



G R E S B
★ ★ ★ ★ ★ 2016

Befimmo SA

Befimmo SA

GRESB Benchmark Report 2016

DATE: 16 Sep 2016 2:09:13am Fri UTC

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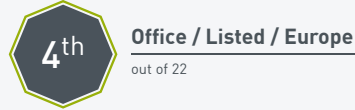
Befimmo SA

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Participation & GRESB Score

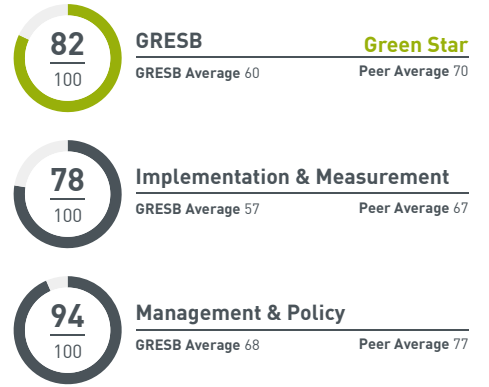
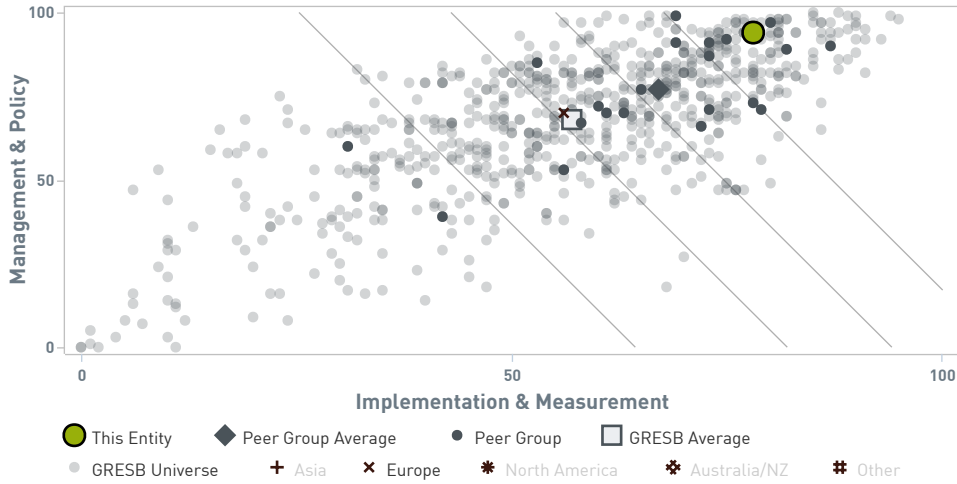


Peer Comparison

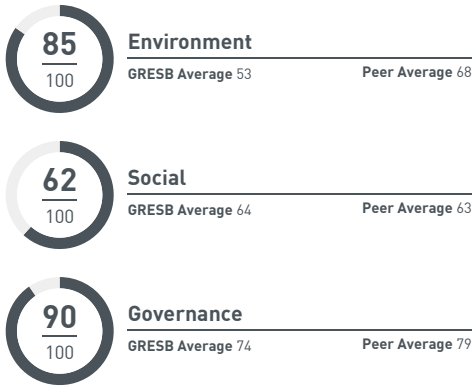


G R E S B
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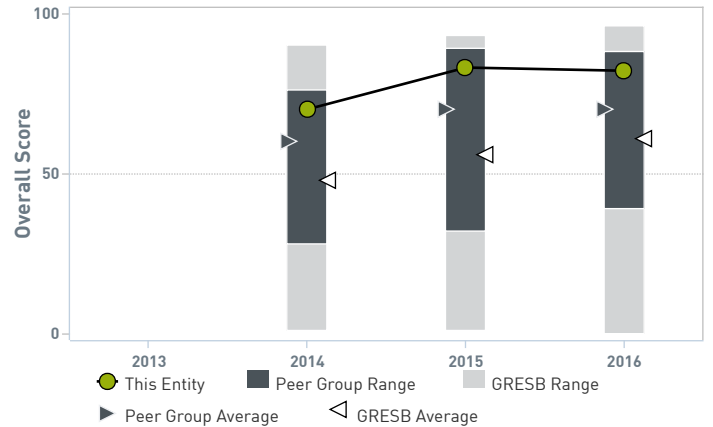
GRESB Model



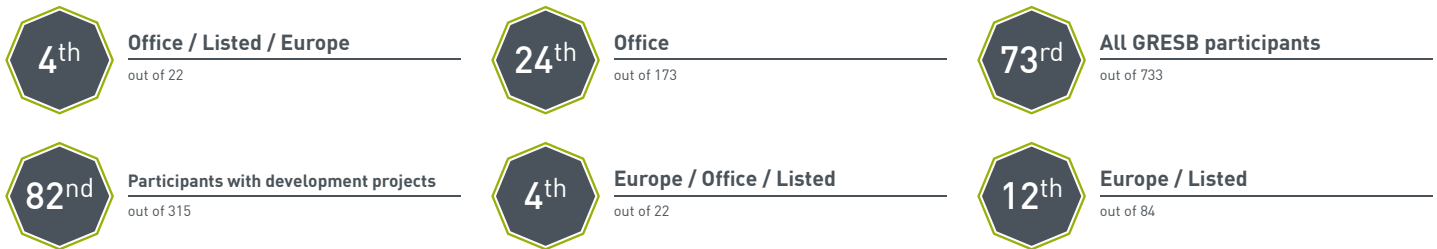
ESG Breakdown



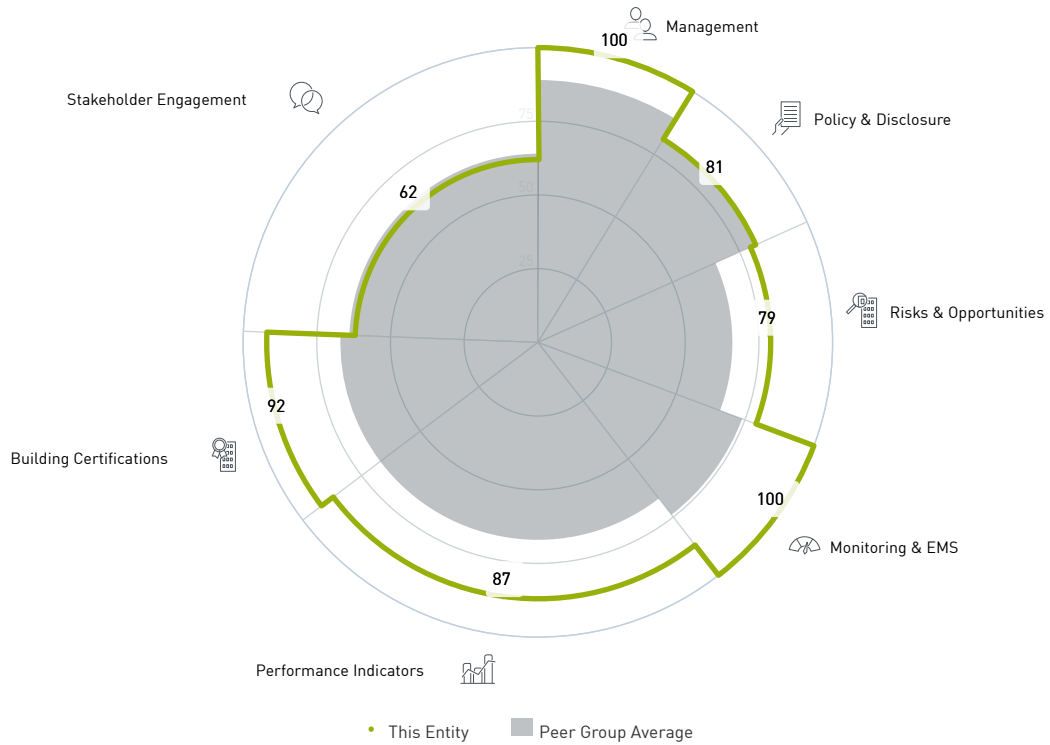
Trend



Rankings



GRESB Aspects



| Aspect Weight in GRESB | This Entity | Peer Group | | GRESB |
|--|-------------|-------------------------|--|--------------------------|
| Management 8.8% | 100 +4 | PEER 89 +12 AVERAGE | | GRESB 84 +7 AVERAGE |
| Policy & Disclosure 9.5% | 81 -5 | PEER 81 +4 AVERAGE | | GRESB 71 +5 AVERAGE |
| Risks & Opportunities 12.4% | 79 -15 | PEER 66 -16 AVERAGE | | GRESB 64 -3 AVERAGE |
| Monitoring & EMS 8.8% | 100 +6 | PEER 74 AVERAGE | | GRESB 66 +7 AVERAGE |
| Performance Indicators 25.2% | 87 -3 | PEER 67 +4 AVERAGE | | GRESB 48 +9 AVERAGE |
| Building Certifications 10.9% | 92 +4 | PEER 66 +4 AVERAGE | | GRESB 44 +10 AVERAGE |
| Stakeholder Engagement 24.5% | 62 +1 | PEER 64 +2 AVERAGE | | GRESB 64 +7 AVERAGE |
| New Construction & Major Renovations 0% | 62 -3 | PEER 60 +8 AVERAGE | | GRESB 44 AVERAGE |

Portfolio Impact



Impact Reduction Targets

| | Type | Long-term target | Baseline year | End year | 2015 target | Portfolio coverage |
|---|-----------------|------------------|---------------|----------|-------------|--------------------|
| ⚡ Energy | Intensity-based | 9.0% | 2013 | 2016 | 6.0% | ≥50%, <75% |
| ☁ GHG | Absolute | 3.5% | 2015 | 2016 | 0.0% | ≥50%, <75% |
| 💧 Water | Like-for-like | 2.0% | 2014 | 2017 | 1.3% | ≥50%, <75% |
| ♻ Waste | Like-for-like | 65.0% | 2015 | 2016 | 63.0% | ≥50%, <75% |
| ⚡ Energy consumption (Common electricity) | Intensity-based | 7.5% | 2013 | 2016 | 5.0% | ≥50%, <75% |

Entity & Peer Group Characteristics

This Entity

Benchmark Geography: Europe

Benchmark Sector: Office

Legal Status: Listed

Total GAV: \$2.61 Billion

Activity: Management and Development

Peer Group (22 entities)

Benchmark Geography: Europe

Benchmark Sector: Office

Legal Status: Listed

Average GAV: \$3.38 Billion



Countries

[96%] Belgium

[4%] Luxembourg



Peer Group Countries

[29%] France

[24%] United Kingdom

[11%] Germany

[9%] Sweden

[5%] Italy

[5%] Belgium

[5%] Netherlands

[5%] Switzerland

[3%] Finland

[3%] All Others



Sectors

[100%] Office



Peer Group Sectors

[94%] Office

[2%] Industrial, Distribution Warehouse

[1%] Retail, High Street

[1%] Residential, Multi-family

[1%] Hotel

[1%] Industrial, Business Parks



Management Control

[66%] Managed

[35%] Indirect



Peer Group Management Control

[79%] Managed

[21%] Indirect

Peer Group Constituents

Peer Group Constituents

Befimmo SA

Beni Stabili SpA Siiq

CLS Holdings

Cegereal

Derwent London Plc

Great Portland Estates plc

LFP IMMO SR

LPT - Office

McKay Securities PLC

PSP Swiss Property

Technopolis Plc

Triodos Vastgoedfonds

UBS (D) Euroinvest Immobilien

UII/DIFA-Fonds Nr. 3

Wihlborgs Fastigheter AB

GRESB Validation

Validated Answers



All participant check

- [64%] Accepted
- [22%] Full points
- [3%] Partial points
- [3%] Duplicate
- [8%] Not accepted



Validation plus

- [77%] Accepted
- [21%] Partially accepted
- [3%] Not accepted

This information has been produced using a data set dated September 6, 2016.

Third Party Validation

| Question | Data Review |
|---|--|
| 7.2 Organization's section in annual report | Externally assured by Deloitte [ACCEPTED] |
| 25.4 Energy consumption data reported | Externally assured by Deloitte [ACCEPTED] |
| 26.3 GHG emissions data reported | Externally assured by Deloitte [ACCEPTED] |
| 27.4 Water consumption data reported | Externally assured by Deloitte [ACCEPTED] |
| 28.2 Waste management data reported | Externally assured by Deloitte [ACCEPTED] |

Reporting Boundaries

GG We would point out that the policy implemented by Befimmo at operational level cannot yet be fully applied to the Fedimmo portfolio (368.116 m²) (portfolio let to the Buildings Agency (Public Sector)). The agreement with the Buildings Agency stipulates that most of the recurring work is its responsibility, so Befimmo does not have absolute control over those activities. Nevertheless, through regular dialogue and consultation with the Buildings Agency, the environmental performance of the buildings is gradually being improved.

Management

POINTS: 12/12
WEIGHT: 8.8%

Sustainability

Objectives

1 POINTS: 2/2 ↗ Improvement

Sustainability objectives

Percentage of Peers

Yes 100%

Objectives relate to

General sustainability 95%

| | | |
|---|------|----------------------------------|
| <input checked="" type="checkbox"/> Environment | 100% | <div style="width: 100%;"></div> |
| <input checked="" type="checkbox"/> Social | 90% | <div style="width: 90%;"></div> |
| <input checked="" type="checkbox"/> Governance | 81% | <div style="width: 81%;"></div> |

Integration of objectives

Percentage of Peers



The objectives are

| | | |
|---|------|----------------------------------|
| <input checked="" type="radio"/> Publicly available | 100% | <div style="width: 100%;"></div> |
|---|------|----------------------------------|

Percentage of Peers



Objectives communicated publicly

GG Befimmo seeks to strike a balance between its stakeholders expectations and the challenges it regularly faces. Accordingly, it has identified and prioritized - through a materiality exercise - fourteen environmental, economic and social challenges grouped into four major themes: Environment, Team, Tenants and Governance. For each of these challenges, Befimmo undertakes to act on important initiatives both in its own interests and for the society in which it operates. The response to these challenges takes the form of specific measures, long-term quantifiable and measurable objectives described in the CSR Actions Plan prepared in cooperation with the management and the team. This action Plan is published on Befimmo website (http://www.befimmo.be/sites/default/files/plan_dactions_uk_0.pdf). Since Befimmo operates in the real-estate business, the main focus is on the (1) ENVIRONMENT. The external stakeholders have also broadly agreed that this topic is the most important overall. Therefore Befimmo focuses on the following priorities: Energy, Pollution, Mobility and Certification. The involvement of (2) its TEAM is crucial to the success of its global strategy, so Befimmo identified as priorities related to this topic in consultation with stakeholders: Well-being, Ethics and Dialogue. Befimmo attaches great importance to (3) its TENANTS by providing quality spaces that are easily accessible, with good environmental management. The Dialogue between the landlord and tenant and their Safety and Health are priorities. Regarding the fourth identified theme, (4) GOVERNANCE, the main priorities are Dialogue and Communication with stakeholders, Supply Chain Management, Ethics and Compliance. [FULL POINTS]

| | | |
|--|----|--------------------------------|
| <input type="radio"/> Not publicly available | 0% | <div style="width: 0%;"></div> |
| <input type="radio"/> No | 0% | <div style="width: 0%;"></div> |

2 POINTS: 3/3

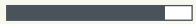
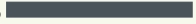



Responsibility to implement sustainability

Percentage of Peers

| | | |
|--------------------------------------|------|----------------------------------|
| <input checked="" type="radio"/> Yes | 100% | <div style="width: 100%;"></div> |
|--------------------------------------|------|----------------------------------|

The individual(s) is/are

| |
|--|
| <input checked="" type="checkbox"/> Dedicated employee(s) for whom sustainability is the core responsibility |
|--|



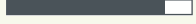


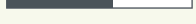
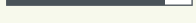


| | | |
|---|------|---|
| Name: Emilie Delacroix Job title: CSR Manager LinkedIn profile (optional): https://be.linkedin.com/pub/emilie-delacroix/21/baa/617 | 86% |  |
| <input checked="" type="checkbox"/> Employee(s) for whom sustainability is among their responsibilities Name: Frédéric Tourné Job title: Head of Environmental Management LinkedIn profile (optional): | 100% |  |
| <input type="checkbox"/> External consultants/manager | 57% |  |
| <input type="checkbox"/> Other | 10% |  |
| <input type="radio"/> No | 0% |  |

Sustainability Decision-Making

3 POINTS: 2/2

Sustainability taskforce or committee

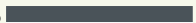
Percentage of Peers

| | | |
|--|-----|---|
| <input checked="" type="radio"/> Yes | 95% |  |
| Members are | | |
| <input checked="" type="checkbox"/> Asset managers | 71% |  |
| <input checked="" type="checkbox"/> Board of Directors | 86% |  |
| <input type="checkbox"/> External consultants | 52% |  |
| <input type="checkbox"/> Fund/portfolio managers | 43% |  |
| <input checked="" type="checkbox"/> Property managers | 57% |  |
| <input checked="" type="checkbox"/> Senior Management Team | 86% |  |
| <input type="checkbox"/> Other | 33% |  |
| <input type="radio"/> No | 5% |  |

4 POINTS: 1/1

Decision-maker on sustainability

Percentage of Peers

| | | |
|--------------------------------------|------|---|
| <input checked="" type="radio"/> Yes | 100% |  |
|--------------------------------------|------|---|

The individual is part of

Percentage of Peers



[62%] Board of Directors

Name: De Blicck Benoit

Job title: CEO

[29%] Senior Management Team

[10%] Fund/portfolio managers

No 0%

5 POINTS: 1/1 Improvement

Informing the decision-making on sustainability

Percentage of Peers

Yes 100%

Process

At strategic level, the Corporate Social Responsibility team consists of 5 people including 3 [FULL POINTS]
Executive Officers: the Chief Executive Officer (CEO), the Chief Financial Officer (CFO), the Chief Operating Officer (COO), the Head of Environmental Management and the CSR Manager. This team, which meets quarterly, is responsible for developing and monitoring the Social Responsibility Action Plan, releasing sufficient resources, and actively participates in the annual Management Review of the ISO 14001 Environmental Management System. The Directors of Befimmo also take part in defining and approving budgets and taking major decisions on Social Responsibility, especially at the strategy meetings held each year and at the meetings scheduled every quarter when the results are published. At operational level, the Environmental Technical Team consists of 5 specialists with the task of improving the environmental performance of the portfolio. It meets regularly and its responsibilities include implementing the Social Responsibility Action Plan. These specialists include the Green Adviser who plays an important role monitoring the effectiveness of energy investments on the ground while ensuring a high level of comfort for tenants. The CSR Manager, a member of the Social Responsibility Team, reports directly to the CEO. Her role is both strategic (developing CSR strategy, managing relations with stakeholders) and operational (coordinating and running CSR projects, managing the Social Responsibility Action Plan, acting as in-house consultant for other departments and encouraging staff to embrace change). The HRO works with the CSR Manager and interacts with the Social Responsibility Team.

