



Befimmo SA

GRESB Real Estate Assessment 2021

DATE: 30 Jun 2021 2:11:32pm Wed UTC

SUBMITTED: 30 Jun 2021 2:05:10pm Wed UTC

Table of Contents

ASPECT CHECKLIST	
Aspect Checklist	4
ENTITY AND REPORTING CHARACTERISTICS	
Entity Characteristics	5
Reporting Characteristics	5
LEADERSHIP	
ESG Commitments and Objectives	7
ESG Decision Making	9
POLICIES	
ESG Policies	13
REPORTING	
ESG Disclosure	18
ESG Incident Monitoring	19
RISK MANAGEMENT	
Risk Management	21
Risk Assessments	22
Climate-related Risk Management	23
STAKEHOLDER ENGAGEMENT	
Employees	25
Suppliers	29
REPORTING CHARACTERISTICS	
Reporting Characteristics	31
RISK ASSESSMENT	
Risk Assessments	32
Efficiency Measures	33
TARGETS	
Targets	35
TENANTS AND COMMUNITY	
Tenants/Occupiers	36
Community	40
ENERGY	
Energy Consumption	41
GHG	
GHG Emissions	46
WATER	
Water Use	50
WASTE	
Waste Management	55
DATA MONITORING AND REVIEW	
Review, verification and assurance of ESG data	59
BUILDING CERTIFICATIONS	
Building Certifications	61
DEV - REPORTING CHARACTERISTICS	
Reporting Characteristics	64
DEV - ESG REQUIREMENTS	
ESG Requirements	65
DEV - MATERIALS	
Materials	68
DEV - BUILDING CERTIFICATIONS	
Building Certifications	71
DEV - ENERGY CONSUMPTION	
Energy	73

DEV - WATER USE	
Water Conservation	75
DEV - WASTE MANAGEMENT	
Waste Management	76
DEV - STAKEHOLDER ENGAGEMENT	
Health, Safety & Well-being	77
Supply Chain	78
Community Impact and Engagement	79

ASPECT CHECKLIST

There are no errors or warnings for this assessment! Click "Contents" to resume the assessment.

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

Public (listed on a Stock Exchange) entity

Specify ISIN:

BE0003678894

Legal status:

Property company

Real Estate Investment Trust (REIT)

Private (non-listed) entity

Government entity

EC3

Entity commencement date

Year of commencement (listed) or Year of establishment (non-listed)

1995

EC4

Reporting year

Calendar year

Fiscal year

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Reporting currency

Values are reported in:

EUR Euro

RC2

Economic size

What was the gross asset value (GAV) of the portfolio at the end of the reporting year in millions?

2 714

RC3

Floor area metrics

Metrics are reported in:

m2

sq. ft.

RC4

Property type and Geography

Portfolio predominant location (*): Belgium

Portfolio predominant property type (**): Office: Corporate: Mid-Rise Office

RC5

✔ Pre-filled from 2020

Nature of entity's business

The entity's core business:

- Management of standing investments only (continue with Management and Performance Components)
- Management of standing investments and development of new construction and major renovation projects (continue with Management, Performance, and Development Components)
- Development of new construction and major renovation projects (continue with Management and Development Components)

LEADERSHIP

ESG Commitments and Objectives

LE1

✔ Pre-filled from 2020

ESG leadership commitments

Has the entity made a public commitment to ESG leadership standards and/or principles?

 Yes

Select all commitments included (multiple answers possible)

- Climate Action 100+
- Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)
- International Labour Organization (ILO) Standards
- Montreal Pledge
- OECD - Guidelines for multinational enterprises
- PRI signatory
- RE 100
- Science Based Targets initiative
- Task Force on Climate-related Financial Disclosures (TCFD)
- UN Environment Programme Finance Initiative
- UN Global Compact
- UN Sustainable Development Goals
- WorldGBC's Net Zero Carbon Buildings Commitment
- Other

Other selected. Please describe

Cop21 (Paris Agreement)

Provide applicable hyperlink

Provide hyperlink

<https://www.befimmo.be/en/sustainability/frameworks-recognition><https://www.befimmo.be/en/sustainability/frameworks-recognition>

Indicate where the relevant information can be found

Evidence for Befimmo's commitment towards the UN Global Compact, Cop21 and the Sustainable Development Goals.

Provide hyperlink

https://www.befimmo.be/sites/default/files/imce/publications/sustainability_report_2020_uk.pdfhttps://www.befimmo.be/sites/default/files/imce/publications/sustainability_report_2020_uk.pdf

Indicate where the relevant information can be found

Sustainability Report 2020:
 Frameworks and recognition, p.7
 Mission, as from p.11: Evidence for the link between the SDGs and the global mission of the company.
 UNGC reference, p.57

Provide hyperlink

https://www.befimmo.be/sites/default/files/gbl_quicklinks/politique_rse_en.pdfhttps://www.befimmo.be/sites/default/files/gbl_quicklinks/politique_rse_en.pdf

Indicate where the relevant information can be found

CSR policy (still applicable in 2020):
 Evidence for the link between the SDGs and the global strategy of the company.

Provide hyperlink

https://www.befimmo.be/sites/default/files/gbl_quicklinks/plan_dactions_site_en.pdfhttps://www.befimmo.be/sites/default/files/gbl_quicklinks/plan_dactions_site_en.pdf

Indicate where the relevant information can be found

Action plan 2019-2020:
 Evidence for the link between the SDGs and the future objectives of the company. This is the previous action plan.

Provide hyperlink

https://www.befimmo.be/sites/default/files/pdf_divers/letter_cop21_uk-nl-fr.pdfhttps://www.befimmo.be/sites/default/files/pdf_divers/letter_cop21_uk-nl-fr.pdf

Indicate where the relevant information can be found

Cop 21 letter (Paris Agreement):
 Evidence for our commitment towards the Cop 21.

Provide hyperlink

https://www.befimmo.be/sites/default/files/pdf_divers/letter_ungc_uk-nl-fr.pdfhttps://www.befimmo.be/sites/default/files/pdf_divers/letter_ungc_uk-nl-fr.pdf

Indicate where the relevant information can be found

UN Global Compact Letter:
Evidence for our commitment towards the UNGC (still applicable in 2019).

Provide hyperlink
https://www.befimmo.be/sites/default/files/imce/publications/action_plan.pdf

https://www.befimmo.be/sites/default/files/imce/publications/action_plan.pdf

Indicate where the relevant information can be found

Latest version of the action plan 2020-2021:
Evidence for the link between the SDGs and the future objectives of the company.

Provide hyperlink
https://www.befimmo.be/sites/default/files/politique_rse_en.pdf

https://www.befimmo.be/sites/default/files/politique_rse_en.pdf

Indicate where the relevant information can be found

This is the latest sustainability policy which was established in 2021, but which is fully related to the 2020 sustainability report.

Evidence for the link between the SDGs, the UNGC and the global strategy of the company.

No

LE2

Max. score 1

ESG objectives

Does the entity have specific ESG objectives?

Yes

The objectives relate to (multiple answers possible)

- General sustainability
- Environment
- Social
- Governance
- Health and well-being

The objectives are

- Fully integrated into the overall business strategy
- Partially integrated into the overall business strategy
- Not integrated into the overall business strategy

The objectives are

- Publicly available

Provide applicable hyperlink

Provide hyperlink
https://www.befimmo.be/sites/default/files/gbl_quicklinks/plan_dactions_site_en.pdf

https://www.befimmo.be/sites/default/files/gbl_quicklinks/plan_dactions_site_en.pdf

Indicate where the relevant information can be found

Action plan 2019-2020: This is the former action plan (2019-2020), which has been reviewed with new objectives in 2020-2021 (see evidence below).
Evidence for general sustainability: all objectives within this action plan
Evidence for environment: all objectives linked to Use of Resources (p.9-10)
Evidence for social: Example: Part of the suppliers with whom we maintain a dialogue (p.5)
Evidence for governance: Example: Certifications (p.7)
Evidence for health and well-being: Example: Occupant satisfaction rate (p.3)

Provide hyperlink
https://www.befimmo.be/sites/default/files/imce/publications/action_plan.pdf

https://www.befimmo.be/sites/default/files/imce/publications/action_plan.pdf

Indicate where the relevant information can be found

This is the current action plan.
Evidence for all objectives determined by the company in 2020-2021 for the future.
Evidence for general sustainability: all objectives within this action plan
Evidence for environment: all objectives linked to "E" of ESG in Be Responsible (p.3-4)
Evidence for social: all objectives linked to "S" of ESG in Be Responsible (p.3-4)
Evidence for governance: all objectives linked to "G" of ESG in Be Responsible (p.3-4)
Evidence for health and well-being: all objectives of Transform Cities and Provide and Rethink Workspaces (p.2)

Not publicly available

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

Befimmo's action plan was reviewed in 2019 and updated in 2020 following a new mission model. In order to integrate the entire team within this action plan, meetings and workshops were planned over the year with all departments. Following these encounters, new KPI's were introduced, some existing KPI's were updated. The main target is to achieve, as a team, all objectives related to the KPI's. These KPI's are all linked to the 3 commitments of the Company and to various CSR standards (15 SDGs, GRI or EPRA).

1. Transform cities

Integrate the building into the city
Provide easily accessible buildings

2. Provide and rethink workspaces

Provide quality assets

- Improve comfort, security and safety
- Build flexible and adaptable buildings
- Create innovative projects
- Obtain building certifications

Build and animate communities

- Expand the range of services
- Extend the coworking network and meeting opportunities

3. Be responsible

Environmental criteria

- Combat climate change and its impact
- Adopt circular economy principles
- Make rational use of water
- Reduce pressure on biodiversity
- Promote sustainable procurement practices
- Reduce the environmental impact of the team

Social criteria

- Taking care of our team and the communities in which we operate

Governance criteria

- Behave ethically
- Communicate transparently

The principles of Sustainability and ESG are at the heart of the strategy and are reflected in the Company's daily activities at the environmental, economic and social levels.

No

LEADERSHIP

ESG Decision Making

LE3

Max. score 2

Individual responsible for ESG and/or climate-related objectives

Does the entity have one or more persons responsible for implementing ESG and/or climate-related objectives?

Yes

ESG

Select the persons responsible (multiple answers possible)

Dedicated employee(s) for whom ESG is the core responsibility

Provide the details for the most senior of these employees

Name

Emilie Delacroix

Job title

Head of Transformation & Impact (former CSR & Innovation department)

Employee(s) for whom ESG is among their responsibilities

Provide the details for the most senior of these employees

Name

Frédéric Tourné

Job title

Head of Environmental Management

External consultants/manager

Name of the main contact

Grégory Tassenoy

Job title

Director (Deloitte)

Investment partners (co-investors/JV partners)

Climate-related risks and opportunities

Select the persons responsible (multiple answers possible)

Dedicated employee(s) for whom climate-related issues are core responsibilities

Employee(s) for whom climate-related issues are among their responsibilities

Provide the details for the most senior of these employees

Name

Frédéric Tourné

Job title

Head of Environmental Management

External consultants/manager

Investment partners (co-investors/JV partners)

No

LE4

Max. score 1

ESG taskforce/committee

Does the entity have an ESG taskforce or committee?

Yes

Select the members of this taskforce or committee (multiple answers possible)

- Board of Directors
- C-suite level staff
- Investment Committee
- Fund/portfolio managers
- Asset managers
- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

Other selected. Please describe

With dedicated staff on ESG issues, we mean the Transformation & Impact (comprising CSR) and Environmental departments). Furthermore, Befimmo has a Social Responsibility Team (meets around 2 to 3 times a year), that is composed of the Head of Transformation & Impact, the Head of Environmental Management, the CEO, the CFO and the COO.

No

LE5

Max. score 1

ESG and/or climate-related senior decision-maker

Does the entity have a senior decision-maker accountable for ESG issues and/or climate-related issues?

 Yes ESG

Provide the details for the most senior decision-maker on ESG issues

Name

Benoît De Blicke

Job title

CEO

The individual's most senior role is as part of

- Board of Directors
- C-suite level staff
- Investment Committee
- Fund/portfolio managers
- Other

 Climate-related risks and opportunities

Provide the details for the most senior decision-maker on climate-related issues

Name

Benoît De Blicke

Job title

CEO

The individual's most senior role is as part of

- Board of Directors
- C-suite level staff
- Investment Committee
- Fund/portfolio managers
- Other

Describe the process of informing the most senior decision-maker on the ESG performance of the entity (maximum 250 words)

The Head of Transformation & Impact, a member of the Social Responsibility Team, reports directly to the CEO. Her role is both strategic (developing strategy on ESG topics, managing relations with stakeholders) and operational (coordinating and running sustainability projects, managing the Action Plan 2030, acting as in-house consultant for other departments, and encouraging staff to embrace change).

 No

LE6

Max. score 2

Personnel ESG performance targets

Does the entity include ESG factors in the annual performance targets of personnel?

 Yes

Does performance on these targets have predetermined consequences?

 Yes Financial consequences

Select the personnel to whom these factors apply (multiple answers possible):

- Board of Directors
- C-suite level staff
- Investment Committee
- Fund/portfolio managers
- Asset managers

- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

Non-financial consequences

Select the personnel to whom these factors apply (multiple answers possible):

- Board of Directors
- C-suite level staff
- Investment Committee
- Fund/portfolio managers
- Asset managers
- ESG portfolio manager
- Investment analysts
- Dedicated staff on ESG issues
- External managers or service providers
- Investor relations
- Other

No

Provide applicable evidence

[LE6 - Formulaire evaluation collaborateurs.pdf](#)

Indicate where in the evidence the relevant information can be found

Staff assessment form (only available in French or Dutch)

See on page 7 out of 9, Objectives / Achievements in terms of Social Responsibility on Befimmo Assessment/Evaluation Form. This Form is completed together with the Manager (N+1), at least once a year; usually at the end of the year. This Form is applicable to all Befimmo's employees, this means all employees are assessed at the end of each year. By all employees, we also mean the c-suite level staff, the investment committee, the investor relations and the dedicated staff on CSR issues.

