured

More than 20% but less than or equal to 40%

14.2b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Attach the document
Limited assurance	ISAE3000	https://www.cdproject.net/sites/2013/60/31360/Investor CDP 2013/Shared Documents/Attachments/Investor-14.2b-C3-RelevantStatementAttached/Befimmo - Limited review Deloitte 2012 (doc complet).pdf

14.3

Are you able to compare your Scope 3 emissions for the reporting year with those for the previous year for any sources?

Yes

14.3a

Please complete the table

Sources of Scope 3 emissions	Reason for change	Emissions value (percentage)	Direction of change	Comment
Fuel- and energy-related activities (not included in Scopes 1 or 2)	Emissions reduction activities	4.43	Decrease	This decrease is due to the energy investments achieved in several buildings of Befimmo's portfolio (replacement of boilers, insulation, etc.) in order to improve the energy performance of the global Befimmo's portfolio.
Business travel	Other: increase of business travels	22.33	Increase	During the reporting year, we observed an increase in business travel. In fact, the management met several times during the year important institutional investors abroad, namely in the US.

14.4

Do you engage with any of the elements of your value chain on GHG emissions and climate change strategies? (Tick all that apply)

Yes, our suppliers
Yes, our customers

14.4a

Please give details of methods of engagement, your strategy for prioritizing engagements and measures of success

(1) **Suppliers and contractors** must abide by sustainable procurement procedures and the minimum technical criteria that Befimmo has devised, to demonstrate the measures they are taking to reduce and/or manage environmental risks. Moreover, Befimmo is using BREEAM energy-performance certification for its renovation projects as well as for its in-use buildings. The major decisions and choices taken by Befimmo regarding the suppliers & subcontractors are influenced by these Breeam certifications (especially for Design). These certifications require the suppliers - through Befimmo standard & medium contracts - to reduce consumption of Befimmo's buildings, to better manage the production of construction waste, etc. and thus **substantially reduce Befimmo's CO2 emissions**. Befimmo also has a 100% green electricity contract; **without any CO2 emissions**.

(2) Regarding the **tenants**, Befimmo tries to improve the dialogue of its tenants, in order to make them aware of the importance of the sustainable and climate change issues. Therefore, Befimmo intends to invite its tenants to take part in its approach to achieve more sustainable development (including climate change approach), and to that end proposes to organise biannual meetings between tenants, the property manager and Befimmo's commercial department in order to inform tenants about the building they occupy, its technical operation, and the influence and role of each party in relation to environmental protection. A green lease, "building user guide" and a code of conduct will be proposed at every first appointment with a new tenant. Tenants are free to take part or not.

14.4b

To give a sense of scale of this engagement, please give the number of suppliers with whom you are engaging and the proportion of your total spend that they represent

Number of suppliers	% of total spend	Comment
		We haven't yet calculated the number of suppliers engaged, but Befimmo intends to calculate and collect this more detailed information on the subject in the coming years.

14.4c

If you have data on your suppliers' GHG emissions and climate change strategies, please explain how you make use of that data

How you make use of the data	Please give details
We do not have any data	

14.4d

Please explain why not and any plans you have to develop an engagement strategy in the future

Module: Sign Off

Page: Sign Off

Please enter the name of the individual that has signed off (approved) the response and their job title

CDP