No 0%

Not applicable 0%

6 POINTS: 3/3

Sustainability performance targets

Percentage of Peers

Yes 86%

These factors apply to:

Acquisitions team 38%

All employees 10%

Asset managers 48%

Board of Directors 67%

| | | | |
|-------------------------------------|------------------------------|------------|---------------------------------|
| <input type="checkbox"/> | Client services team | 19% | <div style="width: 19%;"></div> |
| <input type="checkbox"/> | Fund/portfolio managers | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | Property managers | 52% | <div style="width: 52%;"></div> |
| <input checked="" type="checkbox"/> | Senior Management Team | 67% | <div style="width: 67%;"></div> |
| <input checked="" type="checkbox"/> | Other | 38% | <div style="width: 38%;"></div> |
| | Environmental Technical Team | [ACCEPTED] | |
| <input type="checkbox"/> | No | 14% | <div style="width: 14%;"></div> |

Policy & Disclosure

POINTS: 11/13
WEIGHT: 9.5%

Sustainability Disclosure

7.1 POINTS: 2/4

| Disclosure of sustainability performance | | Percentage of Peers |
|--|--|--|
| <input checked="" type="radio"/> | Yes | 100% <div style="width: 100%;"></div> |
| <input checked="" type="checkbox"/> | Section in Annual Report | 90% <div style="width: 90%;"></div> |
| | Evidence provided | [ACCEPTED] |
| Applicable reporting level | | |
| <input checked="" type="radio"/> | Entity | 52% <div style="width: 52%;"></div> |
| <input type="radio"/> | Investment manager | 5% <div style="width: 5%;"></div> |
| <input type="radio"/> | Group | 33% <div style="width: 33%;"></div> |
| Aligned with | | |
| | <input type="radio"/> | [41%] EPRA Best Practice Recommendations in Sustainability Reporting, 2014 |
| | <input checked="" type="radio"/> | [32%] GRI Sustainability Reporting Guidelines, G4: |
| | <input type="radio"/> | [18%] (no answer provided) |
| | <input type="radio"/> | [5%] PRI Reporting Framework, 2016 |
| | <input type="radio"/> | [5%] Other |
| <input type="checkbox"/> | Stand-alone sustainability report(s) | 67% <div style="width: 67%;"></div> |
| <input type="checkbox"/> | Integrated Report | 24% <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> | Dedicated section on the corporate website | 90% <div style="width: 90%;"></div> |
| | Online | [ACCEPTED] |

Applicable reporting level

Percentage of Peers



- [67%] Entity
- [19%] Group
- [10%] (no answer provided)
- [5%] Investment manager

| | | |
|---|-----|---------------------------------|
| <input type="checkbox"/> Section in entity reporting to investors | 38% | <div style="width: 38%;"></div> |
| <input type="checkbox"/> Other | 19% | <div style="width: 19%;"></div> |
| <input type="radio"/> No | 0% | <div style="width: 0%;"></div> |

7.2 POINTS: 2/2

Independent review of sustainability performance

Percentage of Peers

| | | |
|--------------------------------------|-----|---------------------------------|
| <input checked="" type="radio"/> Yes | 86% | <div style="width: 86%;"></div> |
|--------------------------------------|-----|---------------------------------|

Selection

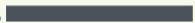


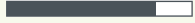


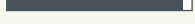

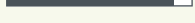
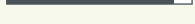


| | | |
|--|-----|---------------------------------|
| <input checked="" type="checkbox"/> Section in Annual Report | 67% | <div style="width: 67%;"></div> |
| <input type="radio"/> Externally checked by | 24% | <div style="width: 24%;"></div> |
| <input type="radio"/> Externally verified by | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="radio"/> Externally assured by | 43% | <div style="width: 43%;"></div> |
| <ul style="list-style-type: none"> • Deloitte [ACCEPTED] | | |












using



- [50%] (no answer provided)
- [32%] ISAE 3000:
- [5%] Compagnie Nationale des Commissaires aux Comptes (CNCC)
- [5%] Compagnie Nationale des Commissaires aux Comptes (CNCC)
- [5%] RevR 6 Bestyrkande av hållbarhetsredovisning (RevR 6 Assurance of Sustainability)
- [5%] Standard 3410N Assurance engagements relating to sustainability reports of the Royal Netherlands Institute of Registered Accountants

| | | |
|---|-----|---------------------------------|
| <input type="checkbox"/> Stand-alone sustainability report | 48% | <div style="width: 48%;"></div> |
| <input type="checkbox"/> Integrated Report | 10% | <div style="width: 10%;"></div> |
| <input type="checkbox"/> Section in entity reporting to investors | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> Other | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> No | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> Not applicable | 0% | <div style="width: 0%;"></div> |

| Policy on environmental issues | Percentage of Peers |
|--|--|
| <input checked="" type="radio"/> Yes Evidence provided [ACCEPTED] | 100%  |
| Environmental issues included | |
| <input type="checkbox"/> Biodiversity and habitat | 43%  |
| <input checked="" type="checkbox"/> Building safety | 67%  |
| <input checked="" type="checkbox"/> Climate/climate change adaptation | 81%  |
| <input checked="" type="checkbox"/> Energy consumption/management | 100%  |
| <input checked="" type="checkbox"/> Environmental attributes of building materials | 43%  |
| <input checked="" type="checkbox"/> GHG emissions/management | 95%  |
| <input checked="" type="checkbox"/> Resilience | 48%  |
| <input checked="" type="checkbox"/> Waste management | 90%  |
| <input checked="" type="checkbox"/> Water consumption/management | 90%  |
| <input type="checkbox"/> Other | 29%  |
| <input type="radio"/> No | 0%  |

| Policy on governance issues | Percentage of Peers |
|--|---|
| <input checked="" type="radio"/> Yes Evidence provided [ACCEPTED] | 95%  |
| Governance issues included | |
| <input checked="" type="checkbox"/> Bribery and corruption | 95%  |
| <input type="checkbox"/> Child labor | 48%  |
| <input type="checkbox"/> Diversity and equal opportunity | 81%  |
| <input type="checkbox"/> Executive compensation | 52%  |
| <input type="checkbox"/> Forced or compulsory labor | 48%  |
| <input type="checkbox"/> Labor-management relationships | 57%  |
| <input checked="" type="checkbox"/> Shareholder rights | 57%  |
| <input type="checkbox"/> Worker rights | 48%  |
| <input type="checkbox"/> Other | 0%  |
| <input type="radio"/> No | 5%  |

10 POINTS: 2/2

Stakeholder engagement policy

Percentage of Peers

| | | |
|--|------------|--|
| <input checked="" type="radio"/> Yes | 81% | |
| Evidence provided | [ACCEPTED] | |
| Stakeholders included | | |
| <input checked="" type="checkbox"/> Asset/Property Managers (external) | 33% | |
| <input checked="" type="checkbox"/> Consumers | 48% | |
| <input type="checkbox"/> Community | 57% | |
| <input checked="" type="checkbox"/> Employees | 81% | |
| <input checked="" type="checkbox"/> Government/local authorities | 48% | |
| <input type="checkbox"/> Investment partners | 48% | |
| <input checked="" type="checkbox"/> Investors/shareholders | 71% | |
| <input checked="" type="checkbox"/> Supply chain | 76% | |
| <input checked="" type="checkbox"/> Tenants/occupiers | 76% | |
| <input type="checkbox"/> Other | 10% | |
| <input type="radio"/> No | 19% | |

11 POINTS: 1/1

Employee policy

Percentage of Peers

| | | |
|--|------------|--|
| <input checked="" type="radio"/> Yes | 95% | |
| Evidence provided | [ACCEPTED] | |
| Issues included | | |
| <input checked="" type="checkbox"/> Cyber security | 76% | |
| <input checked="" type="checkbox"/> Diversity and equal opportunity | 90% | |
| <input checked="" type="checkbox"/> Health, safety and well-being | 95% | |
| <input checked="" type="checkbox"/> Performance and career development | 90% | |
| <input checked="" type="checkbox"/> Remuneration | 81% | |
| <input type="checkbox"/> Other | 19% | |
| <input type="radio"/> No | 5% | |

Risks &

Opportunities



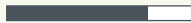






POINTS: 13/17
WEIGHT: 12.4%

Governance

12 POINTS: 0.8/1  Improvement

Implementation of governance policies

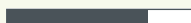
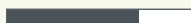
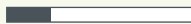







Percentage of Peers

| | | |
|---|----------------------|---|
| <input checked="" type="radio"/> Yes | 95% |  |
| Evidence provided | [PARTIALLY ACCEPTED] | |
| Applicable options | | |
| <input checked="" type="checkbox"/> Investment due diligence process | 71% |  |
| <input checked="" type="checkbox"/> Training on governance issues | 76% |  |
| <input checked="" type="checkbox"/> Regular follow-ups | 71% |  |
| <input checked="" type="checkbox"/> When an employee joins the organization | 76% |  |
| <input checked="" type="checkbox"/> Whistle-blower mechanism | 71% |  |
| <input type="checkbox"/> Other | 14% |  |
| <input type="radio"/> No | 0% |  |
| <input type="radio"/> Not applicable | 5% |  |


13 POINTS: 1.5/2  Improvement

Governance risk assessments

Percentage of Peers

| | | |
|--|----------------------|---|
| <input checked="" type="radio"/> Yes | 76% |  |
| Evidence provided | [PARTIALLY ACCEPTED] | |
| Issues included | | |
| <input checked="" type="checkbox"/> Bribery and corruption | 71% |  |
| <input checked="" type="checkbox"/> Child labor | 24% |  |
| <input type="checkbox"/> Diversity and equal opportunity | 48% |  |
| <input checked="" type="checkbox"/> Executive compensation | 48% |  |
| <input type="checkbox"/> Forced or compulsory labor | 24% |  |
| <input checked="" type="checkbox"/> Labor-management relationships | 29% |  |
| <input checked="" type="checkbox"/> Shareholder rights | 43% |  |
| <input checked="" type="checkbox"/> Worker rights | 29% |  |
| <input type="checkbox"/> Other | 5% |  |

Use of risk assessment outcomes

 Risk analysis is based on an update of a study to classify the Company's major risks, in order of importance and estimated frequency of occurrence, and to determine the extent to which it controls these risks. During the 2013 year, an external consultant was commissioned to produce a new version of the risk matrix, and the extent to which they are under control, through interviews with Company managers. The findings of this study provide the framework for the work of the internal audit service, reviewed annually as part of a three year plan by the Audit

Committee. Risk analysis is reviewed annually by the Audit Committee. The risk factors, as well as the measures taken to control and limit the potential impact of each risk identified, are described and published twice a year.

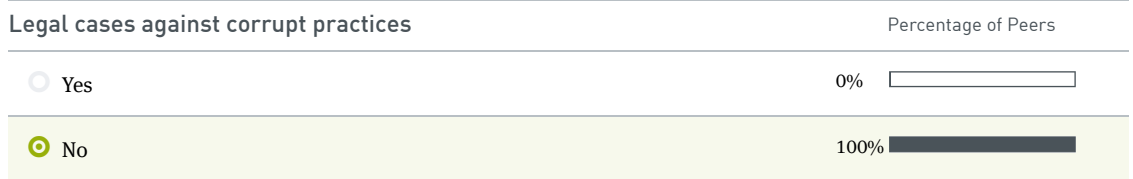
Moreover, the report on internal control and risk management systems is largely described in the Governance part of 2016 Befimmo's Annual Report (pages 141 to 142) http://www.befimmo.be/sites/default/files/imce/publications/160405_befimmora2015_en_web.pdf

Befimmo's corporate governance charter, the various terms of reference, the code of ethics and the dealing code are published on its website: <http://www.befimmo.be/en/befimmo/corporate-governance>

Befimmo's Risk factors chapter is also available and published on its website: <http://www.befimmo.be/en/befimmo/risk-management>

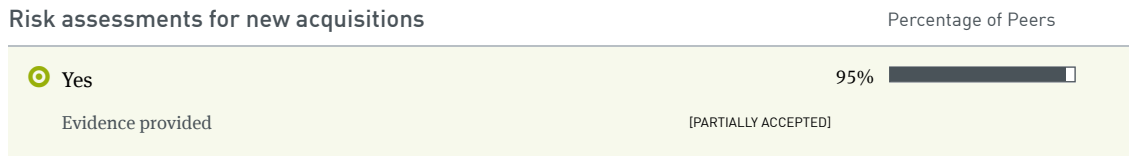


14 Not scored

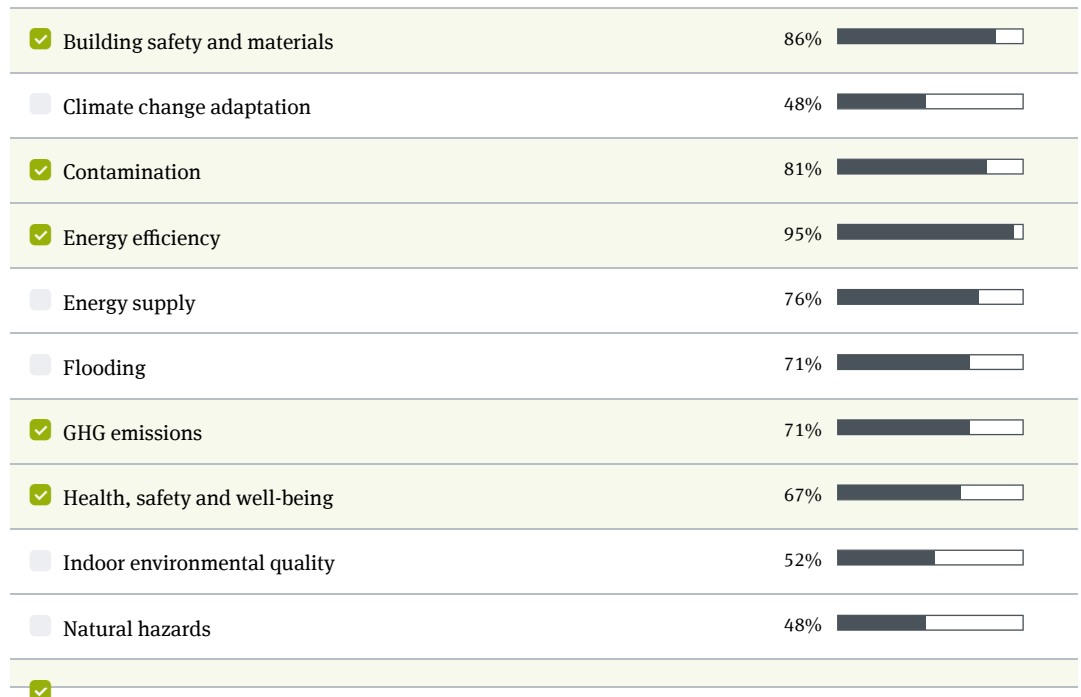


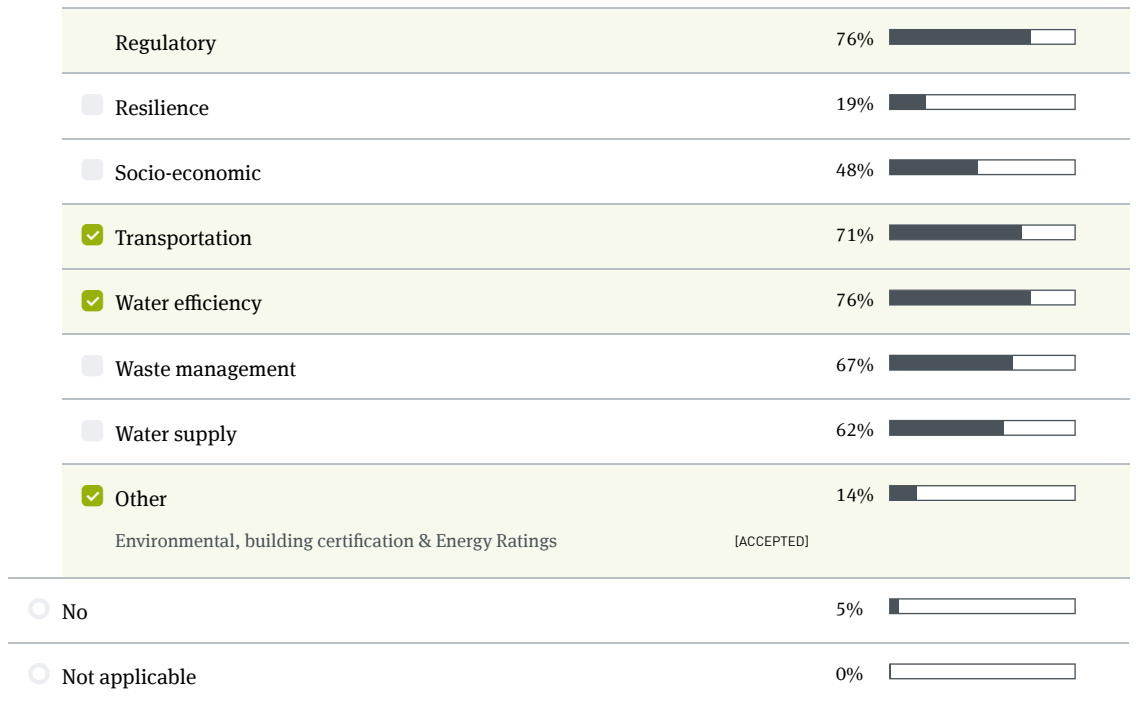
Risk Assessments

15.1 POINTS: 1.1/2



Issues included





15.2 POINTS: 0/2

Risk assessments for standing investments

Percentage of Peers

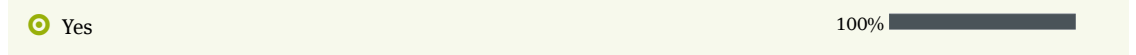


Technical Building Assessments

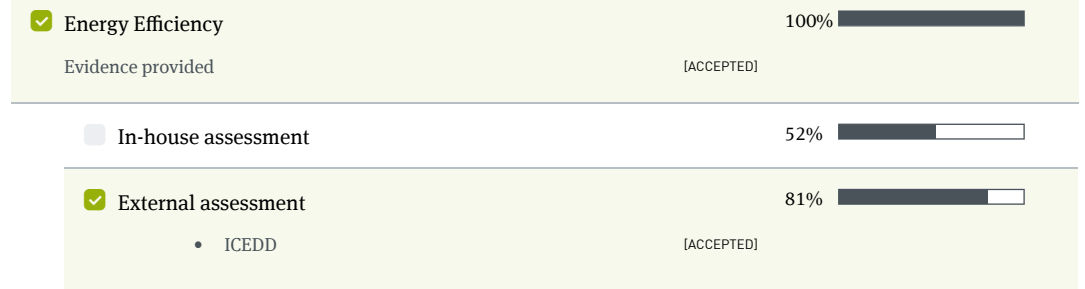
16 POINTS: 3/3

Technical building assessments

Percentage of Peers



Assessment type



Percentage of Peers



- [29%] ≥75%, ≤100% of the portfolio covered
- [24%] >0%, <25% of the portfolio covered
- [19%] ≥25%, <50% of the portfolio covered
- [19%] (no answer provided)
- [10%] ≥50%, <75% of the portfolio covered

Water Efficiency

52%

Evidence provided

In-house assessment

33%

External assessment

29%

- CES

[ACCEPTED]

Percentage of Peers



- [71%] (no answer provided)
- [10%] >0%, <25% of the portfolio covered
- [10%] ≥75%, ≤100% of the portfolio covered
- [5%] ≥25%, <50% of the portfolio covered
- [5%] ≥50%, <75% of the portfolio covered

Waste Management

33%

Evidence provided

In-house assessment

14%

External assessment

24%

- ROTOR asbl

[ACCEPTED]

Percentage of Peers



- [76%] (no answer provided)
- [14%] ≥75%, ≤100% of the portfolio covered
- [5%] >0%, <25% of the portfolio covered
- [5%] ≥25%, <50% of the portfolio covered

Health & Well-being

33%

No

0%

Energy efficiency measures

Percentage of Peers

Yes



Describe the measures using the table below.