These CSR targets are obligations of means and not result and are, among others, appreciated by the manager by the end of the year (non-financial consequences).

Show investors

[LE6 - Formulaire evaluation collaborateurs FULL.pdf](#)

Indicate where in the evidence the relevant information can be found

This is the same assessment document as the first evidence to this question, but this is a completed evaluation form (by one of our staff members), showing in practice how these documents are completed.

The ESG performance targets are on page 12 (Objectifs et réalisations en termes de responsabilité sociétale = Targets and achievements regarding social responsibility), framed in red.

This Form is completed together with the Manager (N+1), at least once a year; usually at the end of the year. This Form is applicable to all Befimmo's employees, this means all employees are assessed at the end of each year. By all employees, we also mean the c-suite level staff, the investment committee, the investor relations and the dedicated staff on CSR issues.

These CSR targets are obligations of means and not result and are, among others, appreciated by the manager by the end of the year (non-financial consequences).

Show investors

No

POLICIES

ESG Policies

P01

Max. score 1,5 ✓ Pre-filled from 2020

Policy on environmental issues

Does the entity have a policy/policies on environmental issues?

 Yes

Select all environmental issues included (multiple answers possible)

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption
- Greenhouse gas emissions
- Indoor environmental quality
- Material sourcing
- Pollution prevention
- Renewable energy
- Resilience to catastrophe/disaster
- Sustainable procurement
- Waste management
- Water consumption
- Other

Provide applicable evidence

[P01 - Sustainability policy 2018.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for environmental issues included in the CSR policy. This is the previous CSR Policy (2018) and was applicable until the end of 2020.

 Show investors[P01 - Sustainability policy 2021.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for environmental issues included in the sustainability policy. This is the latest CSR Policy (2021) and is still applicable. We added this policy even if it was written in 2021 as it is connected to the new commitments Befimmo decided on by the end of 2020.

 Show investors[P01 - Action plan 19-20.pdf](#)

Indicate where in the evidence the relevant information can be found

The action plan provides a breakdown of actions, indicators and objectives linked to the policy.

 Show investors[P01 - Climate change -Energy - Resilience.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for climate change and resilience. All information within the document is framed in green with extra information in English as the documents are only available in French.

 Show investors[P01 - Action plan 20-21.pdf](#)

Indicate where in the evidence the relevant information can be found

The action plan provides a breakdown of actions, indicators and objectives linked to the sustainability policy. This action plan is the latest version.

 Show investors[P01 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This document includes evidence for:

- Biodiversity and habitat (p.50)
- Climate/climate change adaptation (p.41)
- Energy consumption (p.41 + 83)
- Greenhouse gas emissions (p.41 + 83)
- Indoor environmental quality (p.32)
- Material sourcing (p.46)
- Pollution prevention (p.41 + 52)
- Renewable energy (p.44)
- Sustainable procurement (p.51)

Waste management (p.46 + 87)
Water consumption (p.41 + 86)

Show investors

[P01 - Quality matrix APD final -.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for indoor environmental quality & biodiversity & Materials sourcing. Befimmo minimum technical requirements beyond standards and regulations. This document is only available in French (Translations are available in the comments). Important information is :
- Pages 3-4 ; 5. Well-being, comfort and health: Choices made specifically for the well-being and health of occupants: (acoustics, removable materials that are provided, etc.)
- Page 4; 6. Design of outdoor areas - Biodiversity
- Pages 4-5; 8. Materials: Choices of materials that respect the environment and the well-being of the occupants (wood, plaster, paint, carpet, etc.).
This document was applicable during the reporting year 2020.

Show investors

[P01 - Quality matrix APS - final.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Biodiversity (quality matrix): Befimmo minimum technical requirements beyond standards and regulations. This document is only available in French (Translations are available in the comments). Important information is on P3 - 9. Design outdoor areas. This document was applicable during the reporting year 2020.

Show investors

[P01 - Quality matrix EXE - final.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Biodiversity (quality matrix): Befimmo minimum technical requirements beyond standards and regulations. This document is only available in French (Translations are available in the comments). Important information is on P2 : Fauna & Flora. This document was applicable during the reporting year 2020.

Show investors

No

P02

Max. score 1,5 Pre-filled from 2020

Policy on social issues

Does the entity have a policy/policies on social issues?

Yes

Select all social issues included (multiple answers possible)

- Child labor
- Community development
- Customer satisfaction
- Employee engagement
- Employee health & well-being
- Employee remuneration
- Forced or compulsory labor
- Freedom of association
- Health and safety: community
- Health and safety: contractors
- Health and safety: employees
- Health and safety: tenants/customers
- Human rights
- Inclusion and diversity
- Labor standards and working conditions
- Social enterprise partnering
- Stakeholder relations
- Other

Provide applicable evidence

[P02 - Letter UN Global Compact.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Child labour, Human rights, Forced or compulsory labor and Labor standards and working conditions. This document was signed in 2016 and was still applicable during the reporting period of 2020. Befimmo itself has no dedicated charter on these matters as it follows the Belgian Law: "Labour and Employment" (http://www.ejustice.just.fgov.be/cgi_loi/change_lg.pl?language=fr&la=F&cn=1971031602&table_name=loi). In the general conditions of Befimmo, this law is also referred to.

Befimmo follows all ten principles of the UN Global Compact as stated on the website: <https://www.unglobalcompact.org/what-is-gc/mission/principles>

Show investors

[P02 - Sustainability policy 2018.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for social issues included in the CSR policy. This is the previous CSR Policy (2018) and was applicable until the end of 2020.

Show investors

[P02 - Tenant survey.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for customer/tenant satisfaction.

Show investors

[P02 - Présentation enquête 2019.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for employee engagement (whole document). Survey is done every two years and was carried out in 2019. The presentation of the results was done early 2020. The next survey will be done at the end of 2021.

Show investors

[P02 - Sustainability policy 2021.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for environmental issues included in the sustainability policy. This is the latest CSR Policy (2021) and is still applicable. We added this policy even if it was written in 2021 as it is connected to the new commitments Befimmo decided on by the end of 2020.

Show investors

[P02 - Labour regulations Befimmo.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Employee remuneration (p.11, 12, 13 and 35). This document is only available in French or Dutch.
 - Pages 11-13 explain the composition of the employee remuneration (meal vouchers, etc.), when and how employees are being paid, and what to do in special cases.
 - Pages 13 and 35-38 mentioned the equality of remuneration between men and women, this means the elimination of all forms of discrimination based on gender for remuneration.

Evidence for Labor standards and working conditions (p.5). This document is only available in French or Dutch.

- Pages 5-6: Nature of work, work place and flexibility in time and space
- Pages 6-7: Work time (hours a day, schedule of hours, part-time work, etc.)
- Pages 7-11: holidays and absence/leave
- Pages 11-13: salary
- Pages 13-14: end of contract
- Pages 14-15: security
- Pages 17-24: prevention of psychosocial risks
- Page 24: discrimination
- Pages 25-27: absence

This document was still applicable during the reporting period of 2020.

Show investors

[P02 - Action plan 19-20.pdf](#)

Indicate where in the evidence the relevant information can be found

The action plan provides a breakdown of actions, indicators and objectives linked to the policy.

Show investors

[P02 - Code of ethics.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for child labour and Forced or compulsory labour (whole document). The code of Ethics was still applicable in 2020.

Show investors

[P02 - H&S contractors.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Health & safety contractors. This document is only available in French. All necessary passages are highlighted in red frames.

Show investors

[P02 - Responsible procurement charter.pdf](#)

Indicate where in the evidence the relevant information can be found

Responsible procurement charter (suppliers) (whole document): this charter includes social aspects that are to be respected by the suppliers. All suppliers are asked to take note of this charter whenever an order is placed. This charter was still applicable in 2020.

 Show investors
[P02 - Action plan 20-21.pdf](#)

Indicate where in the evidence the relevant information can be found

The action plan provides a breakdown of actions, indicators and objectives linked to the sustainability policy. This action plan is the latest version.

 Show investors
[P02 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for:

Community development (p.36 + 60)

Customer satisfaction (p.32)

Employee engagement (p.56)

Employee health & well-being (p.59)

Employee remuneration (p.56)

Freedom of association (p.56)

Health and safety: community (p.36)

Health and safety: employees (p.59)

Health and safety: tenants/customers (p.32)

Human rights (p.57)

Inclusion and diversity (p.56)

Labor standards and working conditions (p.57)

Social enterprise partnering (p.60)

Stakeholder relations (p.18)

 Show investors
[P02 - Communication on Progress - UN Global Compact.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Child labour, Human rights, Forced or compulsory labor and Labor standards and working conditions.

This is evidence that Befimmo is fully engaged regarding the ten principles of the UN Global Compact as this is proof that we yearly fill in the communication in progress. This document was filled in in 2021 for the reporting year 2020. This evidence supports the first evidence for this question, which is the signatory letter in French.

 Show investors

 No

P03

 Max. score 1,5

Policy on governance issues

Does the entity have a policy/policies on governance issues?

 Yes

Select all governance issues included (multiple answers possible)

- Bribery and corruption
- Cybersecurity
- Data protection and privacy
- Executive compensation
- Fiduciary duty
- Fraud
- Political contributions
- Shareholder rights
- Other

Other selected. Please describe

Whistleblower protection and risk of money laundering/terrorist financing

Provide applicable evidence

[P03 - Corporate governance charter 2021.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Executive compensation and Shareholder rights. This is the latest version of the charter.

Show investors

[P03 - Internal procedure GDPR.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Data protection and privacy. This document was applicable during the reporting year 2020.

Show investors

[P03 - Governance charter 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This is the previous version of the Corporate Governance Charter, as it was applied over the reporting year 2020. Evidence for Executive compensation and Shareholder rights.

Show investors

[P03 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for:
Bribery and corruption (p.61 + 69)
Data protection and privacy (p.62 + 70)
Money laundering/terrorism financing (p.61 + 69)

Show investors

[P03 - Dealing code.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Bribery and Corruption, Fraud and Whistleblower Protection. This is the latest version of the dealing code and was applied over the reporting year 2020.

Show investors

[P03 - Code of ethics.pdf](#)

Indicate where in the evidence the relevant information can be found

Page 1: General principles. Evidence for Corruption. This code of ethics was still applicable during the reporting period 2020.

Show investors

No

REPORTING

ESG Disclosure

RP1

Max. score 3,5

ESG reporting

Does the entity disclose its ESG actions and/or performance?

 Yes

Please select all applicable options (multiple answers possible)

 Section in Annual Report

Select the applicable reporting level

- Entity
 Investment manager
 Group

Aligned with

Disclosure is third-party reviewed:

- Yes
 Externally checked
 Externally verified
 Externally assured
 using

No

Provide applicable evidence

[RP1 - Annual Financial Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Although the sustainability report is not aligned with the IIRC framework, the basic sustainability content was integrated into the corporate and financial parts of the Annual Financial Report 2020 to point out the integrated sustainability strategy into the overall strategy of the Company. This report is aligned with the EPRA Best Practices Recommendations in Sustainability Reporting 2017 (p.74).

 Show investors

 Stand-alone sustainability report(s)

Select the applicable reporting level

- Entity
 Investment manager
 Group

Aligned with

Disclosure is third-party reviewed:

- Yes
 Externally checked
 Externally verified
 Externally assured
 using

No

Provide applicable evidence

[RP1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Although the sustainability strategy is fully integrated into the overall strategy of the Company, Befimmo decided to create a separate sustainability report in order to provide more [detailed] information for stakeholders regarding all sustainability initiatives. This report is aligned with the EPRA Best Practices Recommendations in Sustainability Reporting 2017 (p.73-74) and the GRI Standards 2016 (p.76-79). The limited assurance can be found on page 89 of the Sustainability Report 2020.

 Show investors

 Integrated Report

Dedicated section on corporate website

Select the applicable reporting level

- Entity
- Investment manager
- Group

Provide hyperlink

<https://www.befimmo.be/en/action-plan>

Indicate where the relevant information can be found

Dedicated sustainability part on the website, containing the mission and action plan, stakeholder engagement, supply chain and frameworks and recognition for the company.

Provide hyperlink

<https://www.befimmo.be/en/investors/publications?type=75>

Indicate where the relevant information can be found

Part of the publication list of the website including all sustainability reports.

Provide hyperlink

<https://www.befimmo.be/en/investors/publications?type=76>

Indicate where the relevant information can be found

Part of the publication list of the website including all action plans.

Provide hyperlink

<https://www.befimmo.be/en/investors/publications?type=77>

Indicate where the relevant information can be found

Part of the publication list of the website including all GRI content indexes.

Provide hyperlink

<https://www.befimmo.be/en/investors/publications?type=382>

Indicate where the relevant information can be found

Part of the publication list of the website including most of the non-financial reporting Befimmo carries out.

- Section in entity reporting to investors
- Other

No

REPORTING

ESG Incident Monitoring

RP2.1

ESG incident monitoring

Does the entity have a process to monitor ESG-related controversies, misconduct, penalties, incidents, accidents, or breaches against the codes of conduct/ethics?

