



G R E S B<sup>®</sup>

Green Star 2014

Global Real Estate  
Sustainability Benchmark

# BEFIMMO SA

Bernheim-Comofi

GRESB benchmark report 2014

DATE: September 03 2014 13:38 UTC

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## Key Highlights



Participation: 2012, 2013, and 2014  
 Legal Status: Listed  
 Contact: Delacroix  
 e.delacroix@befimmo.be

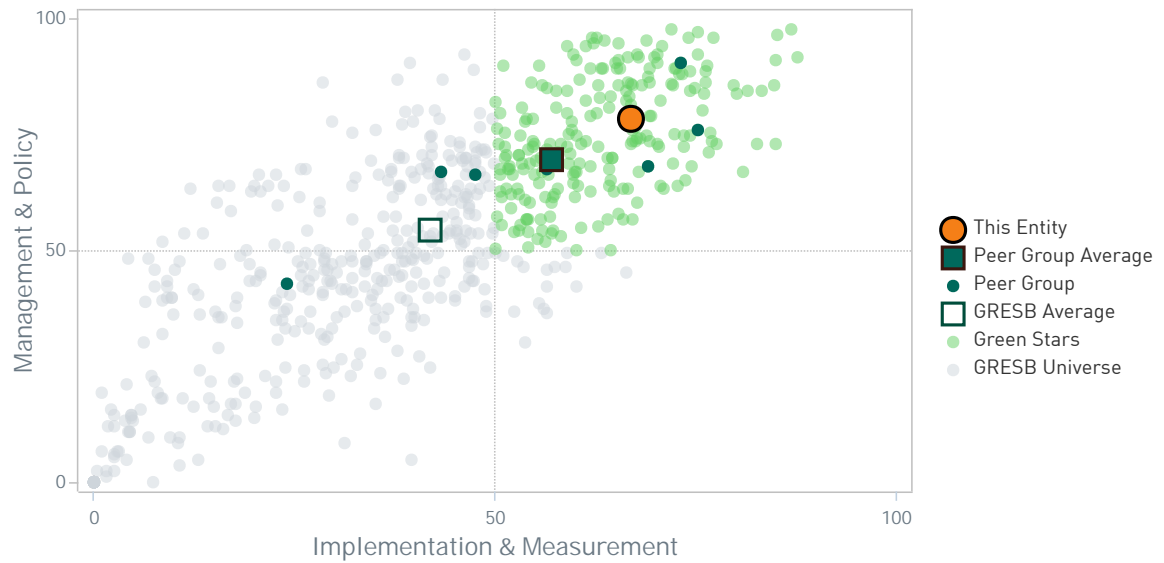
### ACTIVITY

Management of standing investments and new construction and major renovation projects

### PEER GROUP

Region: Benelux  
 Type: Office  
 Peers: 8

## GRESB Quadrant Model



## GRESB Scores

	This Entity	Peer Group Comparison	GLOBAL AVERAGE
<b>Overall Score</b>	<b>70</b> ▲	PEER AVERAGE: 61	47
<b>Management &amp; Policy</b> weight: 30.2%	<b>78</b> ▼	PEER AVERAGE: 70	56
<b>Implementation &amp; Measurement</b> weight: 69.8%	<b>67</b> ▲	PEER AVERAGE: 57	43
<b>Development Score</b>	<b>66</b>	PEER AVERAGE: 68	51