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings MWh | Estimated ROI (%) |
|--|--|---|---------------------------|-----------------------|-------------------|
| Wall/roof insulation | Wall/roof insulation | 0%, <25% | ≥25%, <50% | | [ACCEPTED] |
| | <p>Several years ago, Befimmo devised a multiannual investment plan (averaging €2 million/year) for carrying out work to improve the energy and environmental performance of the operational buildings (excluding properties undergoing major renovation) such as the removal of oil-fired boilers, the installation of water-recovery systems, upgraded BREEAM certifications, installation of photovoltaic panels, improved roof and wall insulation, installation of cogeneration units replacement and/or optimisation of certain technical installations, etc. Part of the cost of the construction and renovation projects has been specifically earmarked for achieving optimum energy performance. Befimmo is pursuing its commitment to cut the direct energy consumption (gaz, fuel) of its buildings by maintaining its objective to reduce normalised specific consumption (kWh/m²) in Befimmo's portfolio by -3% per year for 3 years, i.e. a total of -9% by the end of 2016. The insulation measures of walls and roofs implemented befimmo are important to achieve this goal.</p> | | | | |
| Building automation system upgrades/replacements | Building management system | 0%, <25% | ≥25%, <50% | | [ACCEPTED] |
| | <p>Several years ago, Befimmo devised a multiannual investment plan (averaging €2 million/year) for carrying out work to improve the energy and environmental performance of the operational buildings (excluding properties undergoing major renovation) such as the removal of oil-fired boilers, the installation of water-recovery systems, upgraded BREEAM certifications, installation of photovoltaic panels, improved roof and wall insulation, installation of cogeneration units, replacement and/or optimisation of certain technical installations, etc. Part of the cost of the construction and renovation projects has been specifically earmarked for achieving optimum energy performance. Befimmo is pursuing its commitment to cut the the indirect energy consumption (electricity) of its buildings by maintaining its objective to reduce specific consumption (kWh/m²) of electricity in common areas of Befimmo's portfolio by -2.5% per year for 3 years, i.e. a total of -7.5% by the end of 2016. The Building automation system upgrades/replacements are important to achieve this goal.</p> | | | | |
| Building energy management systems upgrades/replacements | Telemonitoring system | ≥25%, <50% | ≥25%, <50% | | [ACCEPTED] |
| | <p>Befimmo has installed a telemonitoring in its buildings. The data collected generally cover all consumption (water, gas, electricity). This centralization of data and online real-time access to them allows us to remotely identify any malfunctioning technical installations, immediately take the necessary corrective action, and to assess the energy performance of each building and identify priority future investments to be considered. Also in 2015, Befimmo has been systematically using statistical models to refine the detection of abnormal electricity, water and gas consumption. These models for predicting future consumption are based on the energy signature of the building and working hours. More relevant than generic alarms triggered when a maximum threshold is exceeded, these models can detect very slight overconsumption in relation to total consumption. Befimmo uses these systems to achieve the objectives of improvements in its environmental performance illustrated in question 29.</p> | | | | |
| Installation of high-efficiency equipment and appliances | Condensation boilers / relighting /optimisation of certain technical installations.... | 0%, <25% | ≥25%, <50% | | [ACCEPTED] |
| | <p>Several years ago, Befimmo devised a multiannual investment plan (averaging €2 million/year) for carrying out work to improve the energy and environmental performance of the operational buildings (excluding properties undergoing major renovation) such as the removal of oil-fired boilers, the installation of new condensation boilers, installation of photovoltaic panels, improved roof and wall insulation, installation of cogeneration units, replacement and/or optimisation of certain technical installations, relighting etc. Part of the cost of the construction and renovation projects has been specifically earmarked for achieving optimum energy performance. Befimmo uses these systems to achieve the objectives of improvements in its environmental performance illustrated in question 29.</p> | | | | |
| Installation of on-site renewable energy | photovoltaic panels and cogeneration | ≥25%, <50% | ≥25%, <50% | | [ACCEPTED] |
| | <p>The current total coverage of photovoltaic panels for the portfolio is 3,757 m² as against 1,895 m² installed at the end of 2013 and 3,310 m² at the end of 2014. In view of ongoing and planned renovation and construction projects, the total area of solar panels will be further increased in line with progress on worksites. By 2020 the</p> | | | | |

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings MWh | Estimated ROI (%) |
|--|----------------|---|---------------------------|-----------------------|--|
| | | | | | total area of the photovoltaic panels should achieve 11,000 m ² . There are currently two cogeneration systems in the Befimmo portfolio and in 2015, two feasibility studies were conducted for the installation of additional cogeneration. The remaining projects planned by the goal deadline 2017 and the start of full production at some sites still under construction in 2015 are expected to give reasonable coverage of 2% of electricity needs, at constant floor area [LfL], of the common areas in the Befimmo portfolio. This is another concret goal Befimmo want to reach! |
| Systems commissioning or retro-commissioning | Controls | 0%, <25% | ≥25%, <50% | | [ACCEPTED] |
| | | | | | Today, more than ever before, Befimmo pays particular attention to satisfying the occupants and users of its property portfolio. The Property Managers team consists of some fifteen specialists in building techniques (heating, HVAC, electricity, security, etc.) and in administrative and financial management and is responsible for the operation and technical maintenance of the buildings in the portfolio. It manages the buildings while improving tenants' satisfaction and comfort The technical team ensures with facilities inspections contracts the proper commissioning and monitoring of technical installations including the setting up. System commissioning or retro commissioning is also checked for major renovation projects / constructions through the BREEAM certification. |
| <input type="radio"/> | No | | | 5% | |
| <input type="radio"/> | Not applicable | | | 0% | |

Water Efficiency

18 POINTS: 3/3 Improvement

Water efficiency measures

Percentage of Peers


| | | | |
|----------------------------------|-----|-----|--|
| <input checked="" type="radio"/> | Yes | 95% | |
|----------------------------------|-----|-----|--|

Describe the measures using the table below.

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings m ³ | Estimated ROI (%) |
|--|-------------------|---|---------------------------|----------------------------------|--|
| On-site waste water treatment | Greywater reuse | 0%, <25% | 0%, <25% | | [ACCEPTED] |
| | | | | | Befimmo undertakes to strive to cut water consumption in operational buildings and analyse opportunities for reducing consumption in all its renovation and/or construction projects. For two specific buildings in its portfolio including one with a swimming pool and showers, Befimmo is studying the possibility of placing greywater treatment containers. Wastewater treatment system calling "WaterPaq" and developed by the company Apateq combines high performance and low operational expenses on a remarkably small footprint. Containerized APATEQ wastewater treatment plants can handle from 10 m ³ /day up to 120 m ³ /day. Befimmo has set a quantitative objective for water recovery (m ³) of covering 2% of water requirements, at constant floor area [LfL], of the Befimmo portfolio by the end of 2017, in relation to the reference period of 2014. It is important for the implementation of this objective to first try on-site to reuse gray water after filtration. |
| Other: | Occupancy sensors | 0%, <25% | 0%, <25% | | [ACCEPTED] |
| | | | | | Befimmo undertakes to strive to cut water consumption in operational buildings and analyse opportunities for reducing consumption in all its renovation and/or construction projects. Occupancy sensors is one of the Breeam measures Befimmo apply systematically to reduce de water consumption of the Buildings. Occupancy sensors in the sanitary detects the presence of persons. Each alimentation of water for the sanitary bloc is provided by a magnetic valve. When presence is detected, the valve is opening. No leaks or consumption of water is possible when sanitary is empty. Befimmo has set a quantitative objective for water recovery (m ³) of covering 2% of water requirements, at constant floor area [LfL], of the Befimmo portfolio by the end of 2017, in relation to the reference period of 2014. It is important for the implementation of this objective to first limit the needs by reducing the risk of leakage. |
| Reuse of storm water and/or grey water for | Rainwater tanks | 0%, <25% | 0%, <25% | | [ACCEPTED] |
| | | | | | Befimmo undertakes to strive to cut water consumption in operational buildings and analyse opportunities for reducing consumption in all its renovation and/or construction projects. The placement of rainwater tanks is |

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings m ³ | Estimated ROI (%) |
|--------------------------------|---|---|---------------------------|----------------------------------|-------------------|
| non-potable applications | studied everywhere the space is available and where it is technically possible. The collected rainwater is used for toilets Currently over 15% of the portfolio area has rain water tanks and at the end of 2015, half-way through the two-year period set for the objective of covering 2% of its total water requirements from recovery systems, Befimmo already achieved two thirds of the objective, covering 1.3% of its needs, at constant floor area [LfL], in relation to 2014. | | | | |
| Cooling tower water management | Water infiltration Befimmo undertakes to strive to cut water consumption in operational buildings and analyse opportunities for reducing consumption in all its renovation and/or construction projects. Befimmo is studying opportunities to realize drilling to capture the water infiltration required for cooling tower supply. End of 2015 two sites are already operated while two others are under study. Befimmo has set a quantitative objective for water recovery (m ³) of covering 2% of water requirements, at constant floor area [LfL], of the Befimmo portfolio by the end of 2017, in relation to the reference period of 2014. | 0%, <25% | 0%, <25% | | [ACCEPTED] |
| Leak detection system | Telemonitoring and statistic models Befimmo has installed a telemonitoring in its buildings. The data collected generally cover all consumption (water, gas, electricity). This centralization of data and online real-time access to them allows us to remotely identify any malfunctioning technical installations, immediately take the necessary corrective action, and to assess the energy performance of each building and identify priority future investments to be considered. In some sites Befimmo has installed a leak detection system on the principal water valve of the building. When a leak is detected, the valve closes automatically. Also in 2015, Befimmo has been systematically using statistical models to refine the detection of abnormal electricity, water and gas consumption. These models for predicting future consumption are based on the energy signature of the building and working hours. More relevant than generic alarms triggered when a maximum threshold is exceeded, these models can detect very slight overconsumption in relation to total consumption. | ≥50%, <75% | ≥50%, <75% | | [ACCEPTED] |

No 5% 


Not applicable 0% 

Waste Management

19 Not scored

Waste management measures

Percentage of Peers

Yes 67% 

Describe the measures using the table below.

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings tonnes | Estimated ROI (%) |
|-------------------|--|---|---------------------------|--------------------------|-------------------|
| Waste management | Waste Management contract In 2014, Befimmo set up with an external consultant a contract for management and waste generated by its operating buildings and for which it provides itself operational management. Through the mission entrusted to him the provider commits himself to optimize the cost control of waste treatment, in particular by facilitating the transfer of the amount of recoverable waste in the "all comers" category to the reusable value chains. Today the agreement covers 21.68% of the portfolio and has allowed to increase significantly the recycling rate of waste. | 0%, <25% | 0%, <25% | | |
| Recycling program | Reuse of construction materials Befimmo is extremely attentive to the waste management of its sites and usually goes beyond applicable regulations. Before launching a site, campaigns are systematically organized to dismantle building materials which could be reused for other projects. Moreover, in 2015 Befimmo continued to take part in the circular economy project with Rotor ASBL on some of its sites that had a potential for recovery. In this way, more than 17 | 0%, <25% | 0%, <25% | | |

| Category | Measure | % portfolio covered during the last 4 years | % whole portfolio covered | Estimated savings tonnes | Estimated ROI (%) |
|----------|--|--|---------------------------|--------------------------|-------------------|
| | | tonnes of materials were removed and reused in various projects. Since 2013 it is almost 175 tons of construction materials that could be recovered and reused for other projects. | | | |
| Other: | Tenants and cleaning companies awareness | 0%, <25% | 0%, <25% | | |
| | In 2014 Befimmo, in cooperation with an external partner, launched an awareness campaign for tenants and their respective cleaning companies with a view to reducing the total amount of unsorted waste (= household waste) and thereby improve the recycling rate. This awareness-raising has led to a reduction of more than 50% in unsorted waste in relation to 2012, with an increase in the volume of paper of the order of 36% over the past two years. In 2014 and 2015, the percentage of recycled waste for the operational buildings which Befimmo collects itself was 63%. | | | | |
| | <input type="radio"/> No | | | 33% | |
| | <input type="radio"/> Not applicable | | | 0% | |

Environmental Fines & Penalties

20.0 Not scored

Environmental fines & penalties

Percentage of Peers

- Yes 0%
- No 100%

Monitoring & EMS

POINTS: 12/12
WEIGHT: 8.8%

Environmental Management System

21.1 POINTS: 1.5/1.5

Environmental Management System

Percentage of Peers



- [71%] Yes
Evidence provided [ACCEPTED]
Indicate where the relevant information can be found: http://www.befimmo.be/sites/default/files/csr_certification_iso_14001_1.pdf
- [29%] No

21.2 POINTS: 1.5/1.5

Independent review of the EMS

Percentage of Peers

- Yes 71%
- Evidence provided [ACCEPTED]

Percentage of Peers



| | | |
|----------------------------------|--|------------|
| <input checked="" type="radio"/> | [71%] Indicate where the relevant information can be found | |
| <input checked="" type="radio"/> | [43%] Externally certified by | |
| | • Lloyd's Register Quality Assurance Ltd | [ACCEPTED] |
| | using: ISO 14001 | [ACCEPTED] |
| <input type="radio"/> | [29%] Aligned with | |

No 0%

Not applicable 29%

Data Management System

22.0 POINTS: 4/4

Data Management System

Percentage of Peers

Yes 100%
Evidence provided [ACCEPTED]

DMS type

Percentage of Peers



| | | |
|----------------------------------|---|------------|
| <input checked="" type="radio"/> | [67%] External system | |
| | Name of the system: Thinkstep (ex. PE International - SoFi) | [ACCEPTED] |
| | • Thinkstep (ex. PE International - SoFi) | [ACCEPTED] |
| <input type="radio"/> | [19%] Bespoke internal system developed by a third party | |
| <input type="radio"/> | [14%] Developed internally | |

Aspects included

Energy consumption 100%

Percentage of portfolio covered



| | | |
|----------------------------------|------------------|--|
| <input checked="" type="radio"/> | [68%] ≥75, ≤100% | |
| <input type="radio"/> | [14%] ≥25%, <50% | |
| <input type="radio"/> | [14%] ≥50%, <75% | |
| <input type="radio"/> | [5%] 0%, <25% | |

GHG emissions/management 90%

Percentage of portfolio covered



- [59%] ≥75, ≤100%
- [14%] ≥25%, <50%
- [14%] ≥50%, <75%
- [9%] (no answer provided)
- [5%] 0%, <25%

Health and well-being 38%

Indoor environmental quality 33%

Resilience 24%

Waste streams/management 62%

Percentage of portfolio covered



- [36%] (no answer provided)
- [32%] ≥75, ≤100%
- [18%] ≥50%, <75%
- [9%] ≥25%, <50%
- [5%] 0%, <25%

Water 90%

Percentage of portfolio covered



- [50%] ≥75, ≤100%
- [23%] ≥50%, <75%
- [14%] ≥25%, <50%
- [9%] (no answer provided)
- [5%] 0%, <25%

Other 10%

Energy & Breeam certification

[ACCEPTED]

Percentage of portfolio covered



- [86%] (no answer provided)
- [5%] 0%, <25%
- [5%] ≥25%, <50%
- [5%] ≥75, ≤100%

No 0%

Monitoring Consumption

23.0 POINTS: 3/3

Monitoring energy consumption

Percentage of Peers

Yes 100% 
Whole portfolio covered: 95%


Monitoring type

Automatic meter readings 62% 
Percentage of the whole portfolio covered by floor area: 62%

Based on invoices 62% 
Percentage of the whole portfolio covered by floor area: 29%

Manual–visual readings 57% 
Percentage of the whole portfolio covered by floor area: 83%

Provided by the tenant 19% 
Percentage of the whole portfolio covered by floor area: 65%

Other 24% 
consumption data from the distribution operators (network) [ACCEPTED]
Percentage of the whole portfolio covered by floor area: 84%


No 0% 

Not applicable 0% 

24.0 POINTS: 2/2

Monitoring water consumption

Percentage of Peers

Yes 100% 
Whole portfolio covered: 93%

Monitoring type

Automatic meter readings 43% 
Percentage of the whole portfolio covered by floor area: 48%

Based on invoices 67% 

Manual–visual readings 57% 
Percentage of the whole portfolio covered by floor area: 83%

Provided by the tenant 14% 
Percentage of the whole portfolio covered by floor area: 33%

Other 14% 

No 0% 

Not applicable 0% 

Performance

Indicators

POINTS: 30/35

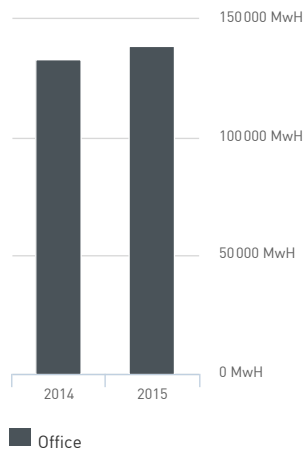
WEIGHT: 25.2%

Summary

Performance Highlights

Energy Consumption

POINTS: 14.9/17.5

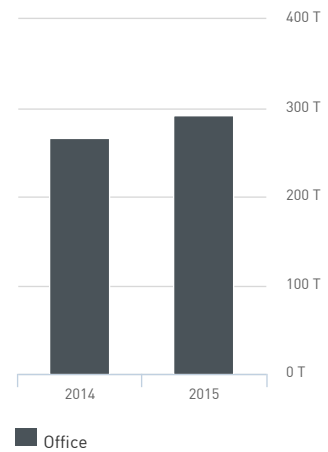


Externally **assured** by Deloitte.