Yes

The process includes external communication of controversies, misconduct, penalties, incidents or accidents to:

- Clients/Customers
- Community/Public
- Contractors
- Employees
- Investors/Shareholders
- Regulators/Government
- Special interest groups (NGOs, Trade Unions, etc)
- Suppliers
- Other stakeholders

Other selected. Please describe

Describe the process (maximum 250 words)

For the prevention of conflicts of interest, Befimmo is governed simultaneously by:

- the applicable legal provisions, common to listed companies, as per articles 7:96 and 7:97 of the Code of Companies and Associations
- a specific regime provided for by article 37 of the Law of 12 May 2014 on BE-REITs, which provides in particular for the obligation of prior notification to the FSMA of certain transactions planned with persons covered by that provision, to carry out such operations at normal market conditions and to make them public
- and also by the additional rules specified in its charter of corporate governance

These rules and their application in fiscal year 2020 are described in detail in the Annual Report 2020, pages 143 to 146 and in the Corporate Governance Charter. This Charter embodies rules designed to prevent market abuses, applicable to the Directors, members of the Management Committee and staff of Befimmo, and anyone else who may have access to privileged information through their involvement in the preparation of a particular transaction. These rules have been supplemented by a code of conduct (the dealing code), intended to raise the awareness of the persons concerned of their principal obligations and to lay down internal procedures to be followed in that regard. The Dealing Code is laid down by the Board of Directors and all employees receive and sign a copy when taking up their post, as part of training provided by the Compliance Officer. The Dealing Code is updated regularly.

No

RP2.2

ESG incident occurrences

Has the entity been involved in any ESG-related breaches that resulted in fines or penalties during the reporting year?

Yes

No

RISK MANAGEMENT

Risk Management

RM1

Max. score 2 ✓ Pre-filled from 2020

Environmental Management System (EMS)

Does the entity have an Environmental Management System (EMS)?

- Yes
- The EMS is aligned with a standard
 - The EMS is externally certified by an independent third party using
 - ISO 14001
 - EMAS (EU Eco-Management and Audit Scheme)
 - Other standard
 - The EMS is not aligned with a standard nor certified externally

Provide applicable evidence

[RM1 - ISO 14001.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is fully dedicated to provide evidence of ISO 14001 certification.

 Show investors[RM1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence on p.33-35

 Show investors[RM1 - Environmentl Management system - Manuel.pdf](#)

Indicate where in the evidence the relevant information can be found

This ISO 14001 manual for internal use is in French. It has been updated during an ISO 14001 audit in June 2021 but it has been part of the management system since the first certification in 2010. The document explains Befimmo's environmental approach and objectives. It also sets out Befimmo's context and the needs and expectations of its stakeholders. The document also includes a section on the roles and responsibilities of each team member in the management system. It also deals with risks and opportunities as well as aspects related to compliance with regulations. It also includes guidance on emergency procedures.

 Show investors[RM1 - FR Manuel Environnement ISO 14001.pdf](#)

Indicate where in the evidence the relevant information can be found

This ISO 14001 manual for internal use is in French which was still applicable during the reporting year 2020. The document explains Befimmo's environmental approach and objectives. It also sets out Befimmo's context and the needs and expectations of its stakeholders. The document also includes a section on the roles and responsibilities of each team member in the management system. It also deals with risks and opportunities as well as aspects related to compliance with regulations. It also includes guidance on emergency procedures.

 Show investors No

RM2

Max. score 0,5 | Score 2020: 0,5/0,5 ✓ Pre-filled from 2020

Process to implement governance policies

Does the entity have processes to implement governance policy/policies?

 Yes

Select all applicable options (multiple answers possible)

- Compliance linked to employee remuneration
- Dedicated help desks, focal points, ombudsman, hotlines
- Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy
- Employee performance appraisal systems integrate compliance with codes of conduct
- Investment due diligence process
- Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies
- Training related to governance risks for employees (multiple answers possible)
 - Regular follow-ups
 - When an employee joins the organization

- Whistle-blower mechanism
 Other

- No
 Not applicable

RISK MANAGEMENT

Risk Assessments

RM3.1

 Max. score 0,5 | Score 2020: 0,5/0,5 ✓ Pre-filled from 2020

Social risk assessments

Has the entity performed social risk assessments within the last three years?

- Yes

Select all issues included (multiple answers possible)

- Child labor
 Community development
 Controversies linked to social enterprise partnering
 Customer satisfaction
 Employee engagement
 Employee health & well-being
 Forced or compulsory labor
 Freedom of association
 Health and safety: community
 Health and safety: contractors
 Health and safety: employees
 Health and safety: tenants/customers
 Health and safety: supply chain (beyond tier 1 suppliers and contractors)
 Human rights
 Inclusion and diversity
 Labor standards and working conditions
 Stakeholder relations
 Other

- No

RM3.2

 Max. score 0,5 | Score 2020: 0,42/0,5 ✓ Pre-filled from 2020

Governance risk assessments

Has the entity performed governance risk assessments within the last three years?

- Yes

Select all issues included (multiple answers possible)

- Bribery and corruption
 Cybersecurity
 Data protection and privacy
 Executive compensation
 Fiduciary duty
 Fraud
 Political contributions
 Shareholder rights
 Other

- No

RM4

 Max. score 1,5

ESG due diligence for new acquisitions

Does the entity perform asset-level environmental and/or social risk assessments as a standard part of its due diligence process for new acquisitions?

- Yes

Select all issues included (multiple answers possible)

- Biodiversity and habitat
 Building safety
 Climate/Climate change adaptation

- Compliance with regulatory requirements
- Contaminated land
- Energy efficiency
- Energy supply
- Flooding
- GHG emissions
- Health and well-being
- Indoor environmental quality
- Natural hazards
- Socio-economic
- Transportation
- Waste management
- Water efficiency
- Water supply
- Other

Other selected. Please describe

Environmental, building certification & energy ratings

- No
- Not applicable

RISK MANAGEMENT

Climate-related Risk Management

RM5

Resilience of strategy to climate-related risks

Does the entity's strategy incorporate resilience to climate-related risks?

- Yes
- No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.1

Transition risk identification

Does the entity have a systematic process for identifying transition risks that could have a material financial impact on the entity?

- Yes
- No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.2

Transition risk impact assessment

Does the entity have a systematic process to assess the material financial impact of transition risks on the business and/or financial planning of the entity?

- Yes
- No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.3

Physical risk identification

Does the entity have a systematic process for identifying physical risks that could have a material financial impact on the entity?

- Yes
- No

Provide additional context for the answer provided (not validated, for reporting purposes only)

RM6.4

Physical risk impact assessment

Does the entity have a systematic process for the assessment of material financial impact from physical climate risks on the business and/or financial planning of the entity?

Yes

No

Provide additional context for the answer provided (not validated, for reporting purposes only)

STAKEHOLDER ENGAGEMENT

Employees

SE1

Max. score 1

Employee training

Does the entity provide training and development for employees?

 Yes

Percentage of employees who received professional training during the reporting year

100

Percentage of employees who received ESG-specific training during the reporting year

100

ESG-specific training focuses on (multiple answers possible):

- Environmental issues
- Social issues
- Governance issues

 No

SE2.1

Max. score 1 ✓ Pre-filled from 2020

Employee satisfaction survey

Has the entity undertaken an employee satisfaction survey within the last three years?

 Yes

The survey is undertaken (multiple answers possible)

 Internally

Percentage of employees covered

100

Survey response rate

82

 By an independent third party

The survey includes quantitative metrics

 Yes

Metrics include

- Net Promoter Score
- Overall satisfaction score
- Other

 No

Provide applicable evidence

[SE2.1 - Présentation enquête 2019.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is fully dedicated in providing evidence of the employee Survey. This document is only available in French/Dutch. This Survey is conducted every two years and was executed in 2019. The overall satisfaction rate can be found on slide 2. The next satisfaction survey will be executed in 2021.

 Show investors[SE2.1 - Présentation enquête covid \(FR\).pdf](#)

Indicate where in the evidence the relevant information can be found

This document is fully dedicated in providing evidence of the employee Survey, specifically within the framework of the Covid pandemic. As all employees were asked to work from home, this survey helped the management to understand how staff members were feeling and coping with this particular situation. It also checked if staff members were well installed in their own homes so Befimmo could provide tips and tricks as well as additional material for everyone (ergonomic chairs, additional screens, etc.). This document is only available in French/Dutch.

 Show investors No

SE2.2

Max. score 1

Employee engagement program

Does the entity have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in SE2.1?

Yes

Select all applicable options (multiple answers possible)

- Planning and preparation for engagement
- Development of action plan
- Implementation
- Training
- Program review and evaluation
- Feedback sessions with c-suite level staff
- Feedback sessions with separate teams/departments
- Focus groups
- Other

Other selected. Please describe

Feedback session to the entire team. Next to the feedback sessions ticked above, Befimmo also takes time to invite all employees to a presentation of the results (breakfast presentation).

No

Not applicable

SE3.1

Max. score 0,75 | Score 2020: 0,75/0,75 ✓ Pre-filled from 2020

Employee health & well-being program

Does the entity have a program in place for promoting health & well-being of employees?

Yes

The program includes (multiple answers possible):

- Needs assessment
- Goal setting
- Action
- Monitoring

No

SE3.2

Max. score 1,25

Employee health & well-being measures

Does the entity take measures to incorporate the health & well-being program for employees described in SE3.1?

Yes

Select all applicable options (multiple answers possible)

- Needs assessment

The entity monitors employee health and well-being needs through (multiple answers possible):

- Employee surveys on health and well-being

Percentage of employees

100

- Physical and/or mental health checks

Percentage of employees

100

Other

Creation of goals to address:

Action to promote health through:

- Acoustic comfort
- Biophilic design
- Childcare facilities contributions
- Flexible working hours
- Healthy eating
- Humidity
- Illumination
- Inclusive design
- Indoor air quality

- Lighting controls and/or daylight
- Noise control
- Paid maternity leave in excess of legally required minimum
- Paid paternity leave in excess of legally required minimum
- Physical activity
- Physical and/or mental healthcare access
- Social interaction and connection
- Thermal comfort
- Water quality
- Working from home arrangements
- Other

Monitor outcomes by tracking:

- No
- Not applicable

SE4

Max. score 0,5

Employee safety indicators

Has the entity monitored conditions for and / or tracked indicators of employee safety during the last three years?

- Yes

Select all applicable options (multiple answers possible)

- Work station and/or workplace checks

Percentage of employees

- Absentee rate

- Injury rate

- Lost day rate

- Other metrics

Explain the employee occupational 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.

'Injury Rate' refers to the frequency of injuries, relative to the total time worked by all employees during the reporting period. It can be expressed as the number of injuries (the numerator) per multiple of hours worked (the denominator). An injury refers to any non-fatal or fatal injury arising out of, or in the course of, work (EPRA).

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 (EPRA).

% of employees that are part-time employed: ratio of employees that are working under a part-time contract (including time credits). We consider openness to part-time work as a guarantee for our team members to adapt their work load to their specific private situation and allow them to have a better work/life balance.

In terms of work stations, Befimmo renewed all its offices at its head office ("Smart Ways Of Working") opening up the entire space in 2016. In 2021, Befimmo will move to a new office building to meet even more the needs of the team members in terms of ergonomics, acoustics, modernity and mobility.

- No

SE5

Max. score 0,5

Inclusion and diversity

Does the entity monitor inclusion and diversity?

- Yes

- Diversity of the entity's governance bodies

Select all diversity metrics (multiple answers possible)

- Age group distribution
- Board tenure
- Gender pay gap

Gender ratio

Percentage of personnel that identify as:

Women

 Men

- International background
- Racial diversity
- Socioeconomic background

Diversity of the organization's employees

Select all diversity metrics (multiple answers possible)

Age group distribution

Percentage of personnel that are:

Under 30 years old

 Between 30 and 50 years old

 Over 50 years old

- Gender pay gap
- Gender ratio

Percentage of personnel that are:

Women

 Men

- International background
- Racial diversity
- Socioeconomic background

Provide additional context for the response (maximum 250 words)

In the Team chapter of the Sustainability Report 2020, graphs are setting out the composition of governance bodies (board of directors, executive committee, management and other employees) and breakdown of employees by gender AND by age (p.58). The wage gap can be found on p.57.
 Furthermore, the board tenure is set out in the chapter "Corporate governance" of the Annual Financial Report 2020 (p.115).

Provide applicable evidence

[SE5 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

In the Team chapter of the Sustainability Report 2020, graphs are setting out the composition of governance bodies (board of directors, executive committee, management and other employees) and breakdown of employees by gender AND by age (p.58). The wage gap can be found on p.57.

Show investors

[SE5 - Annual Financial Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

The board tenure is set out in the chapter "Corporate governance" of the Annual Financial Report 2020 (p.115).

Show investors

No

STAKEHOLDER ENGAGEMENT

Suppliers

SE6

Max. score 1,5

Supply chain engagement program

Does the entity include ESG-specific requirements in its procurement processes?

 Yes

Select elements of the supply chain engagement program (multiple answers possible)

- Developing or applying ESG policies
- Planning and preparation for engagement
- Development of action plan
- Implementation of engagement plan
- Training
- Program review and evaluation
- Feedback sessions with stakeholders
- Other

Select all topics included (multiple answers possible)

- Business ethics
- Child labor
- Environmental process standards
- Environmental product standards
- Health and safety: employees
- Health and well-being
- Human health-based product standards
- Human rights
- Labor standards and working conditions
- Other

Select the external parties to whom the requirements apply (multiple answers possible)

- Contractors
- Suppliers
- Supply chain (beyond 1 tier suppliers and contractors)
- Other

Other selected. Please describe

Property/asset managers

 No

SE7.1

Max. score 1

Monitoring property/asset managers

Does the entity monitor property/asset managers' compliance with the ESG-specific requirements in place for this entity?

 Yes

The entity monitors compliance of:

- Internal property/asset managers
- External property/asset managers
- Both internal and external property/asset managers

Select all methods used (multiple answers possible)

- Checks performed by independent third party
- Property/asset manager ESG training
- Property/asset manager self-assessments
- Regular meetings and/or checks performed by the entity's employees
- Require external property/asset managers' alignment with a professional standard

Standard

ISO 14001

 Other No Not applicable

SE7.2

Max. score 1

Monitoring external suppliers/service providers

Does the entity monitor other direct external suppliers' and/or service providers' compliance with the ESG-specific requirements in place for this entity?

