

01.

PRESENT

AND

FUTURE



We are optimistic about a bright and promising future, where we aim for sustainable growth and value creation while actively contributing to a more ecological and ethical world.



ZIN 

In 2024, Befimmo pursued its vision of becoming a leading Benelux platform with a portfolio of 25 to 30 top-tier buildings within five years. The focus is on refining and polishing this smaller, yet highly prestigious collection of properties.

These buildings will be strategically located in central business districts (CBDs), designed to be sustainable and digitally advanced, and complemented by comprehensive services. Whenever possible, projects will adopt a mixed-use approach to foster a dynamic 24/7 use of the environment. Projects like ZIN and LOOM exemplify this strategy.

The primary objective is to drive growth in the Grand Duchy of Luxembourg and the Netherlands, while maintaining our strong position in Belgium. Although we are not yet actively prospecting in the Netherlands, we plan to start within the next two years. The Grand Duchy of Luxembourg remains a key market, where demand for office space is robust, particularly in areas such as the CBD, Kirchberg, and Cloche d'Or, offering significant opportunities for expansion.

With bank financing and equity becoming less readily available, ensuring consistent returns is more critical than ever. This necessitates careful investment and development aligned with market expectations. Financial operations undertaken in 2023 and 2024 were strategically designed to optimise Befimmo's legal and financial structure. By segmenting the portfolio into asset groups, we are better positioned to refinance efficiently. This restructuring ensures agility and helps us stay at the forefront of the real-estate sector's evolution.





These efforts have culminated in an enhanced and ambitious ESG strategy for 2024-2030, fully in line with the European Sustainability Reporting Standards.



On the sustainability front, Befimmo is proactively preparing for upcoming regulations. Our non-financial reporting is being prepared according to the CSRD and EU Taxonomy requirements. Furthermore, we are building on our 2030 ESG roadmap while already setting our sights on the 2050 ambitions.

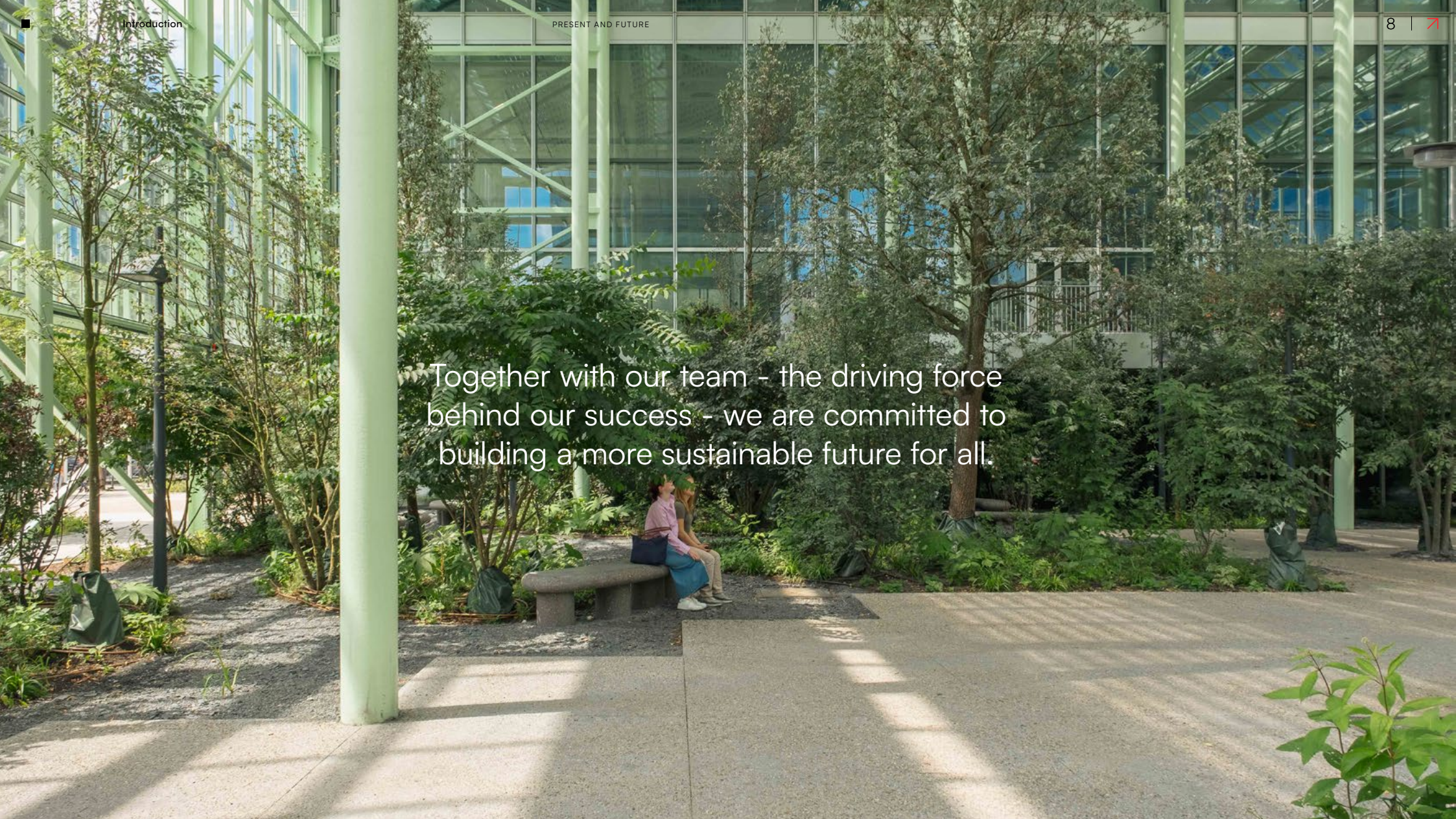
Through the double materiality assessment conducted in October and the ambitious targets we have set, we're paving the way towards the EU Green Deal objectives and a more responsible supply chain. These efforts have culminated in an enhanced and ambitious ESG strategy for 2024-2030, fully in line with the European Sustainability Reporting Standards.

We are aware that our work is far from complete. Our strategy will require annual adjustments to reflect evolving insights and new regulations. Additionally, we must extend our vision beyond 2030 to include milestones for 2040 and 2050 in the years ahead.

As you can see, dear reader, our ESG journey is a continuous endeavour, filled with ambitious challenges. We are optimistic about a bright and promising future, where we aim for sustainable growth and value creation while actively contributing to a more ecological and ethical world. Together with our team - the driving force behind our success - we are committed to building a more sustainable future for all.

Jean-Philip Vroninks
CEO

Rudi op 't Roodt
CHIEF TECHNICAL & SUSTAINABILITY OFFICER



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