## Ranking

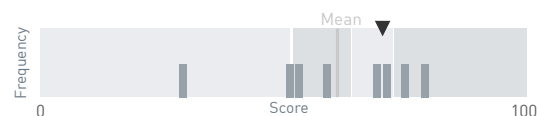
Distribution of Scores

### Benelux / Office

Peer Group

**3<sup>rd</sup>**  
OUT OF 8

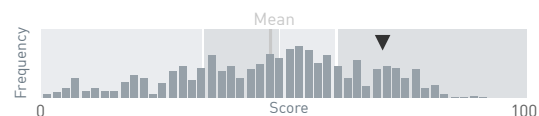
Upper  
QUARTILE



### All GRESB Scores

**84<sup>th</sup>**  
OUT OF 637

Top  
QUARTILE

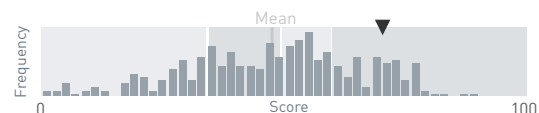


### Europe

Region

**39<sup>th</sup>**  
OUT OF 326

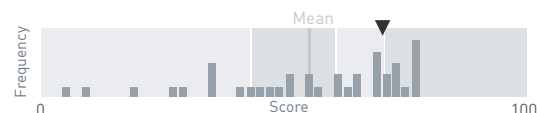
Top  
QUARTILE



### FTSE EPRA/NAREIT Developed Europe Index

**11<sup>th</sup>**  
OUT OF 39

Upper  
QUARTILE

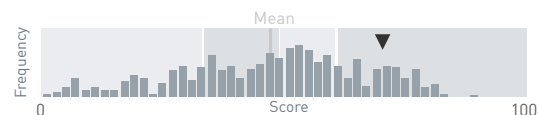


### Diversified

All Diversified Entities

**84<sup>th</sup>**  
OUT OF 637

Top  
QUARTILE

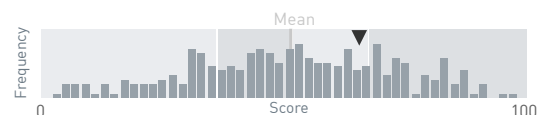


### New Construction & Major Renovations

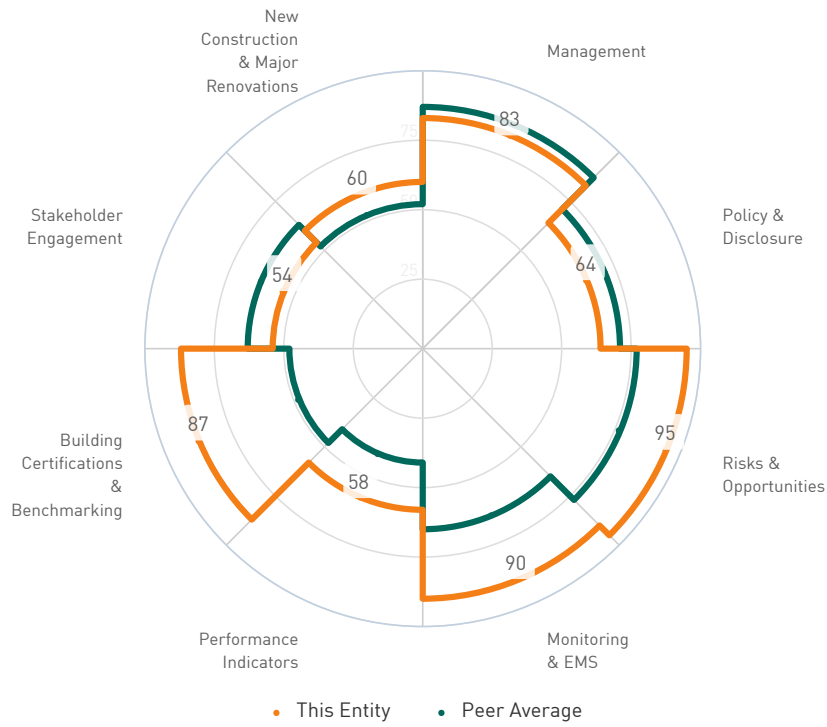
Entities in New Construction & Major Renovations

**76<sup>th</sup>**  
OUT OF 273

Upper  
QUARTILE



# Aspects



Aspect Weight in GRESB Score	Score	Peer Group Comparison				
<b>Management</b> weight: 8.7%	83 ▼	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>87</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>69</td> </tr> </table>	PEER AVERAGE	87	GLOBAL AVERAGE	69
PEER AVERAGE	87					
GLOBAL AVERAGE	69					
<b>Policy &amp; Disclosure</b> weight: 10.2%	64 ▼	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>71</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>57</td> </tr> </table>	PEER AVERAGE	71	GLOBAL AVERAGE	57
PEER AVERAGE	71					
GLOBAL AVERAGE	57					
<b>Risks &amp; Opportunities</b> weight: 11.6%	95 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>77</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>60</td> </tr> </table>	PEER AVERAGE	77	GLOBAL AVERAGE	60
PEER AVERAGE	77					
GLOBAL AVERAGE	60					
<b>Monitoring &amp; EMS</b> weight: 9.5%	90 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>65</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>53</td> </tr> </table>	PEER AVERAGE	65	GLOBAL AVERAGE	53
PEER AVERAGE	65					
GLOBAL AVERAGE	53					
<b>Performance Indicators</b> weight: 23.6%	58 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>41</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>31</td> </tr> </table>	PEER AVERAGE	41	GLOBAL AVERAGE	31
PEER AVERAGE	41					
GLOBAL AVERAGE	31					
<b>Building Certification &amp; Benchmarking</b> weight: 10.9%	87 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>48</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>29</td> </tr> </table>	PEER AVERAGE	48	GLOBAL AVERAGE	29
PEER AVERAGE	48					
GLOBAL AVERAGE	29					
<b>Stakeholder Engagement</b> weight: 25.5%	54 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>63</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>47</td> </tr> </table>	PEER AVERAGE	63	GLOBAL AVERAGE	47
PEER AVERAGE	63					
GLOBAL AVERAGE	47					
<b>New Construction &amp; Major Renovations</b> weight: 0%	60 ▲	<table border="1"> <tr> <td>PEER AVERAGE</td> <td>52</td> </tr> </table> <table border="1"> <tr> <td>GLOBAL AVERAGE</td> <td>41</td> </tr> </table>	PEER AVERAGE	52	GLOBAL AVERAGE	41
PEER AVERAGE	52					
GLOBAL AVERAGE	41					

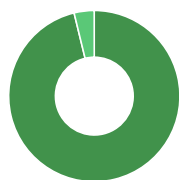
## Entity & Peer Group Characteristics

### THIS ENTITY

Country: Belgium  
 Property Type: Office  
 Legal Status: Listed  
 Total GAV: \$3.01 Billion

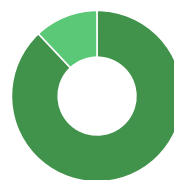
### PEER GROUP (8 ENTITIES)

Countries: Netherlands, Belgium  
 Property Type: Office  
 Legal Status: Non-listed, Listed  
 Average GAV: \$903 Million



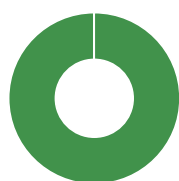
#### Country Composition

[96%] Belgium  
 [4%] Luxembourg



#### Peer Country Composition

[88%] Netherlands  
 [12%] Belgium



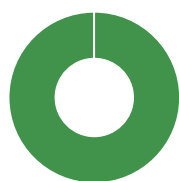
#### Property Types

[100%] Office



#### Peer Property Types

[99%] Office  
 [1%] Retail, High Street



#### Management Control

[100%] Managed



#### Peer Management Control

[100%] Managed

## Reporting Boundaries

“ Note that the policy implemented by Befimmo at operational level cannot yet be fully applied to the Fedimmo portfolio (rented to the Federal Buildings Agency (public sector)). The agreement with the Buildings Agency stipulates that most of the recurring work is its responsibility, so Befimmo doesn't 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.