 Yes

Select all methods used (multiple answers possible)

- Checks performed by an independent third party
- Regular meetings and/or checks performed by external property/asset managers
- Regular meetings and/or checks performed by the entity's employees
- Require supplier/service providers' alignment with a professional standard
- Supplier/service provider ESG training
- Supplier/service provider self-assessments
- Other

 No Not applicable

SE8

Max. score 0,5

Stakeholder grievance process

Is there a formal process for stakeholders to communicate grievances?

 Yes

Select all characteristics applicable to the process (multiple answers possible)

- Accessible and easy to understand
- Anonymous
- Dialogue based
- Equitable & rights compatible
- Improvement based
- Legitimate & safe
- Predictable
- Prohibitive against retaliation
- Transparent
- Other

Which stakeholders does the process apply to? (multiple answers possible)

- Contractors
- Suppliers
- Supply chain (beyond tier 1 suppliers and contractors)
- Clients/Customers
- Community/Public
- Employees
- Investors/Shareholders
- Regulators/Government
- Special interest groups (NGO's, Trade Unions, etc)
- Other

 No

REPORTING CHARACTERISTICS

Reporting Characteristics

R1.1

The entity's standing investments portfolio during the reporting year

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Property type	Number of Assets	Floor Area (m ²)	% GAV
Office: Corporate: High-Rise Office	11	231890.24	51,05
Office: Corporate: Low-Rise Office	42	92156.0	4,21
Office: Corporate: Mid-Rise Office	49	436053.4	44,74
Total	102	760099.64	100.0

Note: This table is generated by GRESB and represents an aggregation of the data provided at the asset level. It is provided for review purposes and defines the scope of your 2021 GRESB Performance Component submission. It should reflect the total standing investments portfolio and exclude any development and/or major renovation projects, exclude vacant land, cash or other non real estate assets owned by the entity. You are not able to amend information in this table, with the exception of "% GAV" (this is because GAV is an optional field at asset level and cannot be used for aggregation). Please note that % GAV is used for entity and peer group classification and should accurately reflect the composition of the portfolio.

Provide applicable evidence

[R1.1 and DR1 explanation.pdf](#)

Indicate where in the evidence the relevant information can be found

This document indicates how to reconcile the data in the Gresb report and those available in the annual report. This document (and the appendix 1) details the surface areas for each building in the Befimmo portfolio, even where in the 2020 annual report Befimmo considers several buildings as one. In these cases, the sites concerned are surrounded by a rectangle

Show investors

[R1.1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

The document concerns the sustainable development report 2020 of Befimmo. On page 80, the methodology shows the breakdown of the portfolio in terms of surface area according to three categories: low-rise office, medium-rise office and high-rise office, which are also used for the GRESB reporting. The minor differences in terms of surface area between what is published in this document and the information communicated in the GRESB spreadsheet are set out in the appendix "R1.1 and DR1.1 explanation.docx" above.

Show investors

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition in R1.1 (maximum 1000 words).

Those documents indicates how to reconcile the data in the Gresb report and those available in the annual report.

R1.2

Countries/states included in the entity's standing investments portfolio

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Country	% GAV
Luxembourg	95,04
Belgium	4,96

RISK ASSESSMENT
Risk Assessments

RA1

Max. score 3

Risk assessments performed on standing investments portfolio

Has the entity performed asset-level environmental and/or social risk assessments of its standing investments during the last three years?

 Yes

Select all issues included (multiple answers possible)

- Biodiversity and habitat
- Building safety and materials
Percentage of portfolio covered
- Climate/climate change adaptation
- Contaminated land
Percentage of portfolio covered
- Energy efficiency
Percentage of portfolio covered
- Energy supply
Percentage of portfolio covered
- Flooding
Percentage of portfolio covered
- GHG emissions
Percentage of portfolio covered
- Health and well-being
- Indoor environmental quality
- Natural hazards
- Regulatory
Percentage of portfolio covered
- Resilience
- Socio-economic
- Transportation
Percentage of portfolio covered
- Waste management
Percentage of portfolio covered
- Water efficiency
Percentage of portfolio covered
- Water supply
Percentage of portfolio covered

 Other

The risk assessment is aligned with a third-party standard

- Yes
- No

Describe how the outcomes of the ESG risk assessments are used in order to mitigate the selected risks (maximum 250 words)

When managing its portfolio, the Company is exposed to environmental risks, notably in terms of pollution, soil, water, air (high CO2 emissions) and also noise pollution. It is also exposed to the risk of not achieving its targets for improving its environmental performance and of losing the certifications (BREEAM, ISO 14001, etc.) that it was received.

In view of its real-estate activity in the broad sense, if such risks were to materialise, the environment could sustain damage and Befimmo could also incur significant costs and suffer damage to its reputation with its stakeholders. The occurrence of an environmental risk could, in some cases, also have an adverse impact on the fair value of the portfolio.

[2] Level of implementation & [3] Risk mitigation:

Befimmo adopts a responsible approach under which it has, for many years, aimed to take the necessary measures to reduce the environmental impact of the activities it controls and directly influences, such as, for its renovation and/or building projects, site checks, and for the operational portfolio compliance with the environmental permits.

No

RA2

Max. score 3

Technical building assessments

Technical building assessments performed during the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Topic	Number of assets	% of portfolio covered
Energy	50	49.007991899588322394
Water	50	49.007991899588322394
Waste	44	27.964403456367904608

RISK ASSESSMENT

Efficiency Measures

RA3

Max. score 1,5

Energy efficiency measures

Energy efficiency measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Energy efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)	18	16,68
Automation system upgrades / replacements	17	16,84
Management systems upgrades / replacements	15	8,93
Installation of high-efficiency equipment and appliances	19	18,78
Installation of on-site renewable energy	2	6,73
Occupier engagement / informational technologies		
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning	11	15,63
Wall / roof insulation	3	8,11
Window replacements	2	0,43

RA4

Max. score 1

Water efficiency measures

Water efficiency measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Water efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)	17	11,79

Water efficiency measures	Number of assets	% of portfolio covered
Cooling tower		
Drip / smart irrigation		
Drought tolerant / native landscaping		
High efficiency / dry fixtures		
Leak detection system		
Metering of water subsystems	2	0,43
On-site waste water treatment		
Reuse of storm water and/or grey water	5	2,12

RA5

 Max. score 0,5

Waste management measures

Waste management measures implemented in the last three years

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Waste management measures	Number of assets	% of portfolio covered
Composting landscape and/or food waste	1	0,91
Ongoing waste performance monitoring	42	21,23
Recycling		
Waste stream management		
Waste stream audit		

TARGETS

Targets

T1.1

Max. score 2

Portfolio improvement targets

Has the entity set long-term performance improvement targets?

 Yes

Area	Target type	Long-term target (%)	Baseline year	End year	Are these targets communicated externally?
Energy consumption					
Renewable energy use					
GHG emissions	Intensity-based	33	2016	2030	Yes
Water consumption	Intensity-based	15	2016	2030	Yes
Waste diverted from landfill					
Building Certifications					
Data Coverage					

Explain the methodology used to establish the targets and communicate the anticipated pathways to achieve these targets (maximum 250 words)

Befimmo has redefined new long term targets for reducing greenhouse gas emissions in accordance with the recommendations of IPCC scientists, following the Science Based Target method.

- 50% reduction in CO₂e emissions linked to the fuel (gas, oil) purchased by the landlord
- 17% reduction in CO₂e emissions linked to the electricity and heat purchased by the landlord
- 17% reduction in CO₂e emissions linked to energy (fuels, heat, electricity) purchased by tenants of buildings managed by tenants

It is well aware that this ambitious aim of reducing its environmental impact can be influenced by the constantly changing needs and behaviours of society, the world of work, especially through the use of new technologies and/or a new form of mobility that is now more geared towards electricity, but it intends to stand firmly by this target.

This approach assumes flexibility and anticipation of the electricity needs that Befimmo will immediately integrate into all of its projects.

Finally, to achieve its objectives, Befimmo's ambition is firstly to maximise and/or develop existing and future renewable energy generation facilities, and to achieve 100% use of green energy across its entire portfolio, including private areas, by 2021.

 No

T1.2

Science-based targets

Is the entity's GHG emissions target science-based?

 Yes

Has the target been approved by the Science-Based Targets initiative?

- Yes
 No

Select the scope of the science-based target:

- Scope 1
 Scope 2 (location-based)
 Scope 2 (market-based)
 Scope 1+2 (location-based)
 Scope 1+2 (market-based)
 Scope 1+2 (location-based) + Scope 3
 Scope 1+2 (market-based) + Scope 3
 Scope 3
 Other

- No
 Not applicable

TENANTS AND COMMUNITY

Tenants/Occupiers

TC1

Max. score 1

Tenant engagement program

Does the entity have a tenant engagement program in place that includes ESG-specific issues?

 Yes

Select all approaches to engage tenants (multiple answers possible)

 Building/asset communication

0%, <25%

 Feedback sessions with individual tenants Provide tenants with feedback on energy/water consumption and waste

≥25%, <50%

 Social media/online platform

≥75, ≤100%

 Tenant engagement meetings

0%, <25%

 Tenant ESG guide

0%, <25%

 Tenant ESG training Tenant events focused on increasing ESG awareness

0%, <25%

 Other

Describe the tenant engagement program and methods used to improve tenant satisfaction (maximum 250 words)

The high level of BREEAM certification and quality criteria that it strives for in its development projects take full account of the considerations and requirements regarding people's health, security and well-being.

An Environmental Cooperation Agreement (+ a personalized presentation), Building User Guide (BUG) and welcome pack containing all useful contact details related to Befimmo will be systematically offered to new tenants. These documents also include all ESG related topics.

Befimmo's Communication team supports the Property Managers to guarantee the occupants a clear and cohesive communication including ESG aspects. Different communication channels are used: newsletters, screens in the entrance halls, surveys, events and information sessions.

In order to achieve our objective of developing multimodal accessibility of our buildings, and, beyond that, to promote our ambition to become a player in the mobility solutions offered to our tenants to our tenants, the Environment team was strengthened at the end of 2020 a Mobility Manager whose scope of action concerns both Befimmo's team, its portfolio and its tenants. The priorities are the accessibility of our buildings by public transport buildings, the development of facilities for soft mobility and the mobility facilities and the optimisation of car parks, including the deployment of charging stations.

 No

TC2.1

Max. score 1 ✓ Pre-filled from 2020

Tenant satisfaction survey

Has the entity undertaken tenant satisfaction surveys within the last three years?

 Yes

The survey is undertaken (multiple answers possible)

 Internally

Percentage of tenants covered

100

Survey response rate

32

 By an independent third party

The survey includes quantitative metrics

Yes

Metrics include

- Net Promoter Score
- Overall satisfaction score
- Satisfaction with communication
- Satisfaction with property management
- Satisfaction with responsiveness
- Understanding tenant needs
- Value for money
- Other

No

Provide applicable evidence

[TC2.1 - Tenant survey lunch.pdf](#)

Indicate where in the evidence the relevant information can be found

Example of a lunch organised with the tenants of our building Planet 2, in order to catch their level of satisfaction as well as their needs. The English version is at the end of the communication.

Show investors

[TC2.1 - Tenant survey needs.pdf](#)

Indicate where in the evidence the relevant information can be found

These surveys were taken in different buildings of the portfolio. The first one, regarding our building Arts 56 for example, questioned the occupants regarding their needs on the following services:

Catering
BringMe Boxes
Mobility
Showers
Lockers
Fitness
Concierge service
Other services they think of

According to the answers given by the occupants, new services are put into place (collective sport area, a laundry room, etc.).

Show investors

No

TC2.2

Max. score 1

Program to improve tenant satisfaction

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in TC2.1?

Yes

Select all applicable options (multiple answers possible)

- Development of an asset-specific action plan
- Feedback sessions with asset/property managers
- Feedback sessions with individual tenants
- Other

Describe the tenant satisfaction improvement program (maximum 250 words)

Befimmo attaches great importance to the occupants of its 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 reporting to the Chief Operating Officer, whose goal is to improve the quality of "customer service".

Project managers pay special attention during the design phase of its projects to the future satisfaction of the occupants and users of its buildings and aims to secure their loyalty by providing quality spaces that are flexible, efficient in terms of environmental management, use of space. The high level of BREEAM certification and quality criteria that it strives for in its developments take full account of the considerations and requirements regarding people's health, security and well-being. The property managers manage the buildings while improving tenant satisfaction and comfort. They develop a regular and transparent relationship with tenants, becoming their day-to-day contact point, with a view to meeting their expectations. To that end, tenants have a helpdesk (24/7) and management tools: Helpsite, Extranet.

Services and Facilities is in touch with tenants to implement services in order to meet their needs and facilitate their lives.

An Environmental Cooperation Agreement, Building User Guide (BUG) and welcome pack containing all useful contact details related to Befimmo will be offered to new tenants.

Finally, the tenant satisfaction is one of Befimmo's core objectives. One of the objectives of the Befimmo action plan is to obtain 100% tenant satisfaction by 2030.

- No
 Not applicable

TC3

Max. score 1,5

Fit-out & refurbishment program for tenants on ESG

Does the entity have a fit-out and refurbishment program in place for tenants that includes ESG-specific issues?

- Yes

Select all topics included (multiple answers possible)

Fit-out and refurbishment assistance for meeting the minimum fit-out standards

Tenant fit-out guides

≥25%, <50%

Minimum fit-out standards are prescribed

≥25%, <50%

Procurement assistance for tenants

0%, <25%

Other

- No

TC4

Max. score 1,5 ✓ Pre-filled from 2020

ESG-specific requirements in lease contracts (green leases)

Does the entity include ESG-specific requirements in its standard lease contracts?

