

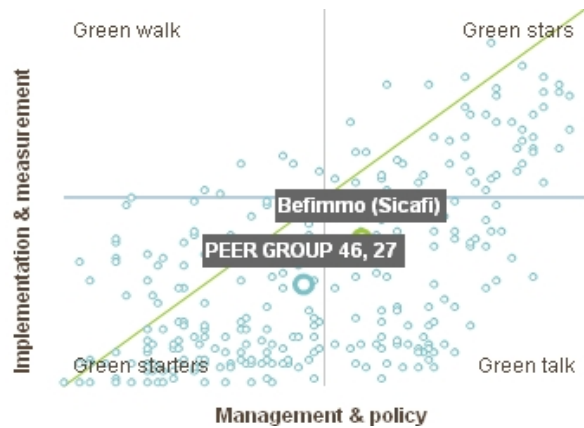
# Executive Summary

## Befimmo (Sicafi)

Overall Score **44** %

management & policy	<b>57</b> %	Global 97 (339)
		Listed 31 (69)
implementation & measurement	<b>39</b> %	Europe 49 (194)
		Office 31 (69)

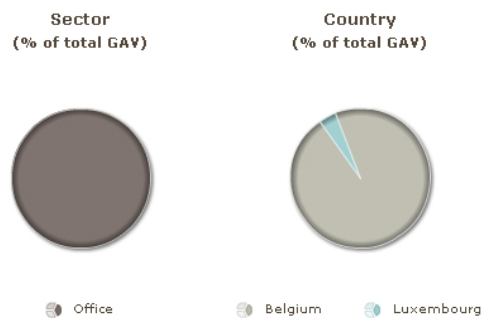
## Global Quartile Position



## Fund details

Company name	<b>Befimmo (Sicafi)</b>
Total GAV	<b>2,047 (EUR x million)</b>
Total GLA	<b>857,688 (m2)</b>
Development	<b>Yes</b>
Report	<b>Environmental report</b>

## Portfolio composition (% of total GAV)



# Strengths & Weaknesses

## Befimmo (Sicafi)

Overall Score **44** %

### Per sustainability dimension:

1. Management Your score 35% (Region 35%)
2. Policy & Disclosure Your score 78% (Region 49%)
3. Strategy & Analysis Your score 63% (Region 48%)
4. Social Factors Your score 21% (Region 29%)
5. Monitoring & Environmental Your score 82% (Region 28%)
6. Performance Indicators Your score 30% (Region 24%)
7. Certification Your score 62% (Region 26%)
8. New Development Your score 56% (Region 22%)