[ACCEPTED]

GHG Emissions

POINTS: 3.8/5

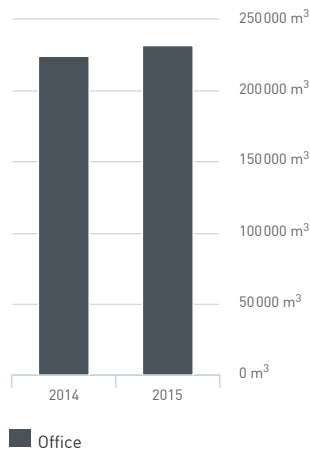


Externally **assured** by Deloitte.

[ACCEPTED]

Water Consumption

POINTS: 4.7/5

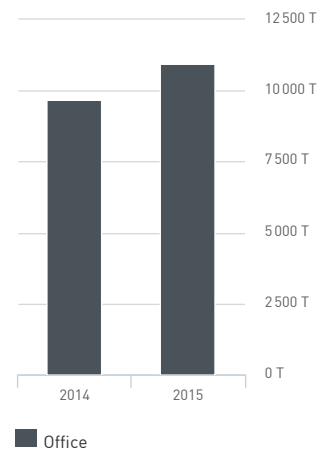


Externally **assured** by Deloitte.

[ACCEPTED]

Waste Management

POINTS: 3.6/4



Externally **assured** by Deloitte.

[ACCEPTED]

Impact reduction targets POINTS: 3/3

| | Type | Long-term target | Baseline year | End year | 2015 target | Portfolio coverage |
|---|-----------------|------------------|---------------|----------|-------------|--------------------|
| ⚡ Energy | Intensity-based | 9.0% | 2013 | 2016 | 6.0% | ≥50%, <75% |
| ☁ GHG | Absolute | 3.5% | 2015 | 2016 | 0.0% | ≥50%, <75% |
| 💧 Water | Like-for-like | 2.0% | 2014 | 2017 | 1.3% | ≥50%, <75% |
| 🗑 Waste | Like-for-like | 65.0% | 2015 | 2016 | 63.0% | ≥50%, <75% |
| 🔌 Energy consumption (Common electricity) | Intensity-based | 7.5% | 2013 | 2016 | 5.0% | ≥50%, <75% |

Performance

Indicators

POINTS: 30/35

WEIGHT: 25.2%

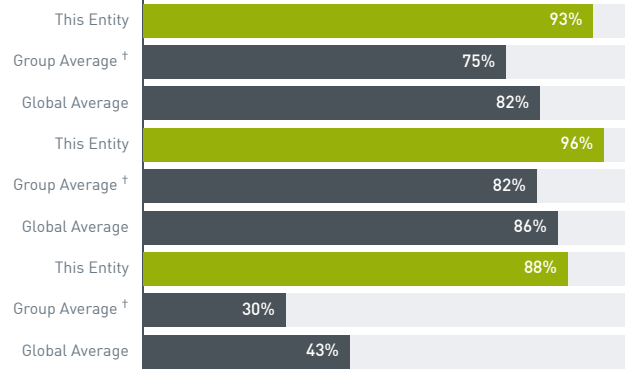
Office

Energy

Consumption

▼ Data Coverage POINTS: 8/8

Overall



† Comparison Group: Office / Europe
 Directly managed assets make up 65.5% of total assets for Befimmo SA.
 Indirectly managed assets make up 34.5% of total assets for Befimmo SA.
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 92% group, 58% global. Managed assets: 90% group, 57% global. Indirectly managed assets: 31% group, 18% global.

▼ Change in Like-for-like Energy Consumption between 2014-2015

POINTS: 0.7/3



Comparison Group: Office / Europe
 Directly managed assets make up 65.5% of total assets for Befimmo SA.
 Indirectly managed assets make up 34.5% of total assets for Befimmo SA.
 Average vacancy rate 2014: 15.72%.
 Average vacancy rate 2015: 15.37%.

● Impact of Change (Like-for-like)

Energy Consumption INCREASE

7 047 MWh



Equivalent of:

623 Homes

Notes on energy data



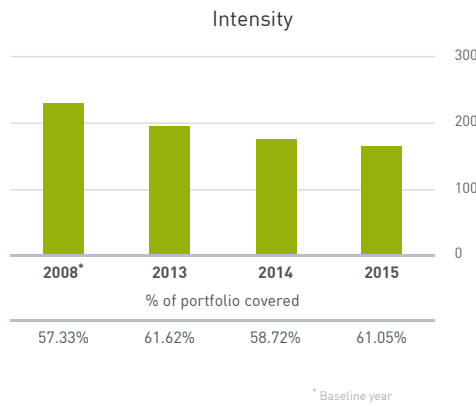
[A] Within the 100% private electricity consumption filled/included in "purchased by tenant", there is a minority of buildings with an energy contract purchased by the landlord.

[B] No data is collected (i) for private consumptions non communicated, (ii) for unknown and non-received meter readings and (iii) for non-received energy contract mandates

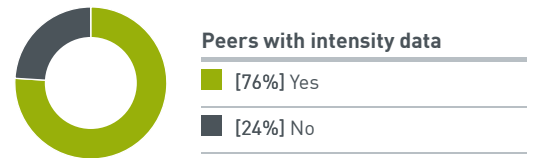
[C] The like-for-like calculation (at constant perimeter), expressed as a year-on-year percentage difference, helps to assess how an indicator changes over time.

Indeed, by excluding variations due to changes in perimeter (as a result of major renovations, acquisitions or sales within the reference period and also for buildings where the meter readings is not received), it is possible to analyze, compare and explain the results achieved in relation to the stated objectives. Note, however, that the like-for-like calculation does not take account of changes in the occupancy of the buildings. We would point out that the method of like-for-like calculation was changed for 2014 reporting (vs. 2013) to bring it into line with the EPRA Sustainability Reporting .

Energy Consumption Intensities POINTS: 1.8/2



Peers with intensity data



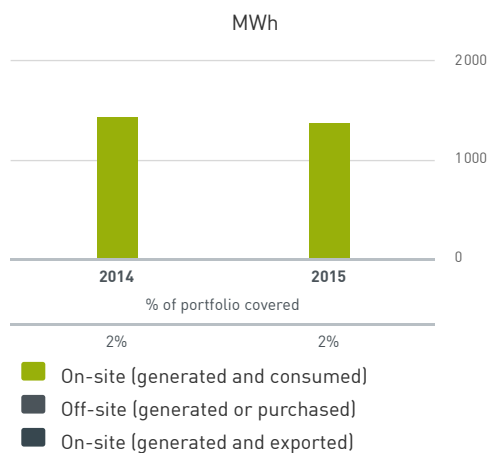
Comparison Group: Office / Europe

[FULL POINTS]

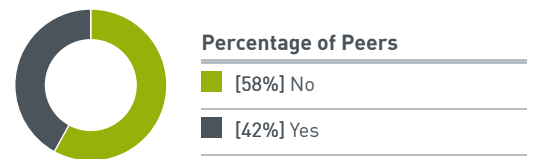
Energy intensity calculation method, underlying assumptions and use in operation

GG [A] Specific consumption or Intensity (kWh/m²) = Absolute consumption (gas & electricity) divided by the total surface (included in the perimeter). Consumption data for heating are normalized for the influence of the outdoor temperature using the 16.5/16.5 degree-day method. [B] Regarding specific energy consumption (gas + electricity), it is unfortunately impossible to consolidate data related to two different energy sources through two distinct portfolios with different perimeters. Our choice here is to present the specific energy consumption data concerning Directly Managed Assets and which represent the largest share (61%) of the assets in our portfolio. To ensure consistency in specific consumption and to ensure that it is properly representative, some buildings are excluded from the scope solely for the calculation of specific consumption: (i) buildings under construction and/or renovation; (ii) buildings other than offices (for 2015, this concerns only part of one building, that houses an indoor pool and fitness centre); (iii) buildings with incomplete consumption data; (iv) buildings with an average annual occupancy rate below 50% (calculated on the basis of the monthly occupancy history). In the few cases where consumption of common and private areas could not be obtained separately, a distribution of 40/60 between common areas and private areas firmed and retained for the years 2013 and 2015. [C] Those specific data help the Entity to analyse and compare the energy performances of its portfolio, in order to define new quantifiable and measurable targets.

Renewable Energy POINTS: 3/3



Peers with renewable energy data



Comparison Group: Office / Europe

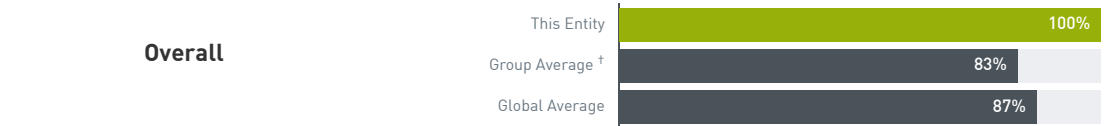
Performance Indicators

POINTS: 30/35
WEIGHT: 25.2%

Office GHG Emissions

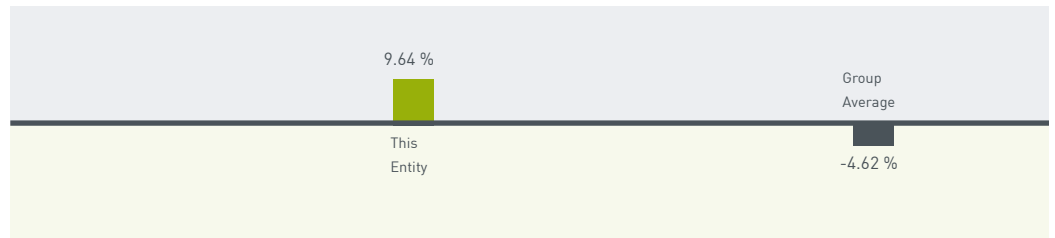
| | | | |
|---------|----------|-----------|-------------|
| Scope I | Scope II | Scope III | GHG Offsets |
| 291 T | N/A | N/A | N/A |

▼ Data Coverage POINTS: 2/2



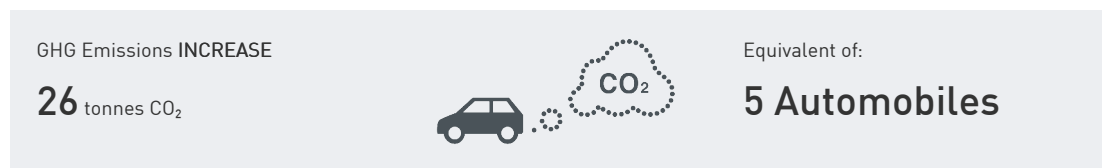
† Comparison Group: Office / Europe
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 87% group, 55% global.

▼ Change in Like-for-like GHG Emissions between 2014-2015 POINTS: 0/1



Comparison Group: Office / Europe
Directly managed assets make up 65.5% of total assets for Befimmo SA.
Indirectly managed assets make up 34.5% of total assets for Befimmo SA.

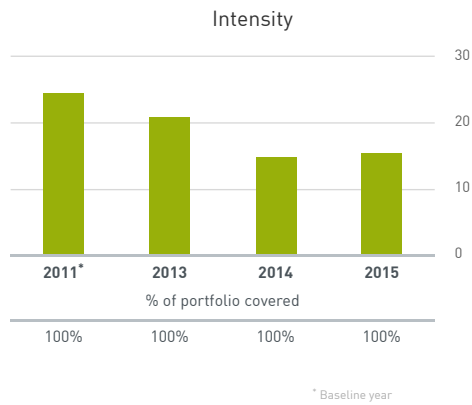
● Impact of Change (Like-for-like)



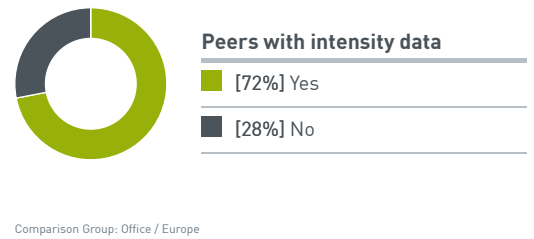
Notes on GHG data

Ⓔ [A]Befimmo applies the GHG Protocol. Please note that for scope 2 there are no CO₂ emissions due to the fact that Befimmo has a green electricity contract for its corporate surfaces. [B] The conversion factors needed to calculate CO₂e emissions were checked and updated following the GHG protocol and its recommendations. For calculating electricity-related emissions Befimmo use the factor provided by the International Energy Agency. Gas 188gCO₂/kwh, Green Electricity 0gCO₂/kwh (ADEME, Carbon balance), non green Electricity 196gCO₂/kwh, Fuel (heating oil boilers and Befimmo's cars use) 2,662kg CO₂/L,(ADEME, Carbon balance), Petrol (Befimmo's cars use) 2,425kg CO₂/L (ADEME, Carbon balance). [C] We can estimate that scope 1,2,3 uncertainly range is less than, or equal to 2%. [D] There is no exclusion. It's relevant to calculate the CO₂ emissions of waste but, at this stage, Befimmo collects the tones or/and volume of the waste for the Befimmo's buildings in-use as well as for the renovation projects but doesn't convert these data yet into CO₂ emissions as well for absolute emissions as for like-for-like calculation. However, Befimmo is studying this issue. [E] It's impossible to consolidate data related to 2 distinct portfolios with different perimeters. Our choice is to present the GHG Emissions of the Directly Managed Assets, which represent the largest share (61%) of the total assets in our portfolio. Befimmo is seeking its tenants and try to convince them to subscribe to green electricity supply contracts for their private parts. This awareness is a significant potential for reducing CO₂ emissions since 2013.

GHG Emission Intensities POINTS: 0.8/1



Peers with intensity data



[FULL POINTS]

GHG intensity calculation method, underlying assumptions and use in operation

GA [A] Specific consumption = Absolute CO2 emissions divided by the total surface (included in the perimeter). The units of intensity measurements are used CO2e/m². [B] Electricity consumption data for private areas obtained directly from information received from tenants with a utility-company meter and unspecified own supply contracts are counted as non-renewable power. Where the type of supply contract is known, only contracts specified as “100% green” are considered renewable, and a zero CO2e emission rate is applied. Abnormal consumption data (gas, electricity) discovered and possibly related to an occasional activity in the building, such as a major renovation, are removed from the reporting perimeter so as to avoid influencing the results and specific consumption/emission in particular. Any incomplete or partial consumption data obtained are systematically excluded from the perimeter of CO2e calculation. Buildings whose occupancy rate is less than 50% are also removed from the reporting perimeter. There is a decrease of the specific normalized (by degrees days) greenhouse gas emissions in 2015 (16.38kgCO2/m²) compared to 2014 (17.98kgCO2/m²) due (i) to the energy investments achieved in several buildings of Befimmo’s portfolio in order to improve the energy performance of the global Befimmo’s portfolio; (ii) more green electricity contracts for private areas. The increase of the specific non normalized greenhouse gas emissions in 2015 (15.66kgCO2/m²) compared to 2014 (15.04kgCO2/m²) is due to colder temperatures. [C] Those specific data help the Entity to analyse and compare the GHG emissions of its portfolio, in order to define new quantifiable and measurable targets.

Performance

Indicators

POINTS: 30/35

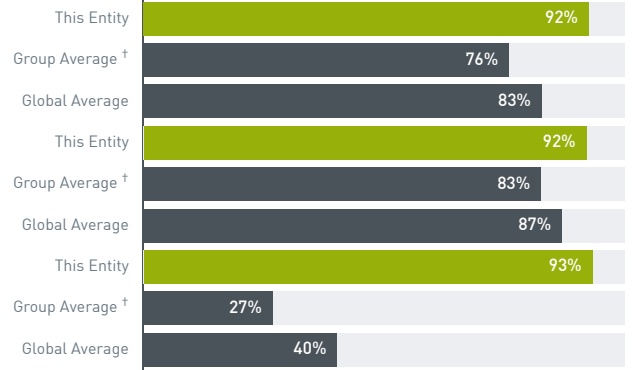
WEIGHT: 25.2%

Office

Water Use

▼ Data Coverage POINTS: 2/2

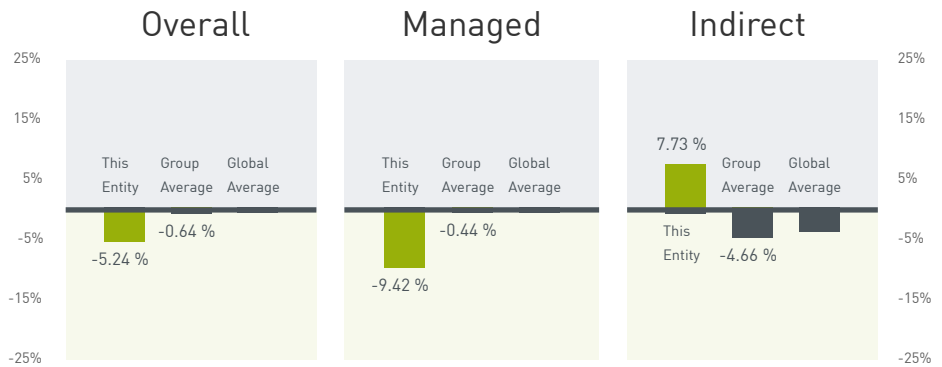
Overall



† Comparison Group: Office / Europe
 Directly managed assets make up 65.5% of total assets for Befimmo SA.
 Indirectly managed assets make up 34.5% of total assets for Befimmo SA.
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 88% group, 56% global. Managed assets: 87% group, 55% global. Indirectly managed assets: 27% group, 16% global.

▼ Change in Like-for-like Water Use between 2014-2015 POINTS: 0.7/1

POINTS: 0.7/1



Comparison Group: Office / Europe
 Directly managed assets make up 65.5% of total assets for Befimmo SA.
 Indirectly managed assets make up 34.5% of total assets for Befimmo SA.
 Average vacancy rate 2014: 15.72%.
 Average vacancy rate 2015: 15.37%.