- Yes

Select all topics included (multiple answers possible)

Cooperation and works:

Environmental initiatives

Enabling upgrade works

ESG management collaboration

Premises design for performance

Managing waste from works

Social initiatives

Other

Management and consumption:

Energy management

Water management

Waste management

Indoor environmental quality management

Sustainable procurement

Sustainable utilities

Sustainable transport

Sustainable cleaning

Other

Reporting and standards:

Information sharing

Performance rating

Design/development rating

Performance standards

Metering

Comfort

Other

Percentage lease contracts with an ESG clause (by floor area)

Percentage of contracts with ESG clause

100

- No

TC5.1

Max. score 0,75 | Score 2020: 0,75/0,75 ✓ Pre-filled from 2020

Tenant health & well-being program

Does the entity have a program for promoting health & wellbeing of tenants, customers, and local surrounding communities?

 Yes

The program includes (multiple answers possible):

- Needs assessment
- Goal setting
- Action
- Monitoring

 No

TC5.2

Max. score 1,25

Tenant health & well-being measures

Does the entity take measures to incorporate the health & well-being program for tenants and local communities described in TC5.1?

 Yes

Select all applicable options (multiple answers possible)

- Needs assessment

The entity monitors tenant health and well-being needs through (multiple answers possible):

- Tenant survey
- Community engagement
- Use of secondary data
- Other

- Creation of goals to address:

- Mental health and well-being
- Physical health and well-being
- Social health and well-being
- Other

- Action to promote health through:

- Acoustic comfort
- Biophilic design
- Community development
- Physical activity
- Healthy eating
- Hosting health-related activities for surrounding community
- Improving infrastructure in areas surrounding assets
- Inclusive design
- Indoor air quality
- Lighting controls and/or daylight
- Physical and/or mental healthcare access
- Social interaction and connection
- Thermal comfort
- Urban regeneration
- Water quality
- Other activity in surrounding community
- Other building design and construction strategy

Other selected. Please describe

Befimmo has introduced a sustainable procurement charter for the incoming flow of materials in order to include social criteria consistently across all procurement.

- Other building operations strategy
- Other programmatic intervention

- Monitor outcomes by tracking:

- Environmental quality
- Program performance
- Population experience and opinions
- Other

- No
 Not applicable

TENANTS AND COMMUNITY

Community

TC6.1

Max. score 2

Community engagement program

Does the entity have a community engagement program in place that includes ESG-specific issues?

- Yes

Select all topics included (multiple answers possible)

- Community health and well-being
 Effective communication and process to address community concerns
 Enhancement programs for public spaces
 Employment creation in local communities
 Research and network activities
 Resilience, including assistance or support in case of disaster
 Supporting charities and community groups
 ESG education program
 Other

Describe the community engagement program and the monitoring process (maximum 250 words)

Befimmo aims to ensure that every building in its portfolio is harmoniously integrated in the neighbourhood in which it is located. Sustainable integration into the city is a recent topic, so no target has yet been set. However, an indicator was calculated for the fourth time in 2020, "Community Engagement", published by EPRA. The objective is to measure the percentage of buildings for which measures have been taken to open up to dialogue with local communities. To calculate it, Befimmo takes account of the projects (m²) that it is supporting and setting up in the North district, and public announcements, surveys or consultations that it organises when making applications for environmental and urban planning permits. In fiscal year 2020, 29% of the consolidated portfolio was covered. The value of the indicator is notable directly related to and/or influenced by the number of permit applications that depend on ongoing and/or development projects. The teams are working to bring about this urban evolution.

- No

TC6.2

Max. score 1 | Score 2020: 0/1 ✓ Pre-filled from 2020

Monitoring impact on community

Does the entity monitor its impact on the community?

- Yes
 No

ENERGY

Energy Consumption

EN1

Max. score 14

Energy consumption

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: High-Rise Office

Floor Areas	Floor Area (m ²)
Whole Building	231890.24
└ Landlord Controlled	43796.0
└ Tenant Controlled	188094.24
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Office: Corporate: Low-Rise Office

Floor Areas	Floor Area (m ²)
Whole Building	92156.0
└ Landlord Controlled	50279.0
└ Tenant Controlled	41877.0
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Office: Corporate: Mid-Rise Office

Floor Areas	Floor Area (m ²)
Whole Building	436053.4
└ Landlord Controlled	134778.33
└ Tenant Controlled	301275.07
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the total area size reported in the Energy tab, split by floor area types.

Total energy consumption of the portfolio

Office: Corporate: High-Rise Office

			Absolute				Like-for-Like		
			2019	2020		2019	2020		
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)
Whole Building	Landlord Controlled	Fuels	5474,2	4678,58	43796.0	43796.0	3237,01	2414,24	19457.0
		District Heating &	0.0	0.0	43796.0	43796.0	0.0	0.0	19457.0

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)
		Cooling							
		Electricity	5794,18	4613,89	43796.0	43796.0	2400,02	1829,89	19457.0
	Tenant Controlled	Fuels	11313,25	10723,38	188094.24	188094.24	11313,25	10723,38	188094.24
		District Heating & Cooling	1099,97	1019,06	188094.24	188094.24	1099,97	1019,06	188094.24
		Electricity	14858,7	13149,07	188094.24	188094.24	14858,7	13149,07	188094.24
Sub-total			38540,3	34183,99	N/A	N/A	32908,95	29135,64	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			38540,3	34183,99	N/A	N/A	32908,95	29135,64	N/A

Office: Corporate: Low-Rise Office

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)
Whole Building	Landlord Controlled	Fuels	3632,43	3836,56	50279.0	50279.0	3632,43	3829,78	47029.0
		District Heating & Cooling	0.0	0.0	50279.0	50279.0	0.0	0.0	47029.0
		Electricity	2848,04	2763,57	50279.0	50279.0	2848,04	2522,91	47029.0
	Tenant Controlled	Fuels	3119,41	4077,97	38721.0	41877.0	2928,53	2688,33	34789.0
		District Heating & Cooling	0.0	0.0	41877.0	41877.0	0.0	0.0	41877.0
		Electricity	1101,88	953,32	35964.0	41877.0	1017,68	953,32	35964.0
Sub-total			10701,75	11631,41	N/A	N/A	10426,68	9994,34	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord	Fuels							

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)
	Controlled	District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			10701,75	11631,41	N/A	N/A	10426,68	9994,34	N/A

Office: Corporate: Mid-Rise Office

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m ²)
Whole Building	Landlord Controlled	Fuels	8986,15	8322,11	134778.33	134778.33	8197,44	7628,18	120709.0
		District Heating & Cooling	976,3	797,07	134778.33	134778.33	976,3	797,07	120709.0
		Electricity	13308,9	11481,28	134778.33	134778.33	11880,97	10367,22	120709.0
	Tenant Controlled	Fuels	21499,39	19900,05	275985.07	301275.07	18899,29	18352,52	269695.07
		District Heating & Cooling	0.0	0.0	284210.07	290270.07	0.0	0.0	277920.07
		Electricity	13970,1	13219,77	267009.07	290270.07	13631,13	11607,1	255216.07
Sub-total			58740,83	53720,28	N/A	N/A	53585,13	48752,09	N/A
Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
	Tenant Controlled	Fuels	0.0	0.0	N/A	N/A			N/A
		Electricity	0.0	0.0	N/A	N/A			N/A
Total			58740,83	53720,28	N/A	N/A	53585,13	48752,09	N/A

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Energy consumption values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%)

Total data coverage of the portfolio

Office: Corporate: High-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100.0	100.0	100.0	-24,71	44,43
Tenant Controlled	100.0	100.0	100.0	-8,73	100.0

Office: Corporate: Low-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100.0	100.0	100.0	-1,97	93,54
Tenant Controlled	92,78	100.0	92,78	-7,72	89,65

Office: Corporate: Mid-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100.0	100.0	100.0	-10,74	89,56
Tenant Controlled	91,52	90.0	92,18	-7,9	91,04

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by Landlord Controlled and Tenant Controlled areas. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Renewable energy generated

Office: Corporate: High-Rise Office

	2019		2020		2020/2019 change (%)
	Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	
On-site	Generated and consumed by landlord	1270,33	3,3	1043,33	3,05
	Generated and exported by landlord	76,4	0,2	60,62	0,18
	Generated and consumed by third-party (or tenant)	1009,0	2,62	899,14	2,63
On-site - Sub-total	2355,73	6,11	2003,09	5,86	-0,25
Off-site	Purchased by Landlord	5532,86	14,36	4469,69	13,08
	Purchased by Tenant	13849,7	35,94	12253,73	35,85
Off-site - Sub-total	19382,55	50,29	16723,42	48,92	-1,37
Renewable Energy - Total	21738,29	56,4	18726,52	54,78	-1,62

Office: Corporate: Low-Rise Office

	2019		2020		2020/2019 change (%)
	Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	
On-site	Generated and consumed by landlord				
	Generated and exported by landlord				
	Generated and consumed by third-party (or tenant)				
On-site - Sub-total	0.0	0.0	0.0	0.0	0.0
Off-site	Purchased by Landlord	1016,31	9,5	998,02	8,58
	Purchased by Tenant	1101,88	10,3	953,32	8,2
Off-site - Sub-total	2118,19	19,79	1951,34	16,78	-3,01
Renewable Energy - Total	2118,19	19,79	1951,34	16,78	-3,01

Office: Corporate: Mid-Rise Office

		2019		2020		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2020/2019 change (%)
On-site	Generated and consumed by landlord	350,69	0,6	354,33	0,66	
	Generated and exported by landlord	22,51	0,04	20,64	0,04	
	Generated and consumed by third-party (or tenant)	12,76	0,02	4,95	0,01	
On-site - Sub-total		385,95	0,66	379,92	0,71	0,05
Off-site	Purchased by Landlord	10242,73	17,44	9567,03	17,81	
	Purchased by Tenant	13425,36	22,86	11285,24	21,01	
Off-site - Sub-total		23668,09	40,29	20852,27	38,82	-1,47
Renewable Energy - Total		24054,04	40,95	21232,2	39,52	-1,42

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Renewable Energy consumed/generated per property type, either on-site or off-site, as well as the Percentage of total Consumption by category.

Provide additional context for the answer provided (not validated, for reporting purposes only)

GHG

GHG Emissions

GHG emissions

Total GHG emissions of the portfolio

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: High-Rise Office

		Absolute				Like-for-Like			
		2019		2020		2019		2020	
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	
Whole Building	Scope 1	1029,15	879,57	43796.0	43796.0	608,56	453,88	19457.0	
	Scope 2	Location Based	979,22	779,75	43796.0	43796.0	405,6	309,25	19457.0
		Market Based (optional)	0.0	0.0	-	-	-	-	-
	Total Scope 1&2 GHG emissions		2008,37	1659,32	N/A	N/A	1014,16	763,13	N/A
	Scope 3	2376,91	2247,63	188094.24	188094.24	2376,91	2247,63	188094.24	
	Total Scope 1&2&3 GHG emissions		4385,28	3906,95	N/A	N/A	3391,08	3010,76	N/A
Outdoor / Exterior areas / Parking	Scope 1	0.0	0.0	N/A	N/A			N/A	
	Scope 2	Location Based	0.0	0.0	N/A	N/A			N/A
		Market Based (optional)	0.0	0.0	N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3	0.0	0.0	N/A	N/A			N/A	
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
GHG Offsets		3490,34	3001,94	N/A	N/A	2916,72	2531,45	N/A	
Net GHG Emissions after offsets				N/A	N/A			N/A	

Office: Corporate: Low-Rise Office

		Absolute				Like-for-Like			
		2019		2020		2019		2020	
		Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	
Whole Building	Scope 1	684,22	726,78	50279.0	50279.0	684,22	720,0	47029.0	
	Scope 2	Location Based	481,32	461,08	50279.0	50279.0	481,32	421,11	47029.0
		Market Based (optional)	191,24	152,57	-	-	191,24	152,57	-
	Total Scope 1&2 GHG emissions		1165,54	1187,86	N/A	N/A	1165,54	1141,11	N/A
	Scope 3	634,36	799,68	38721.0	41877.0	583,58	538,42	34789.0	
	Total Scope 1&2&3 GHG emissions		1799,9	1987,54	N/A	N/A	1749,13	1679,53	N/A
Outdoor / Exterior areas / Parking	Scope 1	0.0	0.0	N/A	N/A			N/A	

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)
	Scope 2	Location Based	0.0	0.0	N/A	N/A			N/A
		Market Based (optional)	0.0	0.0	N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3		0.0	0.0	N/A	N/A			N/A
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
GHG Offsets			462,95	417,34	N/A	N/A	448,72	415,03	N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Office: Corporate: Mid-Rise Office

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m ²)
Whole Building	Scope 1		1867,08	1732,32	134778.33	134778.33	1718,8	1601,86	120709.0
	Scope 2	Location Based	2249,2	1974,61	134778.33	134778.33	2007,88	1786,33	120709.0
		Market Based (optional)	4,7	31,95	-	-	4,7	0.0	-
	Total Scope 1&2 GHG emissions		4116,28	3706,93	N/A	N/A	3726,68	3388,19	N/A
	Scope 3		4056,3	3994,54	275985.07	301275.07	3555,22	3451,11	269695.07
Total Scope 1&2&3 GHG emissions		8172,58	7701,47	N/A	N/A	7281,91	6839,3	N/A	
Outdoor / Exterior areas / Parking	Scope 1		0.0	0.0	N/A	N/A			N/A
	Scope 2	Location Based	0.0	0.0	N/A	N/A			N/A
		Market Based (optional)	0.0	0.0	N/A	N/A			N/A
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3		0.0	0.0	N/A	N/A			N/A
Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A	
GHG Offsets			4575,25	3923,47	N/A	N/A	4316,4	3715,15	N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated GHG emissions values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like changes (%) in emissions.