## Strengths and Weaknesses



# Performance on core questions

## Management & Policy

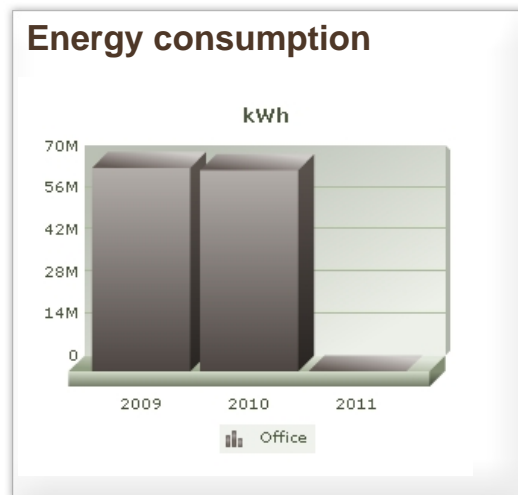
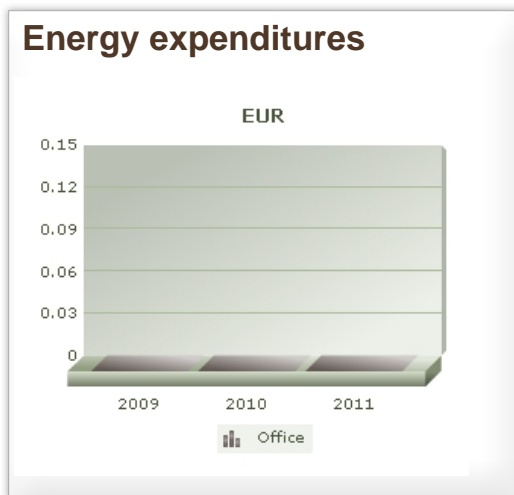
<p>Does your company/fund employ dedicated staff responsible for managing the sustainability performance of the real estate assets?</p>	<p>Your score <b>100</b> % Regional average 61%</p>
<p>If yes, please specify: 3 FTE</p>	
<p>Does your company/fund have an environmental policy in place for its real estate portfolio, covering the following environmental aspects: Energy; Water; GhG emissions; Waste; Materials; Transportation; Land use/contamination; Biodiversity; Certification.</p>	<p>Your score <b>75</b> % Regional average 54%</p>
<p>If yes: do these policies go beyond government regulation?</p>	
<p>Does your company/fund have a sustainability program implemented for its managed assets dealing with:</p>	<p>Your score <b>75</b> % Regional average 39%</p>
<ul style="list-style-type: none"> <li>- climate change risks (e.g. flooding, storm, water scarcity, etc.)?</li> <li>- future changes to building codes</li> <li>- upcoming environmental legislation</li> <li>- mandatory green building certification</li> <li>- mandatory energy labels for buildings</li> <li>- future carbon regulations</li> <li>- subsidies for green building retrofits</li> </ul>	
<p>How many buildings of your company/fund's standing investments have a sustainability implementation plan covering at least 3 (out of the 7) items of previous question?</p>	
<p>- Number of buildings 34 and fraction of portfolio 38</p>	
<p>Does your company/fund integrate information on environmental performance (e.g. energy, water, GhG emissions and waste) into external property appraisals/the valuation process?</p>	<p>Your score <b>0</b> % Regional average 26%</p>

# Performance on core questions

## Implementation & Measurement

<p>Does your company/fund have a certified Environmental Management System (EMS) in place that collects information on environmental performance indicators (energy, water, GHG emissions and waste)?</p>	<p>Your score <b>100</b> % Regional average 19%</p>
<p>How does your company/fund measure the energy consumption of the standing investments? - "smart" (automatic) meter reading: floor area covered 512,922 and fraction of portfolio 60% - manual-visual reading: floor area covered 0 and fraction of portfolio 0% - based on invoices</p>	<p>Your score <b>100</b> % Regional average 41%</p>
<p>How does your company/fund measure the water consumption of the standing investments? - "smart" (automatic) meter reading: floor area covered 512,922 and fraction of portfolio 60% - manual-visual reading: floor area covered 0 and fraction of portfolio 0% - based on invoices</p>	<p>Your score <b>100</b> % Regional average 30%</p>
<p>Standing investments that have been labeled, rated and/or certified by the following schemes: - BREEAM: 512,922 m2 and 34 number of buildings</p>	<p>Your score <b>100</b> % Regional average 23%</p>
<p>Standing investments with an energy performance certificate:</p>	<p>Your score <b>0</b> % Regional average 32%</p>
<p>Average hours of Sustainability-related ("Green Skills") training per year per employee: 4</p>	<p>Your score <b>50</b> % Regional average 44%</p>
<p>Which of the following tenant (behaviour) programs have been implemented and what is the floor area covered (standing investments) associated with each program? - tenants' sustainability guide, floor area covered 0 m2 - green leases, floor area covered 0 m2 - environmental/sustainability engagement meetings - held with major occupiers, floor area covered 25,000 m2 - health and well-being improvement programs, floor area covered 0 m2</p>	<p>Your score <b>12</b> % Regional average 13%</p>
<p>Which of the following tenant (behaviour) programs have been implemented and what is the floor area covered (standing investments) associated with each program?</p>	<p>Your score <b>0</b> % Regional average 12%</p>