● Impact of Change (Like-for-like)

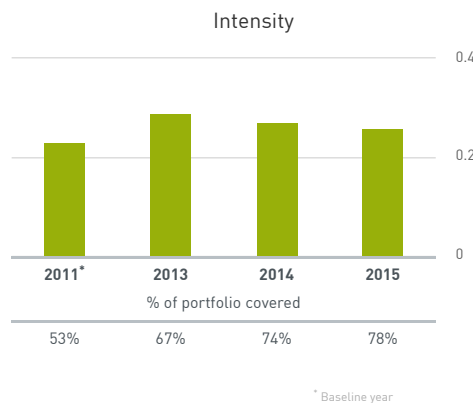
Water Use Reduction

-10 112 m³

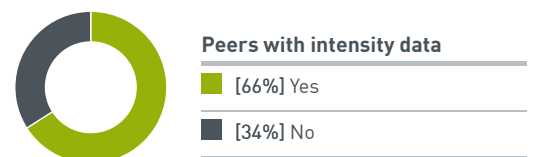
Equivalent of:

4 Olympic Swimming Pools

Water Use Intensities POINTS: 1/1



Peers with intensity data



Comparison Group: Office / Europe

[FULL POINTS]

Water intensity calculation method, underlying assumptions and use in operation



[A] Specific consumption or Intensity = Absolute water consumption divided by the total surface (included in the perimeter). The units of intensity measurements are used m³/m². [B] Abnormal water consumption discovered and possibly related to an occasional activity in the building, such as a major renovation, are removed from the reporting perimeter so as to avoid influencing the results and specific consumption in particular. Buildings for uses other than offices (for 2015, this concerns only part of one building, which houses an indoor pool/fitness centre) are also excluded; Any incomplete or partial consumption data obtained are systematically excluded from the perimeter of calculation. The area of a building used to calculate the specific water consumption is proportional to the average annual occupancy rate. An occupancy rate of 100% implies taking account of 100% of the area of the property when calculating the floor area. However, to cater for irreducible basic consumption, the minimum rate is deliberately restricted to 50%. [C] Those specific data help the entity to analyse and compare the water consumption of its portfolio, in order to define new quantifiable and measurable targets.

Performance

Indicators

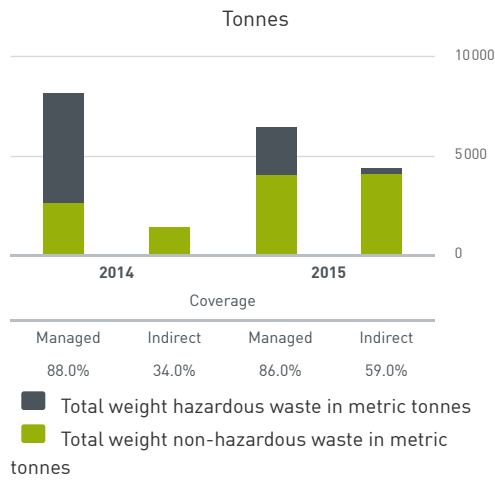
POINTS: 30/35
WEIGHT: 25.2%

Office

Waste

Management

Waste Management



Peers with data



Percentage of Peers

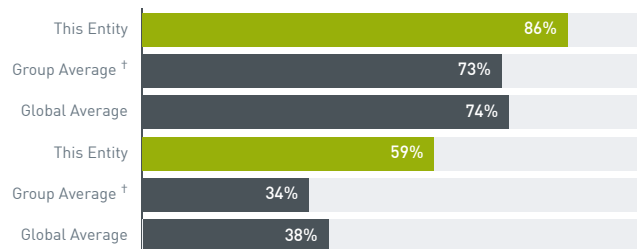
■ [67%] Yes
■ [33%] No

Comparison Group: Office / Europe

Data Coverage POINTS: 1.5/1.5

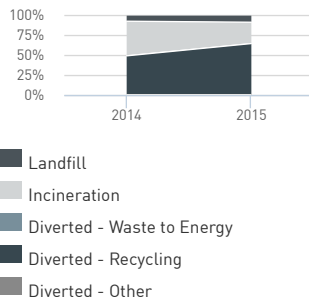
Managed

Indirect



† Comparison Group: Office / Europe
 Directly managed assets make up 65.5% of total assets for Befimmo SA.
 Indirectly managed assets make up 34.5% of total assets for Befimmo SA.
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 61% group, 43% global. Indirectly managed assets: 10% group, 8% global.

Waste Streams POINTS: 1.1/1.5



Peers with data



Percentage of Peers

■ [66%] Yes
■ [34%] No

Comparison Group: Office / Europe

Notes on waste data

[A] Building waste includes all waste related to building/renovation projects, 100% of which is reported. The waste associated with such projects has been systematically collected since 2013. The data given relate to the quantities of hazardous [waste that presents a specific hazard to humans or the environment. Types of hazardous waste are identified and listed in regional regulations.] and non-hazardous waste, all categories (paper and cardboard, plastic, glass, wood, earth, concrete, rubble, metals and other mixed waste). The amounts of waste are influenced by the number and characteristics of the renovation construction sites. The decrease of 57% in 2015 compared to 2014 of hazardous waste produced by the sites directly managed is mainly due to reduction in asbestos renovation projects. Some of the waste is also valued by incineration. **[B]** The most important limitation is collecting data from the Indirectly Managed Assets, especially for operational buildings.

Certifications & Energy Ratings

POINTS: 14/15
WEIGHT: 10.9%

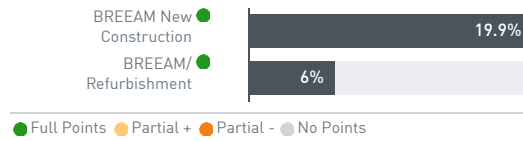
Office

30 POINTS: 10/10

Does the entity's portfolio include standing investments that obtained a green building certificate at the time of design and/or construction?

Green building certificates: time of construction

Coverage by Certification



Comparison Group: Average Coverage by Brand

| | |
|------------------------|------|
| BREEAM | 7.4% |
| LEED | 2.7% |
| NF HQE | 1.6% |
| DGNB | 0.3% |
| MINERGIE | 0.3% |
| greenproperty | 0.2% |
| Miljöbyggnad | 0.2% |
| Other | 0.1% |
| SGBC Green Building EU | 0.1% |
| SKA Rating | 0.1% |
| BEAM Plus | 0% |

Comparison: Office / Europe

Green building certificates: operational performance

Coverage by Certification



Comparison Group: Average Coverage by Brand

| | |
|------------------------|------|
| BREEAM | 5.9% |
| Other | 2.6% |
| NF HQE | 1.9% |
| LEED | 1% |
| SGBC Green Building EU | 0.3% |
| Miljöbyggnad | 0.2% |
| MINERGIE | 0.2% |
| greenproperty | 0.1% |
| Green Rating | 0.1% |
| SKA Rating | 0% |
| BOMA | 0% |

Comparison: Office / Europe

31 POINTS: 3.8/5 Improvement

Does the entity's portfolio include standing investments that obtained an energy rating?

Percentage of Peers



Specify the rating scheme used and the percentage of the portfolio rated (multiple answers possible).

| | |
|---|---------------------------|
| <input checked="" type="checkbox"/> EU EPC (Energy Performance Certificate) | 76% |
| This Entity | Peer Group Average |
| Percentage of portfolio covered by floor area: 79.79% | 84.55% |

| Country | % Coverage (within country) | Number of rated assets | Floor area weighted score | |
|------------|-----------------------------|------------------------|---------------------------|------|
| | | | 2014 | 2015 |
| Luxembourg | 100 | 1 | 778 | 778 |
| Belgium | 66 | 56 | 221 | 221 |

| | | |
|--|-----|---------------------------------|
| <input type="checkbox"/> NABERS Energy | 0% | <div style="width: 0%;"></div> |
| <input type="checkbox"/> ENERGY STAR | 10% | <div style="width: 10%;"></div> |
| <input type="checkbox"/> Government energy efficiency benchmarking | 5% | <div style="width: 5%;"></div> |
| This Entity Peer Group Average Percentage of portfolio covered by floor area: 0.0% 20.8% | | |
| <input type="checkbox"/> Other | 5% | <div style="width: 5%;"></div> |
| Specify name: | | |
| This Entity Peer Group Average Percentage of portfolio covered by floor area: 0% 100.0% | | |
| <input type="radio"/> No | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> Not applicable | 0% | <div style="width: 0%;"></div> |

Stakeholder Engagement
POINTS: 21/34
WEIGHT: 24.5%
Employees

32 POINTS: 1.1/2

Procedures to implement employee policies

Percentage of Peers

| | | |
|---|-----|---------------------------------|
| <input checked="" type="radio"/> Yes | 95% | <div style="width: 95%;"></div> |
| Evidence provided [PARTIALLY ACCEPTED] | | |

Procedures in place

| | | |
|--|-----|---------------------------------|
| <input checked="" type="checkbox"/> Annual performance and career review | 90% | <div style="width: 90%;"></div> |
| <input type="checkbox"/> Anonymous web forum/hotlines | 38% | <div style="width: 38%;"></div> |
| <input checked="" type="checkbox"/> Availability of a compliance officer | 57% | <div style="width: 57%;"></div> |
| <input checked="" type="checkbox"/> Regular updates/training | 71% | <div style="width: 71%;"></div> |
| <input type="checkbox"/> Other | 5% | <div style="width: 5%;"></div> |
| <input type="radio"/> No | 5% | <div style="width: 5%;"></div> |

33 POINTS: 2/2 Improvement

Employee training

Percentage of Peers

| | | |
|---|------|----------------------------------|
| <input checked="" type="radio"/> Yes | 100% | <div style="width: 100%;"></div> |
| Percentage of employees who received General training: 100% | | |
| Percentage of employees who received sustainability-specific training: 100% | | |

Training topics on environmental issues

| | | |
|--|-----|---------------------------------|
| <input type="checkbox"/> Contamination | 24% | <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> Greenhouse gas emissions | 52% | <div style="width: 52%;"></div> |
| <input checked="" type="checkbox"/> Energy | 90% | <div style="width: 90%;"></div> |

| | | |
|--|-----|--|
| <input type="checkbox"/> Natural hazards | 24% | |
| <input type="checkbox"/> Regulatory standards | 57% | |
| <input checked="" type="checkbox"/> Supply chain environmental impacts | 24% | |
| <input checked="" type="checkbox"/> Waste | 62% | |
| <input checked="" type="checkbox"/> Water | 52% | |
| <input type="checkbox"/> Other | 10% | |

Training on social issues

| | | |
|---|-----|--|
| <input type="checkbox"/> Customer/tenant health, safety and well-being | 48% | |
| <input checked="" type="checkbox"/> Community health, safety and well-being | 14% | |
| <input type="checkbox"/> Community social and economic impacts | 29% | |
| <input type="checkbox"/> Supply chain health, safety and well-being | 24% | |
| <input checked="" type="checkbox"/> Workplace health, safety and well-being | 71% | |
| <input type="checkbox"/> Other | 0% | |
| <input type="radio"/> No | 0% | |

34.1 POINTS: 1/1.5

Employee satisfaction survey

Percentage of Peers

| | | |
|--------------------------------------|------------|--|
| <input checked="" type="radio"/> Yes | 76% | |
| Evidence provided | [ACCEPTED] | |

Survey conducted

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Internally | 19% | |
| Percentage of employees covered: 100% | | |
| Survey response rate: 91% | | |
| <input type="checkbox"/> By an independent third party | 62% | |
| <input type="radio"/> No | 24% | |

34.2 POINTS: 1/1

Program to improve employee satisfaction

Percentage of Peers

| | | |
|--------------------------------------|-----|--|
| <input checked="" type="radio"/> Yes | 76% | |
|--------------------------------------|-----|--|

Program elements

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Development of action plan | 67% | |
| <input checked="" type="checkbox"/> Feedback sessions with Senior Management Team | 62% | |
| <input checked="" type="checkbox"/> | | |

| | | | |
|-------------------------------------|---|-----|--|
| <input type="checkbox"/> | Feedback sessions with separate teams/departments | 48% | |
| <input checked="" type="checkbox"/> | Focus groups | 33% | |
| <input type="checkbox"/> | Other | 14% | |
| <input type="radio"/> | No | 5% | |
| <input type="radio"/> | Not applicable | 19% | |

Health & Safety

35.1 POINTS: 0.4/1

Health and safety checks

Percentage of Peers

| | | | |
|----------------------------------|-----|-----|--|
| <input checked="" type="radio"/> | Yes | 86% | |
|----------------------------------|-----|-----|--|

Health check type

| | | | |
|-------------------------------------|--|-----|--|
| <input type="checkbox"/> | Employee surveys on health and well-being | 48% | |
| <input checked="" type="checkbox"/> | Physical and mental health checks percentage of employees: 21% | 76% | |
| <input checked="" type="checkbox"/> | Work station and/or workplace checks percentage of employees: 44% | 71% | |
| <input type="checkbox"/> | Other | 10% | |
| <input type="radio"/> | No | 14% | |
| <input type="radio"/> | Not applicable | 0% | |

35.2 POINTS: 0.5/0.5

Employee health and safety indicators


Percentage of Peers

| | | | |
|----------------------------------|-----|-----|--|
| <input checked="" type="radio"/> | Yes | 95% | |
|----------------------------------|-----|-----|--|

Indicator type

| | | | |
|-------------------------------------|--|-----|----------------|
| <input checked="" type="checkbox"/> | Absentee rate 0.0254 | 86% | |
| <input checked="" type="checkbox"/> | Lost day rate 0 | 52% | |
| <input checked="" type="checkbox"/> | Other metric Part-time employment Rate of other metric: 0.08 | 19% | [NOT ACCEPTED] |

Explain the employee occupational health and safety indicators calculation method (maximum 250 words)

 Absenteeism rate: ratio of the number of hours of short-term sickness (<30 days) to the total hours worked.

[FULL POINTS]

Lost day rate: ratio of the number of hours lost due to occupational injury to the total number of hours scheduled to be worked by the workforce.

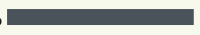
No 5% 

Tenants/Occupiers

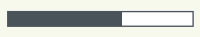
36 POINTS: 2.1/4  Improvement

Tenant engagement program

Percentage of Peers

Yes 100% 

Issues included

Building/asset communication 62% 

Percentage of portfolio covered



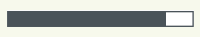
[36%] ≥75, ≤100%

[36%] (no answer provided)

[14%] ≥50%, <75%

[9%] ≥25%, <50%

[5%] 0%, <25%

Provide tenants with feedback on energy/water consumption and waste 86% 

Percentage of portfolio covered



[36%] ≥75, ≤100%


[18%] ≥25%, <50%

[18%] ≥50%, <75%

[14%] 0%, <25%

[14%] (no answer provided)

Social media/online platform 57% 

Tenant engagement meetings 76% 

Percentage of portfolio covered



- [27%] ≥75, ≤100%
- [23%] (no answer provided)
- [18%] 0%, <25%
- [18%] ≥50%, <75%
- [14%] ≥25%, <50%

Tenant events focused on increasing sustainability awareness

62%

Percentage of portfolio covered



- [45%] 0%, <25%
- [36%] (no answer provided)
- [9%] ≥75, ≤100%
- [5%] ≥25%, <50%
- [5%] ≥50%, <75%

Tenant sustainability guide

71%

Percentage of portfolio covered



- [27%] (no answer provided)
- [27%] ≥75, ≤100%
- [23%] 0%, <25%
- [18%] ≥50%, <75%
- [5%] ≥25%, <50%

Tenant sustainability training

19%

Other

19%

No

0%

37.1 POINTS: 2/3

Tenant satisfaction survey

Percentage of Peers

Yes

86%

Evidence provided

[ACCEPTED]

Survey conducted

Internally

33%

Percentage of tenants covered: 100%

Survey response rate: 65%

By an independent third party

52%

No

14%

Not applicable

0%

Tenant satisfaction survey results

Percentage of Peers

| | | |
|--------------------------------------|-----|--|
| <input checked="" type="radio"/> Yes | 86% | |
|--------------------------------------|-----|--|

Program elements

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> Development of an asset-specific action plan | 52% | |
| <input checked="" type="checkbox"/> Feedback sessions with asset/property managers | 71% | |
| <input checked="" type="checkbox"/> Feedback sessions with individual tenants | 67% | |
| <input type="checkbox"/> Other | 19% | |

Tenant satisfaction improvement program

Befimmo attaches great importance to the occupants and users of its property portfolio. It endeavours to retain its tenants by providing quality spaces that are easily accessible, with good environmental management and affordable. Befimmo has a team of motivated professionals (commercial and technical staff, managers, etc.), reporting to the Chief Operating Officer (COO), whose goal is to improve the quality of "customer service". Indeed, tenants' satisfaction, the dialogue between the landlord and tenant and their security and health are priorities for Befimmo and are essential in the eyes of all its stakeholders. Befimmo intends to invite its tenants to take part in its approach to achieve more sustainable development, and to that end proposes to organise biannual meetings between tenants, the Property Management 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. An Environmental Cooperation Agreement and a Building User Guide (BUG) will be systematically offered to new tenants as well as to existing ones. Furthermore, the integration of the Property Management (May 2013) business has made Befimmo the tenant's day-to-day contact point, and it therefore has more room to manoeuvre in raising its customers' awareness of these environmental issues.

| | | |
|--------------------------------------|-----|--|
| <input type="radio"/> No | 0% | |
| <input type="radio"/> Not applicable | 14% | |

Fit-out and refurbishment program

Percentage of Peers

| | | |
|--------------------------------------|-----|--|
| <input checked="" type="radio"/> Yes | 90% | |
|--------------------------------------|-----|--|

Topics included

| | | |
|---|-----|--|
| <input type="checkbox"/> Fit-out and refurbishment assistance for meeting the minimum fit-out standards | 52% | |
| <input type="checkbox"/> Minimum fit-out standards are prescribed | 57% | |
| <input type="checkbox"/> Procurement assistance for tenants | 29% | |
| <input checked="" type="checkbox"/> Tenant fit-out guides | 71% | |

Percentage of portfolio covered



| |
|--|
| <input type="radio"/> [27%] (no answer provided) |
| <input checked="" type="radio"/> [27%] 0%, <25% |
| <input type="radio"/> [23%] ≥75, ≤100% |
| <input type="radio"/> [14%] ≥50%, <75% |
| <input type="radio"/> [9%] ≥25%, <50% |

| | | |
|--------------------------------------|-----|--|
| <input type="radio"/> Other | 5% | |
| <input type="radio"/> No | 10% | |
| <input type="radio"/> Not applicable | 0% | |

39.1 POINTS: 2.5/3 Improvement

| Sustainability lease clauses | Percentage of Peers |
|--|---------------------|
| <input checked="" type="radio"/> Yes Evidence provided [PARTIALLY ACCEPTED] | 86% |