Note: Scope 3 emissions in the GRESB Assessment are calculated as the emissions associated with tenant areas, unless they are already reported as Scope 1 or Scope 2 emissions (if they cannot be disassociated from emissions from other areas). Scope 3 emissions do not include emissions generated through the entity's operations or by its employees, transmission losses or upstream supply chain emissions.

Total data coverage of the portfolio

Office: Corporate: High-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100.0	100.0	100.0	-24,75	44,43
Scope 3	100.0	100.0	100.0	-5,44	100.0

Office: Corporate: Low-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100.0	100.0	100.0	-2,1	93,54
Scope 3	92,46	92.0	92,46	-7,74	83,07

Office: Corporate: Mid-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100.0	100.0	100.0	-9,08	89,56
Scope 3	91,61	84.0	92,26	-2,93	89,52

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by emission Scopes. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Explain (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) source and characteristics of GHG emissions offsets (maximum 250 words).

WATER

Water Use

Water use

Total water consumption of the portfolio

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: High-Rise Office

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)
Whole Building	Whole Building	Landlord Controlled	33173,08	15299,83	43796.0	43796.0	24285,47	8362,13	19457.0
		Tenant Controlled	62416,63	61645,87	188094.24	188094.24	62416,63	61645,87	188094.24
Sub-total			95589,71	76945,7	N/A	N/A	86702,1	70008,0	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			95589,71	76945,7	N/A	N/A	86702,1	70008,0	N/A

Office: Corporate: Low-Rise Office

			Absolute				Like-for-Like		
			2019	2020			2019	2020	
			Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)
Whole Building	Whole Building	Landlord Controlled	7856,04	4471,13	41738.0	50279.0	5373,14	4208,71	38488.0
		Tenant Controlled	2537,95	736,17	13307.0	41877.0	1524,76	736,17	13307.0
Sub-total			10393,99	5207,3	N/A	N/A	6897,89	4944,88	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A

		Absolute				Like-for-Like		
		2019	2020		2019	2020		
		Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)
Total		10393,99	5207,3	N/A	N/A	6897,89	4944,88	N/A

Office: Corporate: Mid-Rise Office

			Absolute				Like-for-Like		
			2019	2020		2019	2020		
			Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)	Maximum Floor Area (m ²)	Consumption (m ³)	Consumption (m ³)	Floor Area Covered (m ²)
Whole Building	Whole Building	Landlord Controlled	46854,77	32325,5	134778.33	134778.33	43815,47	30330,28	115195.0
		Tenant Controlled	35887,87	21658,99	212107.39	301275.07	27898,0	19628,09	188228.0
Sub-total			82742,64	53984,49	N/A	N/A	71713,47	49958,37	N/A
Base Building	Common Areas	Landlord Controlled							
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled							
		Tenant Controlled							
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			82742,64	53984,49	N/A	N/A	71713,47	49958,37	N/A

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Water consumption values per property type, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%).

Total data coverage of the portfolio

Office: Corporate: High-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100.0	100.0	100.0	-65,57	44,43
Tenant Controlled	100.0	100.0	100.0	-1,23	100.0

Office: Corporate: Low-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	83,01	82.0	83,01	-21,67	76,55
Tenant Controlled	31,78	42.0	31,78	-51,72	31,78

Office: Corporate: Mid-Rise Office

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2020/2019 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100.0	100.0	100.0	-30,78	85,47
Tenant Controlled	70,4	56.0	70,91	-29,64	62,48

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays a summary of aggregated Data Coverages and Like-for-Like consumption changes per property type, split by Landlord Controlled and Tenant Controlled areas. While "Area - Aggregated Data coverage" only accounts for the floor area size of assets when aggregating values, "Time - Aggregated Data coverage" accounts for the period of ownership. Consequently, "Area/Time - Aggregated Data coverage" aggregates both dimensions and is used for benchmarking purposes.

Reused and recycled water

Office: Corporate: High-Rise Office

	2019		2020		2020/2019 change (%)	
	Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption		
On-site	On-site water reuse	0.0	0.0	0.0	0.0	
	On-site water capture	1620,75	1,7	2970,27	3,86	
	On-site water extraction	4265.0	4,46	2095.5	2,72	
On-site - Sub-total		5885,75	6,16	5065,77	6,58	0,42
Off-site	Off-site purchased	89703,95	93,84	71879,92	93,42	
Off-site - Sub-total		89703,95	93,84	71879,92	93,42	-0,42
Reused and Recycled - Total		95589,71	100.0	76945,7	100,0	0.0

Office: Corporate: Low-Rise Office

	2019		2020		2020/2019 change (%)	
	Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption		
On-site	On-site water reuse	0.0	0.0	0.0	0.0	
	On-site water capture	275,72	2,65	245,75	4,72	
	On-site water extraction					
On-site - Sub-total		275,72	2,65	245,75	4,72	2.07
Off-site	Off-site purchased	9920,27	95,44	4536,24	87,11	
Off-site - Sub-total		9920,27	95,44	4536,24	87,11	-8,33
Reused and Recycled - Total		10195,99	98,1	4781,99	91,83	-6,26

Office: Corporate: Mid-Rise Office

	2019		2020		2020/2019 change (%)
	Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	
On-site	On-site water reuse	0.0	0.0	0.0	0.0

	2019		2020		2020/2019 change [%]
	Consumption (m ³)	% of total Consumption	Consumption (m ³)	% of total Consumption	
On-site water capture	1442,94	1,74	3237,09	6,0	
On-site water extraction	3535,84	4,27	1448,95	2,68	
On-site - Sub-total	4978,78	6,02	4686,04	8,68	2,66
Off-site Off-site purchased	77763,85	93,98	49298,44	91,32	
Off-site - Sub-total	77763,85	93,98	49298,44	91,32	-2,66
Reused and Recycled - Total	82742,64	100,0	53984,49	100,0	0,0

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Reused and Recycled water captured/purchased per property type, on-site and off-site, as well as the Percentage of total Consumption by category.

Provide additional context for the answer provided (not validated, for reporting purposes only)

WASTE

Waste Management

Waste management

Total waste generation of the portfolio

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: High-Rise Office

		Absolute						
		2019			2020			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	4,46	262,27	90,75	2,71	159,02	90,75	18,89%
	Tenant Controlled	0,87	103,73	60,61	0,0	28,7	40,84	81,11%
Total waste generation		5,32	366,0	151,37	2,71	187,72	50,26	100,0%

Office: Corporate: Low-Rise Office

		Absolute						
		2019			2020			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0,0	216,04	100,0	0,07	131,58	100,0	54,56%
	Tenant Controlled	2,9	17,26	31,69	0,0	34,81	45,08	45,44%
Total waste generation		2,9	233,3	131,69	0,07	166,38	75,05	100,0%

Office: Corporate: Mid-Rise Office

		Absolute						
		2019			2020			
		Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Hazardous waste (tonnes)	Non-hazardous waste (tonnes)	Data coverage (%)	Floor area weight
Whole Building	Landlord Controlled	0,44	629,39	100,0	1,5	408,81	100,0	30,91%
	Tenant Controlled	0,03	332,24	26,92	0,02	489,26	66,39	69,09%
Total waste generation		0,47	961,63	126,92	1,52	898,07	76,78	100,0%

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the aggregated Hazardous and Non-hazardous waste quantities generated per property type, along with their related Data Coverage.

Office: Corporate: High-Rise Office

		Proportion of waste by disposal route [%]	
		2019	2020
Landfill			0,0
Incineration			0,0
Diverted (total)			99,9
	Reuse		0,0

	Proportion of waste by disposal route (%)	
	2019	2020
<i>Waste to energy</i>	33,38	36,43
<i>Recycling</i>	66,52	62,84
Other / Unknown	0,1	0,74

Office: Corporate: Low-Rise Office

	Proportion of waste by disposal route (%)	
	2019	2020
Landfill	0.0	0.0
Incineration	0.0	0.0
Diverted (total)	100.0	99,76
<i>Reuse</i>	0.0	0.0
<i>Waste to energy</i>	32,63	69,8
<i>Recycling</i>	67,37	29,95
Other / Unknown	0.0	0,24

Office: Corporate: Mid-Rise Office

	Proportion of waste by disposal route (%)	
	2019	2020
Landfill	0.0	0.0
Incineration	0.0	0.0
Diverted (total)	99,89	99,97
<i>Reuse</i>	0.0	0.0
<i>Waste to energy</i>	43,29	51,41
<i>Recycling</i>	56,61	48,56
Other / Unknown	0,11	0,03

The table above is automatically populated by GRESB based on information provided at the asset level by the GRESB participants through the GRESB Asset Spreadsheet. It displays the proportion of waste by disposal route.

Provide additional context for the answer provided (not validated, for reporting purposes only)

DATA MONITORING AND REVIEW

Review, verification and assurance of ESG data

MR1

Max. score 1,75

External review of energy data

Has the entity's energy consumption data reported in EN1 been reviewed by an independent third party?

- Yes
- Externally checked
- Externally verified
- Externally assured

Using scheme

Provide applicable evidence

[MR - EPRA performance indicators 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

EPRA Sustainable Performance Indicators: External verification 2020 for Befimmo (p.74 of the Sustainability Report 2020).

 Show investors[MR - Limited assurance report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is an annex of our Sustainability Report providing evidence of the external assurance (p.89).

 Show investors

- No
- Not applicable

MR2

Max. score 1,25

External review of GHG data

Has the entity's GHG data reported in GH1 been reviewed by an independent third party?

- Yes
- Externally checked
- Externally verified
- Externally assured

Using scheme

Provide applicable evidence

[MR - EPRA performance indicators 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

EPRA Sustainable Performance Indicators: External verification 2020 for Befimmo (p.74 of the Sustainability Report 2020).

 Show investors[MR - Limited assurance report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is an annex of our Sustainability Report providing evidence of the external assurance (p.89).

 Show investors

- No
- Not applicable

MR3

Max. score 1,25

External review of water data

Has the entity's water data reported in WT1 been reviewed by an independent third party?

- Yes
- Externally checked

- Externally verified
- Externally assured

Using scheme

Provide applicable evidence

[MR - EPRA performance indicators 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

EPRA Sustainable Performance Indicators: External verification 2020 for Befimmo (p.74 of the Sustainability Report 2020).

Show investors

[MR - Limited assurance report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is an annex of our Sustainability Report providing evidence of the external assurance (p.89).

Show investors

- No
- Not applicable

MR4

Max. score 1,25

External review of waste data

Has the entity's waste data reported in WS1 been reviewed by an independent third party?

- Yes
 - Externally checked
 - Externally verified
 - Externally assured

Using scheme

Provide applicable evidence

[MR - EPRA performance indicators 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

EPRA Sustainable Performance Indicators: External verification 2020 for Befimmo (p.74 of the Sustainability Report 2020).

Show investors

[MR - Limited assurance report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is an annex of our Sustainability Report providing evidence of the external assurance (p.89).

Show investors

- No
- Not applicable

BUILDING CERTIFICATIONS

Building Certifications

BC1.1

Max. score 7

Building certifications at the time of design/construction

Standing investments that obtained a green building certificate at the time of design, construction, and/or renovation

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: Low-Rise Office

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020
BREEAM/New Construction / Very Good	4645.0	5,04	3	

Office: Corporate: Mid-Rise Office

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020
BREEAM/New Construction / Excellent	10694.0	2,45	2	
BREEAM/Refurbishment and Fit-out / Very Good	8000.0	1,83	1	
BREEAM/Refurbishment and Fit-out / Good	4623.0	1,06	1	

Office: Corporate: High-Rise Office

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020
BREEAM/Refurbishment and Fit-out / Excellent	3107.0	1,34	1	
BREEAM/New Construction / Very Good	34493.0	14,87	1	
BREEAM/New Construction / Excellent	71688.0	30,91	2	
BREEAM/Refurbishment and Fit-out / Very Good	3107.0	1,34	1	

BC1.2

Max. score 8,5

Operational building certifications

Standing investments that hold a valid operational green building certificate

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: Mid-Rise Office

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020
BREEAM/In Use / Very Good	19583.0	4,49	2	

Scheme name / sub-scheme name / level	Area Certified (m ²)	% of Floor Area certified (within property type) 2020	Number of assets	% of GAV certified - optional (within property type) 2020
BREEAM/In Use / Good	22139.0		5,08	1

BC2

Max. score 2

Energy Ratings

Standing investments that hold a valid energy rating

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Office: Corporate: Mid-Rise Office

Energy Rating	Area Covered (m ²)	% of Floor Area covered (within property type) 2020	Number of assets	% GAV covered - optional (within property type) 2020
EU EPC - Belgium	58125.0	13.3298	3	
EU EPC - C	12247.0	2.8086	1	

Office: Corporate: High-Rise Office

Energy Rating	Area Covered (m ²)	% of Floor Area covered (within property type) 2020	Number of assets	% GAV covered - optional (within property type) 2020
EU EPC - Belgium	24339.0	10.4959	1	

DEV - REPORTING CHARACTERISTICS

Reporting Characteristics

DR1.1

Composition of the entity's development projects portfolio during the reporting year

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Property Type	Construction/ Renovation	In progress at the end of reporting period		Completed during reporting period		% GAV
		Number of Assets	Gross Floor Area (m ²)	Number of Assets	Gross Floor Area (m ²)	
Office: Corporate: Low-Rise Office	Major Renovation Project	4	7880.0	0	0.0	1,54
Office: Corporate: Mid-Rise Office	Major Renovation Project	0	0.0	1	7355.0	8,18
Office: Corporate: High-Rise Office	New Construction Project	8	246949.0	0	0.0	90,28
Total		12	254829.0	1	7355.0	100.0

Note: The table above defines the scope of your 2021 GRESB submission on development projects. It should include new construction and major renovations projects that are in progress at the end of reporting year, as well as projects that are completed during the reporting year. The reporting scope reported above should exclude vacant land, cash or other non real estate assets owned by the entity.