# Energy Consumption



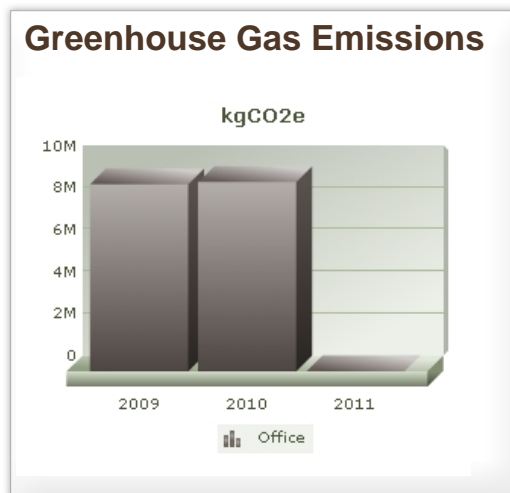
## Energy consumption

	2009	2010	2011 (targets)	Change in Energy Use
Energy consumption (Office) (KWh)	67,816,371	67,048,706	0	2010 - <b>1,13</b> %
Total energy consumption (KWh)	67,816,371	67,048,706	0	Regional average change 2%
Fraction floor area covered	40%			
Total energy consumption intensity (KWh/m2)	199	197	0	2011 N/A Regional average change -2.89%

## Energy expenditures

	2009	2010	2011 (targets)
Energy expenditures (Office) (EUR)	0	0	0
Total energy expenditures (EUR)	0	0	0

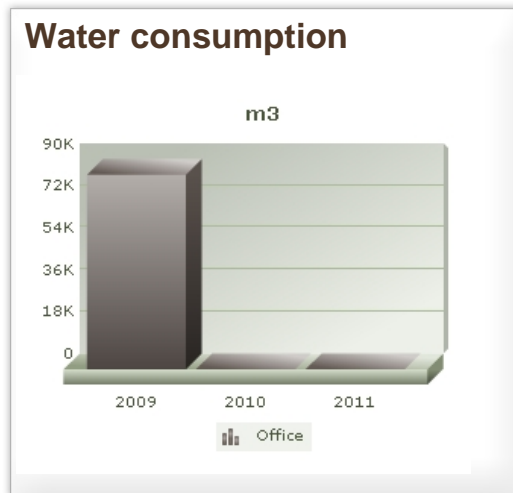
# Greenhouse Gas Emissions



## GHG Emissions

	2009	2010	2011 (targets)	Change in GHG emissions
GHG emissions (Office) (kgCO <sub>2</sub> e)	8,904,256	9,009,626	0	2010 + <b>1,18</b> %
Total GHG emissions (kgCO <sub>2</sub> e)	8,904,256	9,009,626	0	Regional average change 1.43%
Fraction floor area covered	40%			
Total GHG emission intensity (kgCO <sub>2</sub> e/m <sup>2</sup> )	26	26	0	2011 N/A Regional average change -3.42%

# Water Management



### Water consumption

	2009	2010	2011 (targets)	Change in Water Use
Water consumption (Office) (KWh)	83,375	0	0	2010 N/A    2010
Total Water consumption (m3)	83,375	0	0	Regional average change -1.64%
Fraction floor area covered	44%			
Total energy consumption intensity (m3//m2)	0	0	0	2011 N/A    2011
				Regional average change -0.4%


### Water expenditures

	2009	2010	2011 (targets)
Water expenditures (Office) (EUR)	0	0	0
Total Water expenditures (EUR)	0	0	0

# Waste



## Waste

	2009	2010	2011 (targets)	Waste recycling rate
Waste consumption (Office) (metric ton)	19,400	0	0	2010  %
Total Waste (metric ton)	19,400	0	0	Regional average change 58%