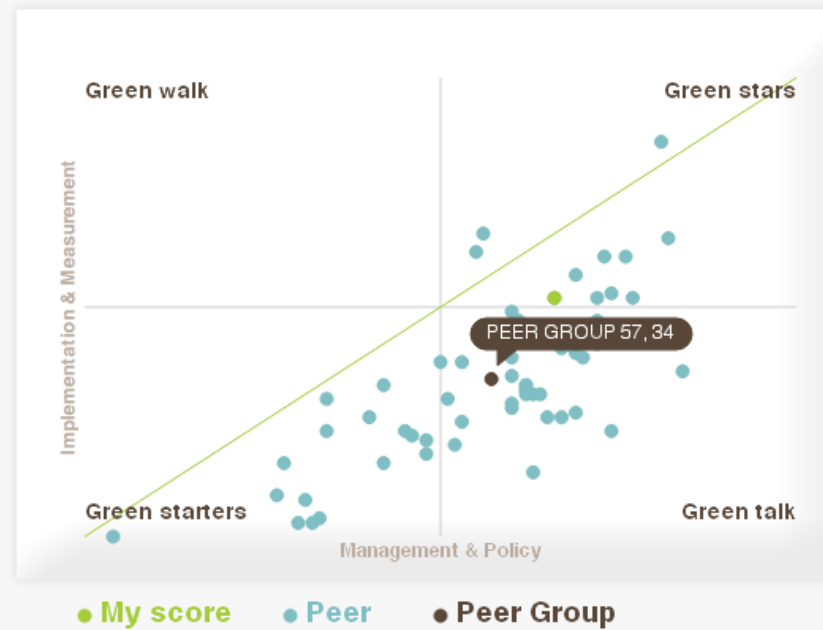


## Befimmo (sicafi)

Executive Summary

Strengths & Weaknesses



## 2012 GRESB scores

Overall score

56%

Management & policy

66%

Implementation & measurement

52%

## 2012 GRESB ranking

Global 86 out of 463

## 2012 Peergroup

Peer group 11 out of 60

Region Europe  
Property type Office  
Number of peers 60

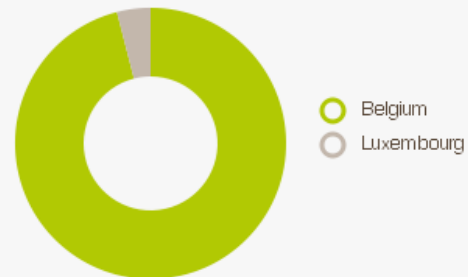
## Environmental management

## Portfolio composition (% of total GAV)

Sector



Country



# Environmental management

Target set

Show improvement over 2010-2011

Measure performance

Policy in place

**Energy management**

**GHG management**

**Water management**

## Contact person

**Caroline Kerremans**  
[c.kerremans@befimmo.be](mailto:c.kerremans@befimmo.be)



### Standing investments

Gross Asset Value (GAV in million €)	1971
Portfolio size (in m <sup>2</sup> )	851441
Number of assets	92



### New developments

Private

Gross Asset Value (GAV in million €)	284.69168
Portfolio size (in m <sup>2</sup> )	116651
Number of assets	0

## Vision, strategy and focus on sustainability

Founded in December 1995, Befimmo is a Sicafi specialising in investing in office buildings located mainly in city centres, notably in Brussels (>70%). Its portfolio is for a large part let long-term to Public Institutions (>65%). Befimmo is listed on Euronext Brussels and member of the BEL20 index. Befimmo's management is convinced that a responsible approach to its business is crucial for the Company's sustainability. Its activities have an impact on the environment in several ways: jobs, working conditions, use of natural resources, energy consumption, waste production, etc. Befimmo's activities are themselves influenced by their own environment: geographical situation, legislation, local economy, global economy, risks of poor weather conditions, etc. A good understanding of the possible interactions between each of these elements is essential for managing the risks and opportunities in an informed way. Its CSR policy is based on common sense and is a response to a general trend in society that we find in both private and institutional shareholders, the legislature, customers-tenants and public opinion. This Policy aims to frame the Company's present and future activities in a reasonable and responsible management, while optimising use of resources (natural, human, financial). The priorities are determined according to their impact and the control that Befimmo has on them. Environmental impact: significant impact; focus primarily on environmental issues and takes steps necessary to reduce this impact. Social aspects: increasing focus; despite its small team (40)

## Sustainability awards / recognition

Befimmo's Environmental Management System is ISO 14001 certified. EPRA AWARD: On 1 September 2011, Befimmo received the prize for the "Most Improved Annual Report 2010/2011" and a Gold Award in London. This prize is awarded annually by the European Public Real Estate Association. Befimmo's Annual Financial Report was selected from more than 80 annual reports of major European listed property companies. Froissart building: Befimmo completed renovation work on the building in late October 2010 at a total cost of "5.8 million. At the Ecobuild exhibition in London in March 2011, Befimmo won the "2011 BREEAM Award category Europe Offices", for the scheme to renovate this building. Science-Montoyer building: Befimmo completed a full renovation of the building, with a reorganisation of the vertical routes to optimise the existing space. The budget for the work was "9.7 million. It was the first building in Europe (excluding UK) to receive the BREEAM Post Construction "Excellent" certification. Pilot biodiversity study of the Goemaere site: in August 2011, Befimmo's Goemaere site was presented for a labelling audit and was awarded the Ecolabel, label by the Ecocert "Ecological Green Spaces" certification body. Befimmo is the first company in Belgium to receive this certification. BREEAM In-Use certification: a total of 30% of the Befimmo portfolio was audited during 2010. Of these buildings, work was carried out on 7 to raise the Asset score from "Pass" to "Good" in 2011. The remaining 70% of the buildings of the portfolio were certified in 2011.

**GRESB**

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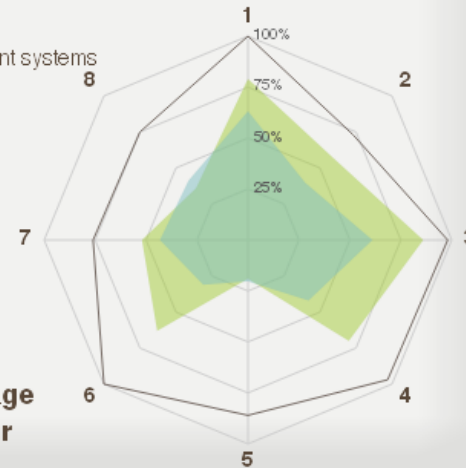
Implementation & measurement

**52** %

## 2012 GRESB ranking

## Sustainability aspects

1. Management
2. Policy & disclosure
3. Risk & opportunities
4. Environmental management systems
5. Performance indicators
6. Building certifications
7. Social factors
8. New development



Sustainability aspects	Weights	My company	Peer group average	Peer group leader
1. Management	13%	79	63	100
2. Policy & disclosure	9%	58	40	73
3. Risk & opportunities	15%	86	61	98
4. Environmental management systems	11%	70	42	97
5. Performance indicators	25%	19	20	86
6. Building certifications	11%	63	31	100
7. Social factors	16%	52	43	76
8. New development	0%	36	41	75

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**GHG management**



**Water management**