*% GAV represented as the share of the development projects within the entire development portfolio (including both new construction and major renovations)

Provide applicable evidence

[R1.1 and DR1 explanation.pdf](#)

Indicate where in the evidence the relevant information can be found

This document indicates how to reconcile the data in the Gresb report and those available in the annual report. This document (and the appendix 1) details the surface areas for each building in the Befimmo portfolio, even where in the 2020 annual report Befimmo considers several buildings as one. In these cases, the sites concerned are surrounded by a rectangle

Show investors

[DR1.1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

The document concerns the sustainable development report 2020 of Befimmo. On page 80, the methodology shows the breakdown of the portfolio in terms of surface area according to three categories: low-rise office, medium-rise office and high-rise office, which are also used for the GRESB reporting. The minor differences in terms of surface area between what is published in this document and the information communicated in the GRESB spreadsheet are set out in the appendix "R1.1 and DR1.1 explanation.docx" above.

Show investors

Provide additional context on how the uploaded evidence supports the entity's reporting boundaries and portfolio composition (maximum 250 words)

Those documents indicates how to reconcile the data in the Gresb report and those available in the annual report.

DR1.2

Countries/states included in the entity's development projects portfolio

The indicator below is automatically populated by GRESB based on information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section ASSETS.

Country	% GAV
Belgium	100

DEV - ESG REQUIREMENTS

ESG Requirements

DRE1

Max. score 4

ESG strategy during development

Does the entity have an ESG strategy in place for development projects?

 Yes

Elements addressed in the strategy (multiple answers possible)

- Biodiversity and habitat
- Building safety
- Climate/climate change adaptation
- Energy consumption
- Green building certifications
- Greenhouse gas emissions
- Health and well-being
- Indoor environmental quality
- Life-cycle assessments/embodied carbon
- Location and transportation
- Material sourcing
- Net-zero/carbon neutral design
- Pollution prevention
- Renewable energy
- Resilience to catastrophe/disaster
- Site selection and land use
- Sustainable procurement
- Waste management
- Water consumption
- Other

The strategy is

- Publicly available
- Not publicly available

Provide applicable evidence

[DRE1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for the following subjects:
 Biodiversity and habitat, p.50
 Climate/climate change adaptation, p.41-45
 Energy consumption, p.41-45 and 83-85
 Greenhouse gas emissions, p.41-45, 52-53 and 83-85
 Health & well-being, p.32-38, 54 and 59
 Indoor environmental quality, p.32
 Life-cycle assessments/embodied carbon, p.41-45
 Material sourcing: p.46-47 and 87-88
 Pollution prevention: p.41-45 and 52-53
 Renewable energy: p.44-45
 Sustainable procurement, p.51
 Waste management, p.46-47 and 87-88
 Water consumption, p.48-49 and 86

 Show investors[DRE 1 - Quality matrix APS - final.pdf](#)

Indicate where in the evidence the relevant information can be found

Quality matrix APS for internal use. It defines all ESG criteria to be implemented in the management and /or the renovation of buildings in the portfolio.
 Evidence for the following subjects:
 Biodiversity : P3 - 9. Designing outdoor spaces
 Climate change: P1 - 1. Adaptation to climate change
 Energy : P2 - 5. Energy
 Green building certifications : P4 - 12.References
 Sustainable procurement : P1 - 4. Circular economy - re-use of materials during constructions and renovations
 This document was still applicable in 2020.

 Show investors

Provide hyperlink

https://www.befimmo.be/en/work-environments?type%5B0%5D=599&field_availability_tid=4https://www.befimmo.be/en/work-environments?type%5B0%5D=599&field_availability_tid=4

Indicate where the relevant information can be found

Evidence for location and transportation. This part of the website contains all buildings of the portfolio. Each building comes with an accurate location and public transportation in the area.

[DRE1 - Acquisition - Checklist.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for site selection and land use. The interesting information for these criteria is in a green frame. This document was still applicable in 2020.

Show investors

[DRE1 - Quality matrix APD final.pdf](#)

Indicate where in the evidence the relevant information can be found

Quality matrix for internal use. It defines all ESG criteria to be implemented in the management and /or the renovation of buildings in the portfolio. Evidence for the following subjects:
Indoor environmental quality, p.3-4 (part 5/ Well-being, comfort and health): all aspects that increase the indoor quality of a building for its tenants
Material sourcing, p.4-5 (part 8/ Materials): use and specific choice of materials during constructions and renovations (wood, carpet, etc.)
This document was still applicable in 2020.

Show investors

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

[1] Strategy: Main focus of the environmental policy are: ISO 14001 certification; compliance of energy performance (EPB) certificates and EPB certification for heating and air conditioning; BREEAM compliance for all of its portfolio; short and long-term targets; dedicated budget for energy performance optimization.
[2] Applicability:
- When major works are carried out, Befimmo ensures that the certificates are updated. Although theoretical, the data of the certificates are also compared with the actual specific consumption figures.
- Since 2010, its Environmental Management System has been ISO 14001 certified (recertified in 2019).
- 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.
- Before, during and after construction and throughout the operational phase of its buildings, it ensures that BREEAM criteria are maintained and/or exceeded.
- Several years ago, Befimmo devised a multi-annual investment plan (averaging €2 million/year) for carrying out works 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 solar panels, installation of cogeneration units, replacement and/or optimisation of certain technical installations, etc.
[3] Scope of implementation: The strategy is applied to all buildings in the portfolio (including the Corporate areas).

No

DRE2

Max. score 4 | Score 2020: 4/4 ✓ Pre-filled from 2020

Site selection requirements

Does the entity require sustainable site selection criteria to be considered for development projects?

Yes

Select all criteria included (multiple answers possible)

- Connect to multi-modal transit networks
- Locate projects within existing developed areas
- Protect, restore, and conserve aquatic ecosystems
- Protect, restore, and conserve farmland
- Protect, restore, and conserve floodplain functions
- Protect, restore, and conserve habitats for native, threatened and endangered species
- Protect, restore, and conserve historical and heritage sites
- Redevelop brownfield sites
- Other

No

DRE3

Max. score 4 | Score 2020: 4/4 ✓ Pre-filled from 2020

Site design and construction requirements

Does the entity have sustainable site design/construction requirements for development projects?

Yes

Select all criteria included (multiple answers possible)

- Manage waste by diverting construction and demolition materials from disposal
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal
- Minimize light pollution to the surrounding community
- Minimize noise pollution to the surrounding community

- Perform environmental site assessment
- Protect air quality during construction
- Protect and restore habitat and soils disturbed during construction and/or during previous development
- Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants
- Other

No

DEV - MATERIALS

Materials

DMA1

Max. score 6

Materials selection requirements

Does the entity have a policy requiring that the environmental and health attributes of building materials be considered for development projects?

 Yes

Select all issues addressed (multiple answers possible)

- Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)
- Material characteristics specification preferences, including (multiple answers possible)
- Locally extracted or recovered materials
 - Low embodied carbon materials
 - Low-emitting VOC materials
 - Materials and packaging that can easily be recycled
 - Materials that disclose environmental impacts
 - Materials that disclose potential health hazards
 - Rapidly renewable materials and recycled content materials
 - "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts
 - Third-party certified wood-based materials and products

Types of third-party certification used:

FSC or PEFC certified wood

 Other

Provide applicable evidence

[DMA1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Please refer to circular economy principles on p.46-47 and responsible procurement on p.51.

 Show investors[DMA1 - Conditions générales et critères techniques.pdf](#)

Indicate where in the evidence the relevant information can be found

This document gathers the technical terms and conditions. It provides evidence for requirements for disclosure of health and environmental attributes from suppliers, building product specifications and information about compliance procedure. The document is only available in French, but contains comments/sticky notes that clarify the necessary paragraphs.

 Show investors[DMA1 - Responsible procurement charter.pdf](#)

Indicate where in the evidence the relevant information can be found

To further integrate the sustainability approach into its supply chain, Befimmo has drafted a sustainable procurement charter to clearly communicate the commitments it expects from its suppliers. This charter was published on the Befimmo website in early 2018 and adherence is now included in the standard terms and conditions required of all suppliers.

 Show investors[DMA1 - Quality matrix APD - final.pdf](#)

Indicate where in the evidence the relevant information can be found

The Befimmo quality matrix is used by project managers to design construction and renovation projects. Its content is distributed to architects and design offices. Important information is in P4-5, 8. Materials (Translations are available in the comments)
This document was applicable during the reporting year 2020.

 Show investors No

DMA2.1

Life cycle assessments

Does the entity assess the life cycle emissions of its development projects?

Yes

Select the type of assessment:

- Quantitative assessment
- Qualitative assessment

Select the boundaries of the calculation applied:

- Cradle-to-gate
- Cradle-to-practical completion/handover
- Use stage
- End-of-life stage
- Cradle-to-grave
- Whole life
- Other

Select the standards/methodologies/tools applied:

- BBCA Label (Bâtiment Bas Carbone)
- E+C- Label (Énergie Positive & Réduction Carbone)
- Embodied Carbon in Construction Calculator (EC3) Tool
- EN 15978
- EN 15804
- GHG Protocol - Product Life Cycle Accounting and Reporting Standard
- ISO 14040/44
- ISO 14025
- One Click LCA
- The Carbon Smart Materials Palette®
- Whole life carbon assessment for the built environment, RICS
- Other

Other selected. Please describe

TOTEM, the Belgian tool for assessing the environmental performance of buildings, based on the life cycle analysis of materials, is now one of the tools recognized for BREEAM certification.

Percentage of development projects completed during the last three years using any calculation method

100

Percentage of development projects completed during the last three years using the whole life LCA

100

Explain the embodied carbon calculation method applied and the results of the assessment (maximum 250 words)

Since 2010 Befimmo has been applying the most widely used method of assessing the environmental performance of buildings, developed by Environmental Assessment Method (BRE), to its entire portfolio of buildings, whether they are under construction or renovation or in operation. One requirement of BREEAM certification, which Befimmo systematically implements for its major renovation projects, is to keep up-to-date data on the use of natural resources and recycled materials by integrating a life cycle dimension into it. But a building's environmental performance is also determined at the Design stage. The adoption of an eco-design approach from the initial phase, in consultation with the architects and consultancy bureaux, also extends the building's potential commercial life. In addition to the Breeam certification, Befimmo has also opted to certify its projects in DGNB (Deutsche Gesellschaft für Nachhaltiges Bauen). The German Sustainable Building Council is a non-profit organisation based in Stuttgart, founded in 2007, whose aim is to promote change in the real estate market engendering an appropriate understanding of quality as a foundation for responsible and sustainable action. The DGNB promotes sustainable construction in particular through the certification of buildings on the basis of three fundamental factors: Life-cycle analysis, a holistic approach and a focus on performance (<https://www.dgnb.de/en/index.php>)

No

DMA2.2

✓ Pre-filled from 2020

Embodied carbon disclosure

Has the entity disclosed the embodied carbon emissions of its development projects completed within the last three years?

Yes

The disclosure is

- Publicly available
Provide hyperlink

https://www.befimmo.be/sites/default/files/imce/publications/cdp_rapport_final.pdf

https://www.befimmo.be/sites/default/files/imce/publications/cdp_rapport_final.pdf

Indicate where the relevant information can be found

Evidence for participating in the CDP questionnaire 2020.

Provide hyperlink

https://www.befimmo.be/sites/default/files/imce/publications/cdp_questionnaire.pdf

https://www.befimmo.be/sites/default/files/imce/publications/cdp_questionnaire.pdf

Indicate where the relevant information can be found

In the section (C6.5) "Account for your organization's Scope 3 emissions, disclosing and explaining any exclusions" of the CDP reporting 2020 Befimmo give a explanation and a calculation of the scope 3 emissions linked to (i) Purchased goods and services (ii) Capital goods.

Not publicly available

No

Not applicable

DEV - BUILDING CERTIFICATIONS

Building Certifications

DBC1.1

Max. score 4

Green building standard requirements

Does the entity's development portfolio include projects that are aligned with green building rating standards?



Yes

Select all applicable options (multiple answers possible)

- The entity requires projects to align with requirements of a third-party green building rating system but does not require certification
- The entity requires projects to achieve certification with a green building rating system but does not require a specific level of certification
- The entity requires projects to achieve a specific (above the minimum) level of certification

Percentage of portfolio covered

100

Green building rating systems (include all that apply):

BREEAM / DGNB / GRO

Level of certification (above the minimum) adopted as a standard by the entity (include all applicable rating systems):

EXCELLENT



No

Green building certifications

Does the entity's development portfolio include projects that obtained or are registered to obtain a green building certificate?

Yes

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

Projects registered to obtain a green building certificate at the end of reporting year

Scheme name / sub-scheme name	Area Registered (m ²)	% portfolio covered by floor area 2020	Number of assets	% GAV covered - optional 2020
BREEAM/Refurbishment and Fit-out	3 193	0,42	2	
BREEAM/New Construction	41 307	5,49	3	

Projects that obtained a green building certificate or official pre-certification during the reporting year

Scheme name / sub-scheme name / level	Area Certified (m ²)	% portfolio certified by floor area 2020	Number of assets	% of GAV certified - optional 2020	
BREEAM/Refurbishment and Fit-out Excellent	7 355	0,98	1		<input type="button" value="x"/>
BREEAM/Refurbishment and Fit-out Good	3 126	0,42	2		<input type="button" value="x"/>
BREEAM/New Construction Outstanding	16 000	2,13	1		<input type="button" value="x"/>
BREEAM/New Construction Excellent	22 142	2,94	1		<input type="button" value="x"/>

No

Not applicable

DEV - ENERGY CONSUMPTION

Energy

DEN1

Max. score 6

Energy efficiency requirements

Does the entity have minimum energy efficiency requirements for development projects?