Topics included

| | | |
|--|-----|--|
| <input type="radio"/> Ability for the landlord to prioritize sustainability requirements over minimizing costs of improvements and adjustments | 38% | |
| <input checked="" type="radio"/> Access to the premises to monitor compliance with best practice lease clauses | 24% | |
| <input checked="" type="radio"/> Cooperation on procurement of sustainable goods and services | 19% | |
| <input type="radio"/> Cost-recovery clause for energy-efficiency-related capital improvements | 24% | |
| <input checked="" type="radio"/> Energy-efficient and/or environmentally responsible specifications for tenant works | 57% | |
| <input checked="" type="radio"/> Information sharing relevant to green building certificates | 67% | |
| <input type="radio"/> Legal obligations regarding the correctness of landlord/tenant information required for mandatory energy rating schemes | 48% | |
| <input type="radio"/> Prioritization of sustainability requirements over cost minimization | 38% | |
| <input type="radio"/> Legal obligations for landlord/tenant information for mandatory energy rating schemes | 33% | |
| <input checked="" type="radio"/> Prioritization of sustainability requirements over cost minimization | 43% | |
| <input type="radio"/> Legal obligations for landlord/tenant information for mandatory energy rating schemes | 81% | |
| <input type="radio"/> Other | 10% | |
| <input type="radio"/> No | 14% | |
| <input type="radio"/> Not applicable | 0% | |

39.2 Not scored

| Monitoring of compliance with sustainability lease clauses | Percentage of Peers |
|--|---------------------|
| <input checked="" type="radio"/> Yes | 48% |

Monitoring compliance process

 Befimmo proposes its tenants an environmental cooperation agreement related to each lease. After visiting private spaces, the Environmental Technical Team (ETT) suggests measures to the occupants for improving environmental performance of their private installations in line with the BREEAM standards followed by Befimmo. On the basis of a detailed analysis of private consumption and internal benchmarking, the ETT also suggests measures for cutting energy consumption and waste production. It also offers support, a telemonitoring and detailed reporting of environmental data for the rented premises. The environmental cooperation agreement is routinely offered to new tenants and to all existing tenants on a gradual basis. In 2015, Befimmo offered an environmental cooperation agreement for five buildings occupied by three major tenants. In 2016, Befimmo plans to meet, dialogue with and educate many tenants through the environmental cooperation agreement. It also plans to measure the positive impact of the process by inventorying savings and improvements brought about through close cooperation with tenants. It will continue to approach a number of existing tenants with the highest private electricity consumption and offer to help them reduce it. Meanwhile it will offer its cooperation and services systematically to all new tenants from 2016.

| | | |
|--------------------------------------|-----|--|
| <input type="radio"/> No | 38% | |
| <input type="radio"/> Not applicable | 14% | |

Supply Chain

40 POINTS: 3/3

| Sustainability-specific requirements in procurement | Percentage of Peers |
|---|---------------------|
| <input checked="" type="radio"/> Yes Evidence provided | 95% [ACCEPTED] |

Requirements apply to

| | | |
|--|-----|--|
| <input checked="" type="checkbox"/> External contractors | 76% | |
| <input checked="" type="checkbox"/> External property/asset managers | 38% | |
| <input checked="" type="checkbox"/> External service providers | 81% | |
| <input checked="" type="checkbox"/> External suppliers | 62% | |
| <input type="checkbox"/> Other | 10% | |

Topics included

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Business ethics | 67% | |
| <input checked="" type="checkbox"/> Environmental process standards | 71% | |
| <input checked="" type="checkbox"/> Environmental product standards | 57% | |
| <input checked="" type="checkbox"/> Human rights | 71% | |
| <input checked="" type="checkbox"/> Human health-based product standards | 33% | |
| <input type="checkbox"/> Occupational health and safety | 62% | |
| <input type="checkbox"/> Sustainability-specific requirements for sub-contractors | 52% | |

| | | |
|--------------------------------------|----|--|
| <input type="radio"/> Other | 5% | |
| <input type="radio"/> No | 5% | |
| <input type="radio"/> Not applicable | 0% | |

41.1 POINTS: 2/2

| Monitoring external property/asset managers | Percentage of Peers |
|--|---------------------|
| <input checked="" type="radio"/> Yes | 52% |
| Topics included | |
| <input checked="" type="checkbox"/> Checks performed by independent third party <ul style="list-style-type: none"> • LRQA <p style="text-align: right;">[ACCEPTED]</p> | 10% |
| <input type="checkbox"/> Property/asset manager self-assessments | 29% |
| <input checked="" type="checkbox"/> Property/asset manager sustainability training | 14% |
| <input checked="" type="checkbox"/> Regular meetings and/or checks performed by the organization's employees | 52% |
| <input checked="" type="checkbox"/> Require external property/asset managers' alignment with a professional standard ISO 14001 <p style="text-align: right;">[ACCEPTED]</p> | 5% |
| <input type="checkbox"/> Other | 19% |
| <input type="radio"/> No | 10% |
| <input type="radio"/> No, all property/asset management is undertaken internally | 38% |

41.2 POINTS: 2/2

| Monitoring direct external suppliers and/or service providers | Percentage of Peers |
|---|---------------------|
| <input checked="" type="radio"/> Yes | 76% |
| All methods used | |
| <input checked="" type="checkbox"/> Checks performed by independent third party <ul style="list-style-type: none"> • ABV Environnement <p style="text-align: right;">[ACCEPTED]</p> | 14% |
| <input checked="" type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers | 19% |
| <input checked="" type="checkbox"/> Regular meetings and/or checks performed by the organization's employees | 52% |
| <input type="checkbox"/> Require supplier/service providers' alignment with a professional standard | 19% |
| <input type="checkbox"/> Supplier/service provider self-assessments | 19% |
| <input checked="" type="checkbox"/> Supplier/service provider sustainability training | 5% |

| | | |
|--------------------------------------|-----|--|
| <input type="radio"/> Other | 29% | |
| <input type="radio"/> No | 10% | |
| <input type="radio"/> Not applicable | 14% | |

Community

42.1 POINTS: 0/3

| Community engagement program | Percentage of Peers |
|-------------------------------------|---------------------|
| <input type="radio"/> Yes | 95% |
| <input checked="" type="radio"/> No | 5% |

42.2 POINTS: 0/1.5

| Monitoring impact on community | Percentage of Peers |
|---|---------------------|
| <input type="radio"/> Yes | 67% |
| <input type="radio"/> No | 29% |
| <input checked="" type="radio"/> Not applicable | 5% |

New Construction & Major Renovations

Renovations

POINTS: 23/37
WEIGHT: 0%

Sustainability Requirements

NC 1 POINTS: 0.8/1

| Sustainability strategy | Percentage of Peers |
|---|---------------------|
| <input checked="" type="radio"/> Yes | 67% |
| Elements addressed in the strategy | |
| <input type="radio"/> Biodiversity and habitat | 38% |
| <input checked="" type="checkbox"/> Climate/climate change adaptation | 29% |
| <input checked="" type="checkbox"/> Energy consumption/management | 62% |
| <input type="radio"/> Environmental attributes of building materials | 57% |
| <input checked="" type="checkbox"/> GHG emissions/management | 57% |
| <input type="radio"/> Human health, safety and well-being | 48% |
| <input type="radio"/> Location and transportation | 48% |
| <input checked="" type="checkbox"/> Resilience | 24% |

| | | |
|--|-----|---------------------------------|
| <input checked="" type="checkbox"/> Supply chain | 29% | <div style="width: 29%;"></div> |
| <input checked="" type="checkbox"/> Water consumption/management | 62% | <div style="width: 62%;"></div> |
| <input checked="" type="checkbox"/> Waste management | 57% | <div style="width: 57%;"></div> |
| <input type="checkbox"/> Other | 14% | <div style="width: 14%;"></div> |

Strategy is

| | | |
|---|-----|---------------------------------|
| <input checked="" type="radio"/> Publicly available | 48% | <div style="width: 48%;"></div> |
|---|-----|---------------------------------|

Percentage of Peers



[52%] (no answer provided)

[48%] [Online](#) [PARTIALLY ACCEPTED]

Publicly available strategy

GB Over the years, Befimmo has put together a technical team to manage the construction of [PARTIAL POINTS] new buildings and the renovation of existing buildings for its rental customers. This strategy of ongoing renovation and building goes hand-in-hand with a proactive environmental policy. 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. Befimmo has wasted no opportunity to demonstrate the efforts it has been making in recent years: (1) its Environmental Management System has been ISO14001 certified since 2010 (recertified in 2013), (2) it uses several recognised tools such as the BREEAM certifications, (3) in 2011 it adopted short, medium and long-term quantitative targets that can be measured objectively year by year - those targets were revised in 2013, and (4) it identifies sustainable and climate change risks & opportunities. Befimmo is interested in real-estate projects in line with its Social Responsibility policy and in a process of continuous improvement. When considering acquisition projects it also reviews and analyses energy efficiency, aspects related to soil pollution and the presence of hazardous substances, together with aspects related to mobility, such as location, accessibility, proximity to public transport, etc.

| | | |
|--|-----|---------------------------------|
| <input type="radio"/> Not publicly available | 19% | <div style="width: 19%;"></div> |
| <input type="radio"/> No | 0% | <div style="width: 0%;"></div> |

NC 2 POINTS: 2/3 [Improvement](#)

Sustainable site criteria

Percentage of Peers

| | | |
|--------------------------------------|------------|---------------------------------|
| <input checked="" type="radio"/> Yes | 52% | <div style="width: 52%;"></div> |
| Evidence provided | [ACCEPTED] | |

Topics included

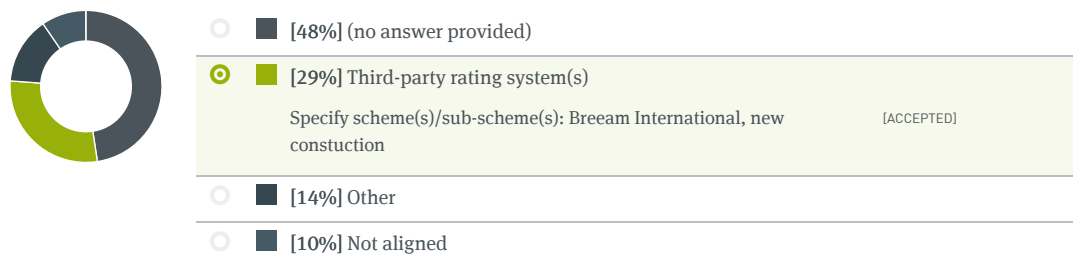
| | | |
|---|-----|---------------------------------|
| <input checked="" type="checkbox"/> Connect to multi-modal transit networks | 43% | <div style="width: 43%;"></div> |
| <input checked="" type="checkbox"/> Locate projects within existing developed areas | 43% | <div style="width: 43%;"></div> |
| <input type="checkbox"/> Protect, restore, and conserve farmland | 10% | <div style="width: 10%;"></div> |
| <input type="checkbox"/> Protect, restore, and conserve floodplain functions | 24% | <div style="width: 24%;"></div> |

| | | | |
|-------------------------------------|---|-----|---------------------------------|
| <input type="checkbox"/> | Protect, restore, and conserve aquatic ecosystems | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> | Protect, restore, and conserve habitats for threatened and endangered species | 24% | <div style="width: 24%;"></div> |
| <input type="checkbox"/> | Redevelop brownfield sites | 43% | <div style="width: 43%;"></div> |
| <input checked="" type="checkbox"/> | Other contaminated land | 5% | <div style="width: 5%;"></div> |

[ACCEPTED]

Third-party alignment of criteria

Percentage of Peers



Requirements for sustainable site criteria

| | | | |
|-------------------------------------|---|-----|---------------------------------|
| <input type="checkbox"/> | Meet local requirements | 10% | <div style="width: 10%;"></div> |
| <input checked="" type="checkbox"/> | Meet above-code standards for some projects | 0% | <div style="width: 0%;"></div> |

Description of the standard

Investment criteria - Befimmo is interested in real-estate projects that meet the standard investment criteria such as quality, critical mass, flexibility, the rental situation and the potential for value creation. However, in line with its Social Responsibility policy and in a process of continuous improvement, when considering acquisition projects it also reviews and analyses energy efficiency, aspects related to soil pollution and the presence of hazardous substances, together with aspects related to mobility, such as location, accessibility, proximity to public transport, etc.

| | | | |
|--------------------------|--|-----|---------------------------------|
| <input type="checkbox"/> | Meet above-code standards for all projects | 19% | <div style="width: 19%;"></div> |
| <input type="checkbox"/> | Meet national or global leadership standards for some projects | 10% | <div style="width: 10%;"></div> |
| <input type="checkbox"/> | Meet national or global leadership standards for all projects | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> | No | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> | Not applicable | 0% | <div style="width: 0%;"></div> |

NC 3 POINTS: 1.5/1.5

Sustainable site design/development requirements

Percentage of Peers

| | | | |
|-------------------------------------|--------------------------|-----|---------------------------------|
| <input checked="" type="checkbox"/> | Yes Evidence provided | 62% | <div style="width: 62%;"></div> |
|-------------------------------------|--------------------------|-----|---------------------------------|

[ACCEPTED]

Topics included

| | | | |
|-------------------------------------|---|-----|---------------------------------|
| <input checked="" type="checkbox"/> | Manage waste by diverting construction and demolition materials from disposal | 57% | <div style="width: 57%;"></div> |
|-------------------------------------|---|-----|---------------------------------|

| | | | |
|-------------------------------------|--|------------|---------------------------------|
| <input type="checkbox"/> | Manage waste by diverting reusable vegetation, rocks, and soil from disposal | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | Protect air quality during construction | 52% | <div style="width: 52%;"></div> |
| <input checked="" type="checkbox"/> | Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants | 43% | <div style="width: 43%;"></div> |
| <input checked="" type="checkbox"/> | Protect and restore habitat and soils disturbed during construction and/or during previous development | 38% | <div style="width: 38%;"></div> |
| <input checked="" type="checkbox"/> | Other | 19% | <div style="width: 19%;"></div> |
| | Communicate and verify sustainable construction practices / Control and retain construction pollutants | [ACCEPTED] | |

Third-party alignment of criteria

Percentage of Peers



[38%] (no answer provided)

[29%] Third-party rating system(s)

Specify scheme(s)/sub-scheme(s): Breeam International new construction [ACCEPTED]

[14%] Other

[10%] Third-party guidelines

[10%] Not aligned

Requirements for site design/development criteria

| | | | |
|----------------------------------|--|-----|---------------------------------|
| <input checked="" type="radio"/> | Meet local requirements | 19% | <div style="width: 19%;"></div> |
| <input type="radio"/> | Meet above-code standards for some projects | 5% | <div style="width: 5%;"></div> |
| <input type="radio"/> | Meet above-code standards for all projects | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> | Meet national or global leadership standards for some projects | 10% | <div style="width: 10%;"></div> |
| <input type="radio"/> | Meet national or global leadership standards for all projects | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> | No | 5% | <div style="width: 5%;"></div> |

Materials & Certifications

NC 4 POINTS: 1/2.5



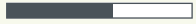









Building materials attributes

Percentage of Peers

| | | | |
|----------------------------------|-------------------|------------|---------------------------------|
| <input checked="" type="radio"/> | Yes | 62% | <div style="width: 62%;"></div> |
| | Evidence provided | [ACCEPTED] | |



Topics included

| | | | |
|--------------------------|---|-----|---------------------------------|
| <input type="checkbox"/> | Formal adoption of a policy regarding health attributes and performance of building materials | 33% | <div style="width: 33%;"></div> |
|--------------------------|---|-----|---------------------------------|

| | | | |
|-------------------------------------|---|------------|---|
| <input type="checkbox"/> | Formal adoption of a policy regarding the environmental attributes and performance of building materials | 33% |  |
| <input type="checkbox"/> | Requirement for information (disclosure) about building product environmental and health attributes, including requirements for (multiple answers possible) | 24% |  |
| <input checked="" type="checkbox"/> | Building product specification, including (multiple answers possible) | 57% |  |
| <input checked="" type="checkbox"/> | Preferential specification and purchasing of materials that disclose environmental impacts | 43% |  |
| <input checked="" type="checkbox"/> | Preferential specification and purchasing of materials that disclose potential health hazards | 43% |  |
| <input checked="" type="checkbox"/> | “Red list” of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts | 24% |  |
| <input type="checkbox"/> | Specification of locally extracted or recovered materials | 14% |  |
| <input type="checkbox"/> | Specification and purchasing of rapidly renewable materials, low embodied carbon materials, and recycled content materials | 24% |  |
| <input type="checkbox"/> | Specification and purchasing materials that can easily be recycled | 33% |  |
| <input checked="" type="checkbox"/> | Specification and purchasing of third-party certified wood-based materials and products | 38% |  |
| | Types of third-party certification used:: FSC or PEFC certified wood | [ACCEPTED] | |
| <input type="checkbox"/> | Specification and purchasing of low-emitting materials | 29% |  |
| <input type="checkbox"/> | Other | 0% |  |

Process to ensure compliance

 Actually suppliers and contractors must abide by sustainable procurement procedures and the minimum technical criteria that Befimmo has devised following the Breeam requirements, to demonstrate the measures they are taking to reduce and/or manage environmental risks. Befimmo is aware that a significant part of its environmental and also societal impact lies upstream in its value chain, with its suppliers. Its responsibility therefore extends beyond its own business and it must educate and inspire all of its stakeholders to achieve its qualitative and quantitative objectives as far as possible. Accordingly, in the second half of 2015 Befimmo embarked on a comprehensive analysis of its value chain in order to make its procurement system more structured and professional, to assess its suppliers and integrate environmental and social criteria into its “core” and “corporate” procurement. This study, is structured in several stages: 1) Individual analysis of the various categories of products and services, 2) Preparation of a matrix, notably the Kraljic matrix, to position each procurement category on two axes: (i) risk, assessed according to the position of the buyer in relation to its suppliers (negotiation, availability, substitutes) and criticality of the product/service, and (ii) spendlevel of the product/service (proportion of the category in Befimmo’s total spending). 3) Analysis of the various components of the products/services, and development of sustainable procurement criteria (for the relevant procurement categories). Objective : Continue this analysis process begun in 2015 and complete it by the end of 2016.

| | | | |
|-----------------------|----------------|----|---|
| <input type="radio"/> | No | 5% |  |
| <input type="radio"/> | Not applicable | 0% |  |

NC 5.1 POINTS: 1.5/2


Use of green building standards

Percentage of Peers

Yes 57% 

Topics included

The entity requires projects to align with requirements of a third-party green building rating system but does not require certification 0% 