 Yes Requirements for planning and design include (multiple answers possible)

- Development and implementation of a commissioning plan
- Integrative design process
- To exceed relevant energy codes or standards
- Requirements for minimum energy use intensity post-occupancy
- Other

Provide applicable evidence

[DEN1 - Sustainability Report 2020.pdf](#)

Indicate where in the evidence the relevant information can be found

Please refer to p.41-45, 69 and 80-82 to find out more about the energy targets.

 Show investors[DEN1 ZIN project - Design for energy sharing.pdf](#)

Indicate where in the evidence the relevant information can be found

The document is only available in Dutch and concern the ZIN project during the reporting year 2020. It highlights the interest for all parts of the project (including a very large tenant 70.000 m² but also future housing and hotel) to share and exchange energy according to the different uses. It demonstrates and convinces the large tenant of the environmental merits of the approach. Slide 6 compares the cost of installing 9 individual boilers to supply 3 different functions with the lower cost of installing 3 boilers for the whole site regardless of function. Slide 7 & 8 also highlights the significant cost reduction associated with reducing the amount of pipework. Slides 18 and 19 highlight the energy savings (kWh) and production efficiency of the primary technical installations. Slide 26 shows the overall annual energy savings of the whole concept of pooling the installations. The tenant finally accepted the proposal.

 Show investors[DEN1 - Quality matrix APS - final.pdf](#)

Indicate where in the evidence the relevant information can be found

The evidence can be found on page 2 "5.Energy" (Translations are available in the comments) of the Befimmo's quality matrix. This matrix is the result of ongoing collaboration between the various real estate divisions (Commercial Management, Environmental Management, Property Management, Services & Facilities, Project Development) and includes the minimum Befimmo's minimum technical requirements applicable to to all renovation or construction projects, as well as to assets in operation. as well as for assets in operation. For the most part, these requirements go beyond the standards and regulations in force. With regard to the energy aspects of construction/renovation works and/or projects, Befimmo requires that the projects be positive energy or zero energy. The performance level of the EPB certificate must reach at least a "B". In addition, the passive house criteria must be met. This matrix is also used by the external architects and engineers.

This document was applicable during the reporting year 2020.

 Show investors Common energy efficiency measures include (multiple answers possible)

- Air conditioning
- Commissioning
- Energy modeling
- High-efficiency equipment and appliances
- Lighting
- Occupant controls
- Passive design
- Space heating
- Ventilation
- Water heating
- Other

 Operational energy efficiency monitoring (multiple answers possible)

- Building energy management systems
- Energy use analytics
- Post-construction energy monitoring

For on average years

- Sub-meter
- Other

 No

DEN2.1

Max. score 6

On-site renewable energy

Does the entity incorporate on-site renewable energy in the design of development projects?

 Yes

Projects designed to generate on-site renewable energy (multiple answers possible)

- Biofuels
- Geothermal Steam
- Hydro
- Solar/photovoltaic

Percentage of all projects

10,5

- Wind
- Other

Other selected. Please describe

ground pump heating systems

Percentage of all projects

11,37

Average design target for the fraction of total energy demand met with on-site renewable energy

21,9

- No
- Not applicable

DEN2.2

Max. score 2

Net zero carbon design and standards

Does the entity's portfolio include any buildings designed to meet net zero carbon completed within the last three years?

 Yes

The entity's definition of "net zero carbon" includes:

- Net zero carbon - construction
- Net zero carbon - operational energy
- Other

The entity uses net zero carbon code/standard:

- National/local green building council standard, specify
- National/local government standard, specify
- International standard, specify
- Other

Other selected. Please describe

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.

Percentage of projects covered: _____%

100

 No

DEV - WATER USE

Water Conservation

DWT1

Max. score 5

Water conservation strategy

Does the entity promote water conservation in its development projects?

 Yes

The entity promotes water conservation through (multiple answers possible)

 Requirements for planning and design include (multiple answers possible)

- Development and implementation of a commissioning plan
- Integrative design for water conservation
- Requirements for indoor water efficiency
- Requirements for outdoor water efficiency
- Requirements for process water efficiency
- Requirements for water supply
- Requirements for minimum water use intensity post-occupancy
- Other

Provide applicable evidence

[DWT1 - GRESB water.pdf](#)

Indicate where in the evidence the relevant information can be found

Please refer to cover page.

Pages 2-7 : General technical conditions including requirements for reducing and / or minimizing water consumption - Evidence for re-use of storm water and greywater for non-potable applications

Pages 8-15: Joseph II – Breeam Pre-Assessment Overview with specific credits for effective water management measures - Evidence for commissioning of water systems, fixtures, leak detection systems, water efficiency monitoring

Page 16: Extract from the intern telemonitoring system and projection of consumption

 Show investors[DWT1 - Quality matrix TS - final.pdf](#)

Indicate where in the evidence the relevant information can be found

The Befimmo quality matrix is used by project managers to design construction and renovation projects. Its content is distributed to architects and design offices. Important information is in P3 - 2.Water (Translations are available in the comments)

This document was applicable during the reporting year 2020.

 Show investors Common water efficiency measures include (multiple answers possible)

- Commissioning of water systems
- Drip/smart irrigation
- Drought tolerant/low-water landscaping
- High-efficiency/dry fixtures
- Leak detection system
- Occupant sensors
- On-site wastewater treatment
- Reuse of stormwater and greywater for non-potable applications
- Other

 Operational water efficiency monitoring (multiple answers possible) Post-construction water monitoring

For on average years

- Sub-meter
- Water use analytics
- Other

 No

DEV - WASTE MANAGEMENT

Waste Management

DWS1

Max. score 5 | Score 2020: 5/5 ✓ Pre-filled from 2020

Waste management strategy

Does the entity promote efficient on-site solid waste management during the construction phase of its development projects?

Yes

The entity promotes efficient solid waste management through (multiple answers possible)

Management and construction practices (multiple answers possible)

- Construction waste signage
- Diversion rate requirements
- Education of employees/contractors on waste management
- Incentives for contractors for recovering, reusing and recycling building materials
- Targets for waste stream recovery, reuse and recycling
- Waste management plans
- Waste separation facilities
- Other

On-site waste monitoring (multiple answers possible)

- Hazardous waste monitoring/audit
- Non-hazardous waste monitoring/audit
- Other

No

DEV - STAKEHOLDER ENGAGEMENT

Health, Safety & Well-being

DSE1

⊙ Max. score 2 | Score 2020: 2/2 ✓ Pre-filled from 2020

Health & Well-being

Does the entity take measures to incorporate occupant health & well-being in its development projects?

 Yes

The entity addresses health and well-being in the design of its project/building through (multiple answers possible)

 Requirements for planning and design, including (multiple answers possible)

- Health Impact Assessment
- Integrated planning process
- Other planning process

 Common occupant health and well-being measures, including (multiple answers possible)

- Acoustic comfort
- Active design features
- Biophilic design
- Commissioning
- Daylight
- Ergonomic workplace
- Humidity
- Illumination
- Inclusive design
- Indoor air quality
- Natural ventilation
- Occupant controls
- Physical activity
- Thermal comfort
- Water quality
- Other

 Provisions to verify health and well-being performance include (multiple answers possible)

- Occupant education
- Post-construction health and well-being monitoring (e.g., occupant comfort and satisfaction)

For on average years

 Other

 No

DSE2.1

⊙ Max. score 1,5

On-site safety

Does the entity promote on-site safety during the construction phase of its development projects?

 Yes

The entity promotes on-site safety through (multiple answers possible)

- Availability of medical personnel
- Communicating safety information
- Continuously improving safety performance
- Demonstrating safety leadership
- Entrenching safety practices
- Managing safety risks
- On-site health and safety professional (coordinator)
- Personal Protective and Life Saving Equipment
- Promoting design for safety
- Training curriculum
- Other

 No

DSE2.2

⊙ Max. score 1,5

Safety metrics

Does the entity monitor safety indicators at construction sites?

 Yes

Select all applicable options (multiple answers possible)

 Injury rate

Explain the injury rate calculation method (maximum 250 words)

We use absolute value of injury observed on construction sites and these are kept in an Excel database. No particular formula is used. 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.

The health and safety of occupants remain a priority. Befimmo makes every effort to ensure that its buildings are healthy and perfectly safe. It constantly checks that the proper mandatory statutory controls are in place and that any observations and/or infringements arising from reports made by qualified staff in its portfolio are addressed. One property manager works part-time as risk coordinator. His responsibilities include regular monitoring of quality and risks related to the operational, technical and administrative management of the buildings and renovation and upgrade projects. In 2020, the property managers team managed 1 minor incident involving people. There were no major incidents, penalties, fines, etc. during the fiscal year.

 Fatalities Near misses Lost day rate Severity rate Other metrics No**DEV - STAKEHOLDER ENGAGEMENT****Supply Chain**

DSE3.1

 Max. score 2 | Score 2020: 2/2 ✓ Pre-filled from 2020

Contractor ESG requirements

Does the entity have ESG requirements in place for its contractors?

 Yes

Select all topics included (multiple answers possible)

 Business ethics Child labor Community engagement Environmental process standards Environmental product standards Health and well-being Human rights Human health-based product standards Occupational safety Labor standards and working conditions Other

Percentage of projects covered

 No

DSE3.2

Max. score 2 ✓ Pre-filled from 2020

Contractor monitoring methods

Does the entity monitor its contractors' compliance with its ESG-specific requirements in place for this entity?

 Yes

Select all methods used (multiple answers possible)

- Contractor ESG training
- Contractors provide update reports on environmental and social aspects during construction

- External audits by third party

Percentage of projects audited during the reporting year

100

- Internal audits

Percentage of projects audited during the reporting year

100

- Weekly/monthly (on-site) meetings and/or ad hoc site visits

Percentage of projects visited during the reporting year

100

- Other

 No Not applicable

DEV - STAKEHOLDER ENGAGEMENT

Community Impact and Engagement

DSE4

Max. score 2

Community engagement program

Does the entity have a community engagement program through its development projects in place that includes ESG-specific issues?

 Yes

Select all topics included (multiple answers possible)

- Community health and well-being
- Effective communication and process to address community concerns
- Employment creation in local communities
- Enhancement programs for public spaces
- ESG education program
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups
- Other

Describe the community engagement program (maximum 250 words)

Befimmo aims to ensure that every building in its portfolio is harmoniously integrated in the neighbourhood in which it is located. Sustainable integration into the city is a recent topic, so no target has yet been set. However, an indicator was calculated for the fourth time in 2020, "Community Engagement", published by EPRA. The objective is to measure the percentage of buildings for which measures have been taken to open up to dialogue with local communities. To calculate it, Befimmo takes account of the projects (m2) that it is supporting and setting up in the North district, and public announcements, surveys or consultations that it organises when making applications for environmental and urban planning permits. In fiscal year 2020, 29% of the consolidated portfolio was covered. The value of the indicator is notable directly related to and/or influenced by the number of permit applications that depend on ongoing and/or development projects. The teams are working to bring about this urban evolution.

 No

DSE5.1

Max. score 2

Community impact assessment

Does the entity assess the potential long-term socio-economic impact of its development projects on the community as part of planning and pre-construction?

 Yes

Select the areas of impact that are assessed (multiple answers possible)

- Housing affordability

- Impact on crime levels
- Livability score
- Local income generated
- Local job creation
- Local residents' well-being
- Walkability score
- Other

Other selected. Please describe

All projects are subject to public inquiry, announced by red panels placed in the neighbourhood. During 15 days communities have a chance to consult projects and submit comments. Furthermore, Befimmo opens up more and more buildings to the community, letting them use the services within the buildings. This target is stated in our action plan and is monitored every 6 months through an analysis of the portfolio.

No

DSE5.2

Max. score 2

Community impact monitoring

Does the entity have a systematic process to monitor the impact of development projects on the local community during different stages of the project?

 Yes

The entity's process includes (multiple answers possible)

- Analysis and interpretation of monitoring data
- Development and implementation of a communication plan
- Development and implementation of a community monitoring plan
- Development and implementation of a risk mitigation plan
- Identification of nuisance and/or disruption risks
- Identification of stakeholders and impacted groups
- Management practices to ensure accountability for performance goals and issues identified during community monitoring
- Other

Describe the monitoring process (maximum 250 words)

1. Approach: communication with the community before and during the works implementation through e-mails, displays as well as community conference organized on site.
2. Impact monitoring: 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. Actions taken when issues arise: 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. Measures for improvement: Preventive measures are included in the ISO 14001 continuous improvement process.

Provide applicable evidence

[DSE5.2 - Quatuor full documentation.pdf](#)

Indicate where in the evidence the relevant information can be found

Example documents Befimmo creates/offers during a construction project towards community:

Evidence for all ticked topics (see cover page). The documents are established in Dutch and French:

- Contract: communication and community monitoring plan, information sessions, etc.
- Communication procedure
- Complaint sheet
- Presentation to the neighbourhood

Show investors

[DSE5.2 Registre des aspects et impacts env..pdf](#)

Indicate where in the evidence the relevant information can be found

Register of aspects & impacts of Befimmo. Important information is in a green frame and explained on page 2. This document was applicable during the reporting year 2020.

Show investors

[DSE5.2 - Incidence study.pdf](#)

Indicate where in the evidence the relevant information can be found

Impact study of the QUATUOR BUILDING project. The impact study assesses the impact of the project on the environment in which it is located. It also considers the impact on the communities around the project. Important information is in a green frame and explained on page 127; 133, 267; 308 ; 310; 344.

Show investors

 No