The entity requires projects to achieve certification with a green building rating system 33% 

Level of certification: green building rating systems: include all that apply: Breeam International New construction and fit out [FULL POINTS]

Percentage of portfolio covered



[64%] (no answer provided)

[27%] ≥75, ≤100%

[5%] 0%, <25%

[5%] ≥25%, <50%

The entity requires projects to achieve a specific level of certification 43% 

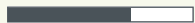
No 10% 

Not applicable 0% 

NC 5.2 POINTS: 2.5/5

Building certificates for construction/renovation

Percentage of Peers

Yes 67% 

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

Projects in progress at the end of reporting period


| Scheme name/sub-scheme name | Level of certification | % portfolio covered by floor area | Number of certified projects |
|-----------------------------|------------------------|-----------------------------------|------------------------------|
| NC 5.2 (continued) | | | |
| BREEAM New Construction | Very good/ Good | 13.34 | 2 |

Projects completed during the reporting period

| Scheme name/sub-scheme name | Level of certification | % portfolio covered by floor area | Number of certified projects |
|-----------------------------|------------------------|-----------------------------------|------------------------------|
| NC 5.2 (continued) | | | |
| BREEAM New Construction | Excellent /very good | 86.66 | 2 |

No 0% 



Not applicable 0% 

| Energy efficiency | | Percentage of Peers |
|--------------------------------------|------------|---|
| <input checked="" type="radio"/> Yes | | 67%  |
| Evidence provided | [ACCEPTED] | |


Requirements

| | | |
|--|-----|---|
| <input checked="" type="checkbox"/> Requirements for planning and design (multiple answers possible) | 67% |  |
| <input type="checkbox"/> Integrative design process | 38% |  |
| <input checked="" type="checkbox"/> Requirement to exceed relevant energy codes or standards | 57% |  |
| <input type="checkbox"/> Other | 10% |  |
| <input checked="" type="checkbox"/> Common energy efficiency measures (multiple answers possible) | 62% |  |
| <input checked="" type="checkbox"/> Air conditioning | 48% |  |
| <input checked="" type="checkbox"/> Commissioning | 33% |  |
| <input checked="" type="checkbox"/> Energy modeling | 48% |  |
| <input checked="" type="checkbox"/> Lighting | 62% |  |
| <input checked="" type="checkbox"/> Occupant controls | 43% |  |
| <input checked="" type="checkbox"/> Space heating | 48% |  |
| <input checked="" type="checkbox"/> Ventilation | 57% |  |
| <input checked="" type="checkbox"/> Water heating | 43% |  |
| <input type="checkbox"/> Other | 5% |  |
| <input checked="" type="checkbox"/> Operational energy efficiency monitoring (multiple answers possible) | 57% |  |
| <input checked="" type="checkbox"/> Energy use analytics | 48% |  |
| <input checked="" type="checkbox"/> Post-construction energy monitoring | 43% |  |
| Average years: 10 | | |
| <input checked="" type="checkbox"/> Sub-meter | 43% |  |
| <input type="checkbox"/> Other | 0% |  |

The entity's energy efficiency measures are required to:

| | | |
|--|-----|---|
| <input type="radio"/> Meet local requirements | 14% |  |
| <input checked="" type="radio"/> Meet above-code standards for some projects | 0% |  |

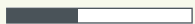








Description of the standard

 Aspects of climate change that affect the Befimmo's strategy are mainly coming from the new regulations on energy performance of buildings decided by the European Commission and Belgian authorities. Meet the criteria of the passive standard, the EPB (Energy Performance of Buildings) or the NZEB standard (Nearly Zero Energy Building) for existing buildings or renovations is not always an obligation but Befimmo will

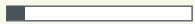

keep one step ahead of the regulations and gradually improve the energy performance of its buildings. Eager to meet the needs of its tenants, keep its properties attractive and at a high level of quality, and to ensure the highest possible occupancy rate in the portfolio, Befimmo continually invests in its buildings by renovating them, redeveloping them or improving their energy performance. Depending on the project, between 6% and 8% of their costs were specifically devoted to achieving optimal energy performance.

| | | |
|--|-----|---|
| <input type="radio"/> Meet above-code standards for all projects | 33% |  |
| <input type="radio"/> Meet national or global leadership standards for some projects | 10% |  |
| <input type="radio"/> Meet national or global leadership standards for all projects | 10% |  |
| <input type="radio"/> No | 0% |  |

NC 7.1 POINTS: 1/3

| Renewable energy generated on-site | Percentage of Peers |
|--|---|
| <input checked="" type="radio"/> Yes Renewable energy produced on site: .76% Evidence provided [ACCEPTED] | 38%  |
| Sources include: | |
| <input type="radio"/> Biofuels | 0%  |
| <input type="radio"/> Geothermal | 19%  |
| <input type="radio"/> Hydro | 5%  |
| <input checked="" type="radio"/> Solar/photovoltaic Percentage of all projects: 10.51% | 38%  |
| <input type="radio"/> Wind | 0%  |
| <input type="radio"/> Other | 0%  |
| <input type="radio"/> No | 24%  |
| <input type="radio"/> Not applicable | 5%  |

NC 7.2 POINTS: 0/1

| Design for net-zero energy standards | Percentage of Peers |
|---|---|
| <input checked="" type="radio"/> Yes Percentage of projects covered: 100% Evidence provided [NOT ACCEPTED] | 10%  |
| Applicable net-zero standard: | |
| <input checked="" type="radio"/> Description of the entity’s definition of “net-zero energy” (max 150 words) | 10%  |

[NOT ACCEPTED]

GB The transcript and application of European directives on energy performance in Belgium is relatively complicated because of the existence of three distinct regions (Brussels, Flanders and Wallonia) each defining its own requirements on energy. Buildings designed by Befimmo are of high quality and usually go well beyond the applicable energy regulations which have been anticipated in order to approach and / or reach the passive standard (15kwh / m².year net heating needs) and tender to the concept of Nearly Zero Energy Building (NZEB). Befimmo puts on the market buildings of high environmental quality thanks to its significant investments in innovative, high-performance and low-energy technical installations coupled with renewable energy sources and tenant awareness.

| | | | |
|----------------------------------|--|-----|---------------------------------|
| <input type="checkbox"/> | Description of the applicable reference code or standard (max 150 words) | 0% | <div style="width: 0%;"></div> |
| <input type="checkbox"/> | Other | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="radio"/> | No | 57% | <div style="width: 57%;"></div> |

Building Requirements

NC 8 POINTS: 1.5/2

Water efficiency

Percentage of Peers

| | | | |
|----------------------------------|-------------------|------------|---------------------------------|
| <input checked="" type="radio"/> | Yes | 62% | <div style="width: 62%;"></div> |
| | Evidence provided | [ACCEPTED] | |

Requirements

| | | | |
|-------------------------------------|--|-----|---------------------------------|
| <input type="checkbox"/> | Requirements for planning and design include (multiple answers possible) | 48% | <div style="width: 48%;"></div> |
| <input checked="" type="checkbox"/> | Common water efficiency measures include (multiple answers possible) | 57% | <div style="width: 57%;"></div> |
| <input checked="" type="checkbox"/> | Commissioning of water systems | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> | Drip/smart irrigation | 14% | <div style="width: 14%;"></div> |
| <input type="checkbox"/> | Drought tolerant/low-water landscaping | 14% | <div style="width: 14%;"></div> |
| <input checked="" type="checkbox"/> | High-efficiency/dry fixtures | 57% | <div style="width: 57%;"></div> |
| <input checked="" type="checkbox"/> | Leak detection system | 24% | <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> | Occupant sensors | 33% | <div style="width: 33%;"></div> |
| <input type="checkbox"/> | On-site wastewater treatment | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="checkbox"/> | Re-use of stormwater and grey water for non-potable applications | 24% | <div style="width: 24%;"></div> |
| <input type="checkbox"/> | Other | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="checkbox"/> | Operational water efficiency monitoring (multiple answers possible) | 62% | <div style="width: 62%;"></div> |
| <input checked="" type="checkbox"/> | Post-construction water monitoring | 33% | <div style="width: 33%;"></div> |
| | Average years: 10 | | |
| <input checked="" type="checkbox"/> | Sub-meter | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | | | |

| | | |
|---------------------|-----|--|
| Water use analytics | 38% | |
| Other | 0% | |

The entity's water efficiency measures are required to

| | | |
|---|-----|--|
| <input type="radio"/> Meet local requirements | 24% | |
| <input type="radio"/> Meet above-code standards for some projects | 0% | |
| <input checked="" type="radio"/> Meet above-code standards for all projects | 14% | |

Description of the standard

Belgium does not really suffer from deficiency and water needs and strictly speaking, national regulations limiting the consumption of this resource does not exist. This probably explains the fact that water management does not appear in the 13 priorities identified by Befimmo's stakeholders in its materiality matrix implemented in 2015. Nevertheless, as a responsible owner, Befimmo pays careful attention to water consumption in all new renovation and / or construction projects. Wherever possible, rainwater collectors are installed, low-consumption devices and leak detection systems are implemented as well as telemonitoring.

| | | |
|--|-----|--|
| <input type="radio"/> Meet national or global leadership standards for some projects | 10% | |
| <input type="radio"/> Meet national or global leadership standards for all projects | 14% | |
| <input type="radio"/> No | 5% | |
| <input type="radio"/> Not applicable | 0% | |

NC 9 POINTS: 0/2

Waste management

Percentage of Peers

| | | |
|-------------------------------------|-----|--|
| <input type="radio"/> Yes | 62% | |
| <input checked="" type="radio"/> No | 5% | |

NC 10.1 POINTS: 1.3/2

Sustainability-specific requirements for contractors

Percentage of Peers

| | | |
|--|-----|--|
| <input checked="" type="radio"/> Yes | 62% | |
| Percentage of portfolio covered: 61% | | |
| Evidence provided [PARTIALLY ACCEPTED] | | |

Select all topics included (multiple answers possible)

| | | |
|---|-----|--|
| <input checked="" type="checkbox"/> Business ethics | 38% | |
| <input checked="" type="checkbox"/> Community engagement | 19% | |
| <input checked="" type="checkbox"/> Environmental process standards | 52% | |
| <input checked="" type="checkbox"/> Environmental product standards | 57% | |
| <input checked="" type="checkbox"/> Fundamental human rights | 33% | |

| | | |
|--|-----|---------------------------------|
| <input type="checkbox"/> Human health-based product standards | 19% | <div style="width: 19%;"></div> |
| <input checked="" type="checkbox"/> On-site health and safety | 48% | <div style="width: 48%;"></div> |
| <input checked="" type="checkbox"/> Sustainability-specific requirements for sub-contractors | 48% | <div style="width: 48%;"></div> |
| <input type="checkbox"/> Other | 10% | <div style="width: 10%;"></div> |
| <input type="radio"/> No | 5% | <div style="width: 5%;"></div> |

NC 10.2 POINTS: 2/2

Monitoring contractors' compliance

Percentage of Peers

| | | |
|--------------------------------------|-----|---------------------------------|
| <input checked="" type="radio"/> Yes | 62% | <div style="width: 62%;"></div> |
|--------------------------------------|-----|---------------------------------|

Extent of requirements

| | | |
|--|-----|---------------------------------|
| <input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction | 52% | <div style="width: 52%;"></div> |
| <input checked="" type="checkbox"/> External audits by third party <ul style="list-style-type: none"> • ABV Environnement [ACCEPTED] • Environ • Bopro Projects audited: 100% | 24% | <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> Internal audits Projects audited: 100% | 29% | <div style="width: 29%;"></div> |
| <input checked="" type="checkbox"/> Weekly/monthly (on-site) meetings and/or ad hoc site visits Projects visited: 100% | 48% | <div style="width: 48%;"></div> |
| <input type="checkbox"/> Other | 14% | <div style="width: 14%;"></div> |

| | | |
|--------------------------------------|----|--------------------------------|
| <input type="radio"/> No | 5% | <div style="width: 5%;"></div> |
| <input type="radio"/> Not applicable | 0% | <div style="width: 0%;"></div> |

Health, Safety & Well-being

NC 11 POINTS: 1.5/2

Occupant well-being

Percentage of Peers

| | | |
|--|-----|---------------------------------|
| <input checked="" type="radio"/> Yes Evidence provided [ACCEPTED] | 62% | <div style="width: 62%;"></div> |
|--|-----|---------------------------------|

Health and well-being requirements

| | | |
|--|-----|---------------------------------|
| <input type="checkbox"/> Requirements for planning and design, including | 38% | <div style="width: 38%;"></div> |
| <input checked="" type="checkbox"/> Health and well-being measures | 57% | <div style="width: 57%;"></div> |

| | | | |
|-------------------------------------|--|-----|---------------------------------|
| <input type="checkbox"/> | Access to spaces for active and passive recreation | 38% | <div style="width: 38%;"></div> |
| <input type="checkbox"/> | Active design features | 24% | <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> | Commissioning | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | Daylight | 57% | <div style="width: 57%;"></div> |
| <input checked="" type="checkbox"/> | Indoor air quality monitoring | 38% | <div style="width: 38%;"></div> |
| <input type="checkbox"/> | Indoor air quality source control | 38% | <div style="width: 38%;"></div> |
| <input type="checkbox"/> | Natural ventilation | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | Occupant controls | 48% | <div style="width: 48%;"></div> |
| <input type="checkbox"/> | Provisions for active transport | 33% | <div style="width: 33%;"></div> |
| <input type="checkbox"/> | Other | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="checkbox"/> | Provisions to verify health and well-being performance include | 43% | <div style="width: 43%;"></div> |
| <input checked="" type="checkbox"/> | Occupant education | 29% | <div style="width: 29%;"></div> |
| <input checked="" type="checkbox"/> | Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction) | 33% | <div style="width: 33%;"></div> |
| | Average years: 10 | | |
| <input type="checkbox"/> | Other | 0% | <div style="width: 0%;"></div> |

Requirements for health and well-being measures

| | | | |
|----------------------------------|--|-----|---------------------------------|
| <input type="radio"/> | Meet local requirements | 14% | <div style="width: 14%;"></div> |
| <input type="radio"/> | Meet above-code standards for some projects | 5% | <div style="width: 5%;"></div> |
| <input type="radio"/> | Meet above-code standards for all projects | 14% | <div style="width: 14%;"></div> |
| <input checked="" type="radio"/> | Meet national or global leadership standards for some projects | 19% | <div style="width: 19%;"></div> |

Description of the standard



Befimmo follows and applies since 2010 the first global assessment method for environmental performances and sustainability of buildings developed by BREEAM (BRE Environmental Assessment Method) for its entire portfolio on an operating level as well as in construction / renovation. Furthermore, during the design phase of its projects, it pays particular attention to the future satisfaction of the occupants and users of its buildings in order to gain their loyalty by providing them with quality spaces which are well located, flexible and of high-performance in terms of environmental management, use of space,... The high level of BREEAM certification and quality criteria requested in its developments take into account all considerations and requirements of health and well-being. Finally, it makes sure of the maintaining and / or improvement of these criteria before, during and after construction and throughout the operating phase (BREEAM in use).

| | | | |
|-----------------------|---|-----|---------------------------------|
| <input type="radio"/> | Meet national or global leadership standards for all projects | 10% | <div style="width: 10%;"></div> |
| <input type="radio"/> | No | 0% | <div style="width: 0%;"></div> |
| <input type="radio"/> | Not applicable | 5% | <div style="width: 5%;"></div> |

NC 12.1 POINTS: 0.5/1

Occupational health and safety management system

Percentage of Peers

| | | |
|--|-----|--|
| <input checked="" type="radio"/> Yes | 62% | |
| Evidence provided [PARTIALLY ACCEPTED] | | |
| Health and safety promotion | | |
| <input checked="" type="checkbox"/> Communicate safety information | 57% | |
| <input checked="" type="checkbox"/> Continuously improve safety performance | 43% | |
| <input checked="" type="checkbox"/> Demonstrate safety leadership | 43% | |
| <input type="checkbox"/> Entrench safety practices | 33% | |
| <input checked="" type="checkbox"/> Manage safety risks | 52% | |
| <input type="checkbox"/> Promote design for safety | 57% | |
| <input type="checkbox"/> Other | 5% | |
| Requirements for health and safety measures | | |
| <input checked="" type="radio"/> Meet local requirements | 24% | |
| <input type="radio"/> Meet above-code standards for some projects | 5% | |
| <input type="radio"/> Meet above-code standards for all projects | 14% | |
| <input type="radio"/> Meet national or global leadership standards for some projects | 5% | |
| <input type="radio"/> Meet national or global leadership standards for all projects | 14% | |
| <input type="radio"/> No | 0% | |
| <input type="radio"/> Not applicable | 5% | |

NC 12.2 POINTS: 0/1

Occupational health and safety indicators

Percentage of Peers

| | | |
|---|-----|--|
| <input checked="" type="radio"/> Yes | 48% | |
| Indicator types | | |
| <input checked="" type="checkbox"/> Injury rate | 33% | |
| 5 | | |

Explain the injury rate calculation method (maximum 250 words)



Since 2010, Befimmo hold the ISO 14001 environmental certification. Its environmental management system includes in particular the risk management and procedures allowing its employees and / or other relevant stakeholders to manage emergency situations and environmental accidents. This system and procedures are also extended to the aspects of site safety whether for properties under construction, renovation and / or exploitation. The information collected at three levels (environmental, material and human) is communicated to the management once a year latest at the time of the management review. If necessary corrective measures are immediately implemented and their effectiveness verified. Moreover Befimmo also respects regulations related to health and safety by mandating specialized and certified coordinators for its mobile sites.

[NOT ACCEPTED]

Community Impact & Engagement

NC 13 POINTS: 1.5/1.5

Socio-economic impact on community

Percentage of Peers

| | | |
|--------------------------------------|------------|---------------------------------|
| <input checked="" type="radio"/> Yes | 38% | <div style="width: 38%;"></div> |
| Evidence provided | [ACCEPTED] | |

The areas of impact that are assessed

| | | |
|---|-----|---------------------------------|
| <input checked="" type="checkbox"/> Housing affordability | 0% | <div style="width: 0%;"></div> |
| <input type="checkbox"/> Impact on crime levels | 5% | <div style="width: 5%;"></div> |
| <input checked="" type="checkbox"/> Livability score | 0% | <div style="width: 0%;"></div> |
| <input checked="" type="checkbox"/> Local income generated | 29% | <div style="width: 29%;"></div> |
| <input checked="" type="checkbox"/> Local residents' well-being | 24% | <div style="width: 24%;"></div> |
| <input checked="" type="checkbox"/> Walkability score | 10% | <div style="width: 10%;"></div> |
| <input type="checkbox"/> Other | 29% | <div style="width: 29%;"></div> |
| <input type="radio"/> No | 29% | <div style="width: 29%;"></div> |

NC 14 POINTS: 1.5/1.5 ↗ Improvement

Process to monitor impact on community

Percentage of Peers

| | | |
|--------------------------------------|------------|---------------------------------|
| <input checked="" type="radio"/> Yes | 52% | <div style="width: 52%;"></div> |
| Evidence provided | [ACCEPTED] | |

Requirements

| | | |
|---|-----|---------------------------------|
| <input type="checkbox"/> Analysis and interpretation of monitoring data | 10% | <div style="width: 10%;"></div> |
| <input checked="" type="checkbox"/> Development and implementation of a communication plan | 38% | <div style="width: 38%;"></div> |
| <input checked="" type="checkbox"/> Development and implementation of a community monitoring plan | 14% | <div style="width: 14%;"></div> |
| <input checked="" type="checkbox"/> Development and implementation of a risk mitigation plan | 29% | <div style="width: 29%;"></div> |
| <input checked="" type="checkbox"/> Identification of nuisance and/or disruption risks | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> Identification of stakeholders and impacted groups | 33% | <div style="width: 33%;"></div> |
| <input checked="" type="checkbox"/> | | |

Management practices to ensure accountability for performance goals and issues identified during community monitoring

10% 

Other

5% 

Monitoring process



1. Approach: communication with the community before and during the works implementation through e-mails, displays as well as community conference organized on site. [FULL POINTS]
2. Contact details of the builder contractor (phone number & email) are available for the community. A follow-up of the potential complaints is done by the contractor and the owner.
3. Befimmo takes things in hand in collaboration with the contractor to resolve quickly the issue and communicate its action-plan and its follow-up with the community.
4. Moreover, preventive measures are included in the ISO 14001 procedures, which are followed Befimmo.

No

14% 

Health & Well-being Score & Peer comparison

31
100

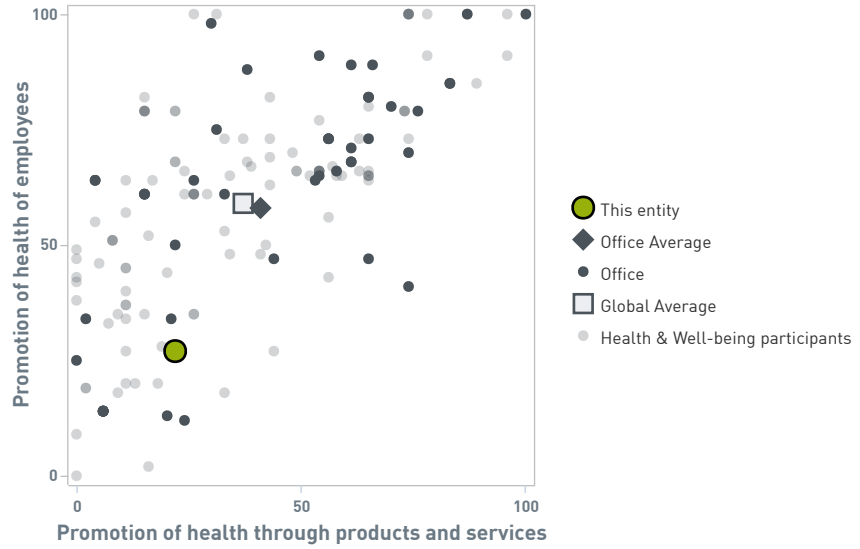
Health & Well-being
GRESB Average 58

Office 58

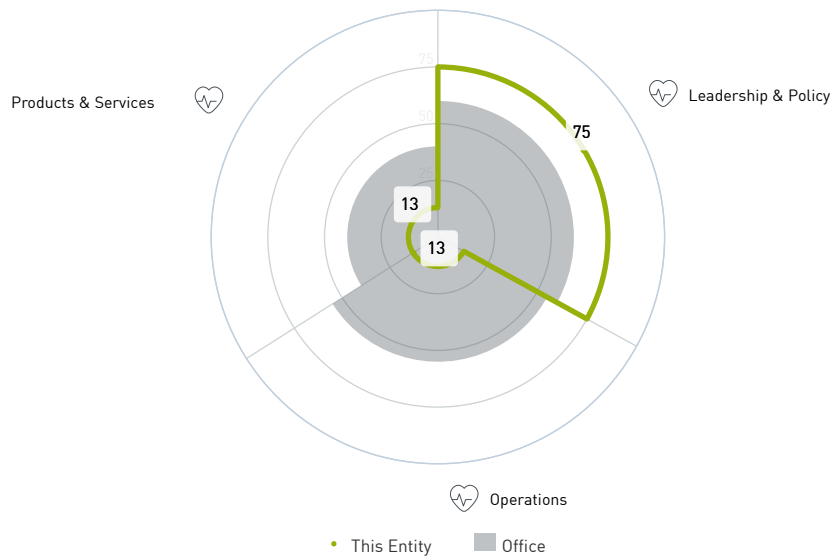
4th

Europe / Office
out of 6

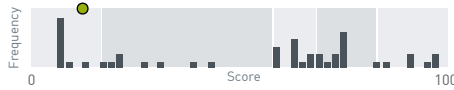
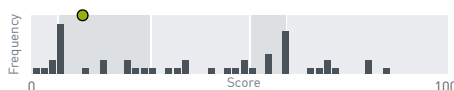
GRESB Model



Aspects



| Aspect | This Entity | Peer Group | ALL H & W |
|---------------------|-------------|-----------------|------------------|
| Leadership & Policy | 75 | PEER AVERAGE 50 | GRESB AVERAGE 64 |

| Aspect | This Entity | Peer Group | | All H & W |
|---------------------|-------------|-----------------------|--|------------------------|
| Operations | 13 | PEER 39 AVERAGE |  | GRESB 55 AVERAGE |
| Products & Services | 13 | PEER 33 AVERAGE |  | GRESB 35 AVERAGE |

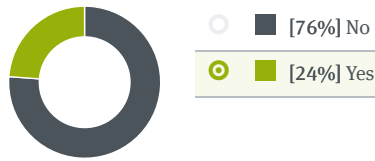
Rankings



H0 Not scored

Participation in Health & Well-being module

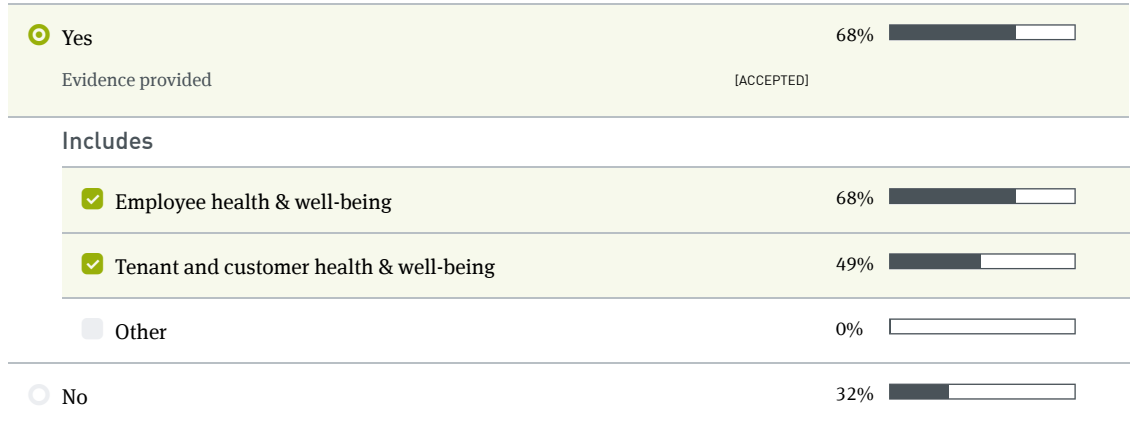
Percentage of Peers




H1 POINTS: 3/3

Organisational health & well-being policy

All Office



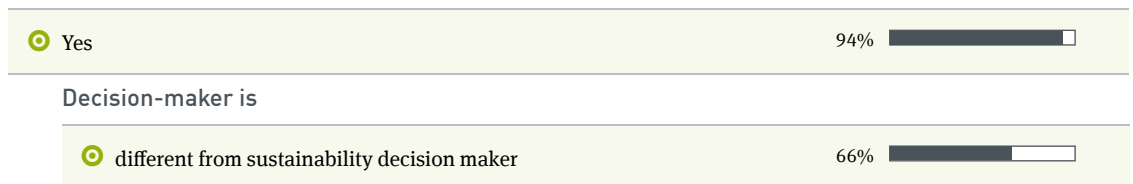
Additional context

 Since 2008, Befimmo has gradually moved from a qualitative Environmental policy towards a true Social Responsibility policy. Befimmo maintains an ongoing dialogue with all its stakeholders, both internal and external. It undertakes to take account of their expectations in developing its strategy and to engage in an open dialogue and constructive consultation with them, with a view to constantly improving its Social Responsibility and its positioning as a responsible business and landlord. Befimmo strives to be a responsible employer, attentive to the well-being of its team, while respecting and developing the Company's three core values: Professionalism, Commitment, Team Spirit. The involvement of the Befimmo team in Social Responsibility is crucial to the success of its global strategy. As well as the staff's day-to-day contribution, their awareness of and participation in conceptual work is an essential element for achieving the objectives set. By providing a pleasant working environment, Befimmo helps to stimulate exchange, creativity and motivation among the staff and enhances their commitment to the Company. Befimmo attaches particular importance to the well-being of its staff, ensuring that they are involved in the life of the Company. It will persevere in its efforts to make continual improvements on these topics. The main priorities identified in consultation with stakeholders related to this topic are well-being, ethics and dialogue.

H2 POINTS: 1.5/3

Senior decision-maker on health & well-being

All Office



individual is part of

All Office



- [51%] Human resources
Name: Sarah Sougne
Job title: Human Ressources Officer
- [19%] Senior management team
- [15%] Board of Directors
- [6%] (no answer provided)
- [4%] Sustainability/ESG management team
- [4%] Other team or department

same individual as sustainability decision-maker 28%

Individuals health-related qualifications



The Human Resources Officer (HRO) is responsible for educating all members of the team to take more account of Social Responsibility, for following up initiatives put in place (see Action Plan) and for continuing to develop the strong corporate culture that exists within Befimmo. The HRO works with the CSR Manager and interacts with the Social Responsibility Team.

No 6%

Additional context

[Not provided]

H3 POINTS: 1.5/3

The organization understands the health & well-being-related needs of employees All Office

Yes 100%
Evidence provided [ACCEPTED]

Process used to understand employee needs

Process in place 66%

Use of primary data 64%

Use of secondary data 32%

Anecdotal information 83%

Other 4%

No 0%

Additional context

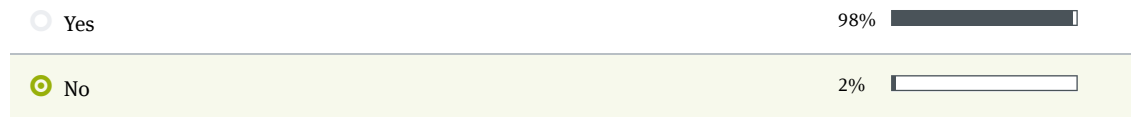


In 2015, Befimmo continued to pay special attention to the well-being of its staff. In particular, in the context of the prevention of psychosocial risks, it held a training session on Mindfulness, open to all staff. By allowing everyone to focus their attention on the present moment, this discipline is designed to reduce stress or help to manage it, and prevent burnout.


In late 2015, Befimmo repeated the satisfaction survey of its team that it has undertaken to conduct every two years. It covered general topics, such as communication, working environment, training, corporate culture and entrepreneurship, human resources, mobility and CSR. The participation rate remained very high, at 94% compared with 92% two years ago. In particular, the survey revealed an improvement in the team's perception of work/life balance between 2013 and 2015, a topic that Befimmo intends to keep among its concerns for the coming years. As in 2013, the 2015 survey indicates that the staff are motivated and interested in their own jobs.

H4 POINTS: 0/3

Strategies used to address employee health & well-being All Office

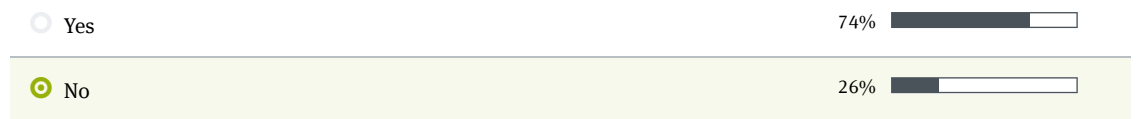


Additional context

 Currently, Befimmo doesn't use yet specific strategies to promote the health & well-being of its team.

H5 POINTS: 0/3

Monitoring related to employee health All Office

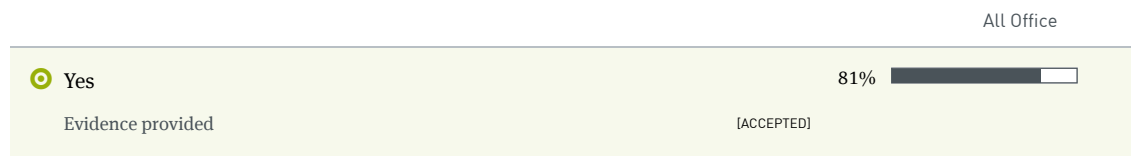


Additional context

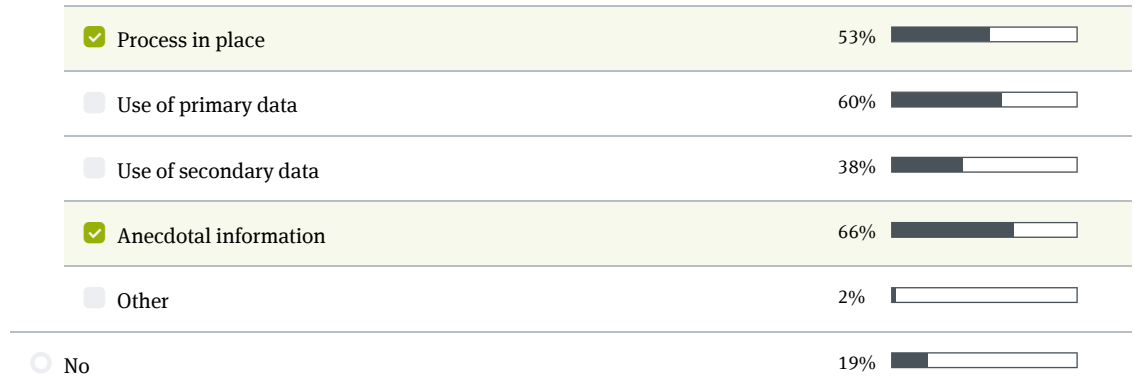
[Not provided]

H6 POINTS: 1.5/3

The organization understands the health & well-being-related needs of tenants and customers



Process used to understand tenant and customer needs

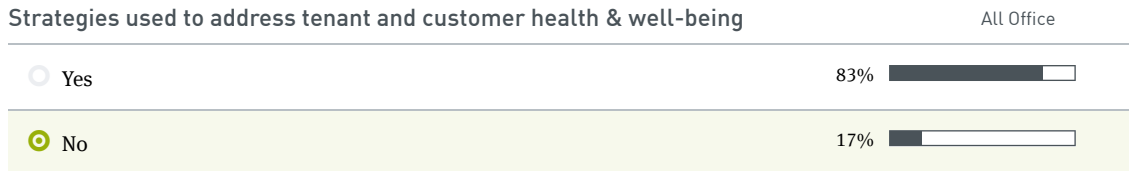


Additional context

66 Befimmo proactively initiates unifying measures, with measured impacts designed to meet the expectations of its stakeholders. Befimmo seeks to strike a balance between the expectations of its stakeholders and the issues it regularly faces. Befimmo pays special attention to satisfying the occupants of its property portfolio. It aims to secure the loyalty of its tenants, firstly by offering them quality spaces in good locations, that are flexible, well-equipped, accessible, environmentally friendly and efficient and, secondly, by offering quality services to facilitate their everyday lives.

Satisfaction, the working environment, dialogue between the landlord and tenants, quality services and tenants' health and safety are priorities for Befimmo and are essential in the eyes of all its stakeholders.

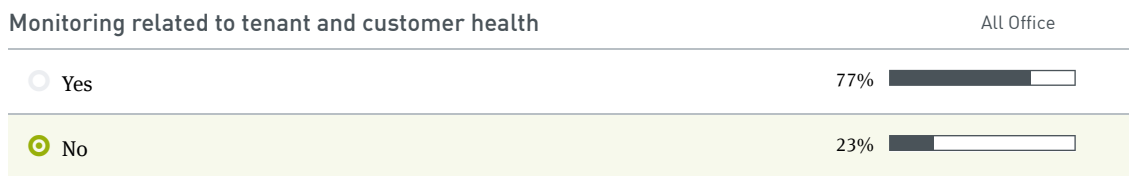
H7 POINTS: 0/3



Additional context

[Not provided]

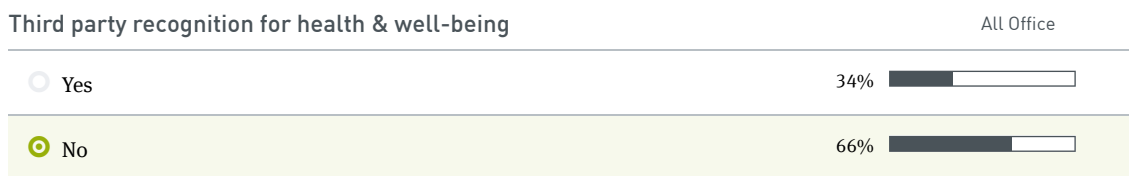
H8 POINTS: 0/3



Additional context

[Not provided]

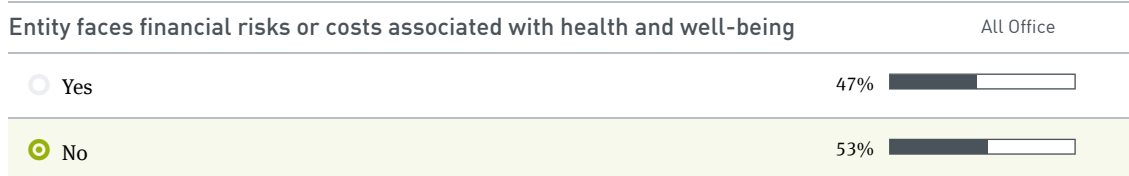
H9 POINTS: 0/3



Additional context

[Not provided]

H10 Not scored



Additional context

[Not provided]