



G R E S B  
R E A L E S T A T E

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# Befimmo (incl. Befimmo Group SA, BREG SRL, FinDvp SRL, AlexandriteF SA and all its respective affiliates)

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GRESB Real Estate Assessment 2025

DATE: 27 Jun 2025 7:18:52am Fri UTC

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ASPECT CHECKLIST

There are no errors in this Assessment, you can submit it by clicking "Proceed to Submit". If you would like to return to the Assessment, click "Contents".

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

- ☐ Public (listed on a Stock Exchange) entity
- ☒ Private (non-listed) entity

Investment style:

- ☐ Core
- ☒ Value-added
- ☐ Opportunistic
- ☐ Debt
- ☐ Social/Affordable Housing

Open or closed end:

- ☒ Open end
- ☐ Closed end

Type of investment vehicle:

- ☐ Club Deal
- ☐ Direct Investment
- ☐ Fund
- ☐ Joint Venture (JV)
- ☒ Separate Account
- ☐ Special Purpose Vehicle

- ☐ Government entity

Legal Entity Identifier (optional)

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?

2,880

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

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)

LE1	🎯 Max. score 0
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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)

☒ General ESG commitments

- ☐ 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
- ☒ Other

Other selected. Please describe

Belgian Alliance for Climate Action

Provide applicable hyperlink

Provide hyperlink

<https://www.befimmo.be/storage/media/un-global-compact-engagement-letter.pdf>

<https://www.befimmo.be/storage/media/un-global-compact-engagement-letter.pdf>

Indicate where in the evidence the relevant information can be found

Signatory to the UN Global Compact

Provide hyperlink

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

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

Indicate where in the evidence the relevant information can be found

Dedicated page on corporate website regarding frameworks we follow: OECD, ILO, UNGC, SBT, TCFD, SDGs and BACA (Belgian Alliance for Climate Change).

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Transparent reporting and recognition, p.31  
Policies adopted to manage material sustainability matters, p.43

☒ Net Zero commitments

- ☐ BBP Climate Commitment
- ☐ Net Zero Asset Managers initiative: Net Zero Asset Managers Commitment
- ☐ PAII Net Zero Asset Owner Commitment
- ☐ Science Based Targets initiative: Net Zero Standard commitment
- ☐ The Climate Pledge
- ☐ Transform to Net Zero
- ☐ ULI Greenprint Net Zero Carbon Operations Goal
- ☐ UN-convened Net-Zero Asset Owner Alliance
- ☐ UNFCCC Climate Neutral Now Pledge
- ☐ WorldGBC Net Zero Carbon Buildings Commitment
- ☒ Other

Other selected. Please describe

CRREM (Carbon Risk Real Estate Monitor) published in our ESG Report.

Provide applicable hyperlink

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Transition plan, p.117-122

☐ No

LE2

⊙ Max. score 1

ESG objectives

Does the entity have ESG objectives?

☒ Yes

The objectives relate to (multiple answers possible)

☒ General objectives

☒ Environment

☒ Social

☒ Governance

☒ Issue-specific objectives

☒ Human capital

☒ Health and well-being

The objectives are

☒ Publicly available

Provide applicable hyperlink

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

2030 Action Plan, p.277-279

☐ Not publicly available

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

Befimmo has defined 39 targets to be achieved short-term, up until 2030:

- 21 environmental targets;
- 15 social targets;
- 3 governance targets.

These targets were drawn up in consultation with the team and following the SMART principles (measurable, time-bound and outcome-oriented) in order to evaluate performance and effectiveness in relation to material impact, risk or opportunity.

The targets of the 2030 Action Plan are measured at least once a year to observe the target progression. Each department is responsible for the measurement of its own targets.

The aim is to set ambitious, but reachable targets to push the Company towards an even more sustainable mindset. The targets of the 2030 Action Plan have been drawn and/or revised following the double materiality assessment carried out in 2024.

Both internal and external stakeholders have thus guided the review of this Action Plan.

All targets push the undertaking to improve its ESG performance year after year. The action plan is published in the ESG Report of the undertaking.

☐ No



LE3	🎯 Max. score 2
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Individual responsible for ESG, climate-related, and/or human capital objectives

Does the entity have one or more persons responsible for implementing ESG, climate-related, and/or human capital 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

Rudi op 't Roodt

Job title

Chief Technical & Sustainability Officer

☒ Employee(s) for whom ESG is among their responsibilities

Provide the details for the most senior of these employees

Name

Delia Agneessens

Job title

ESG Coordinator

☒ External consultants/manager

Name of the main contact

Jeremy Chenoy

Job title

Senior Manager at Deloitte

☒ Investment partners (co-investors/JV partners)

Name of the main contact

Alex Woolfson

Job title

Director Portfolio Management at Brookfield

☒ Climate-related risks and opportunities

Select the persons responsible (multiple answers possible)

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

Provide the details for the most senior of these employees

Name

Rudi op 't Roodt

Job title

Chief Technical & Sustainability Officer

☒ 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

Name of the main contact

Jerome Meessen

Job title

Senior Energy and Climate Change Consultant at Climact

☒ Investment partners (co-investors/JV partners)

Name of the main contact

Alex Woolfson

Job title

Director Portfolio Management at Brookfield

☒ Human capital

Select the persons responsible (multiple answers possible)

☒ Dedicated employee for whom human capital is the core responsibility

Provide the details for the most senior of these employees:

Name

Florence Weemaels

Job title

Head of Human Resources

☒ Employee for whom human capital is among their responsibilities

Provide the details for the most senior of these employees:

Name

Emmanuelle Vroye

Job title

HR Officer

☒ External consultant/manager

Name of the main contact

Jeremy Chenoy

Job title

Senior Manager at Deloitte

☒ Investment partners (co-investors/JV partners)

Name of the main contact

Alex Woolfson

Job title

Director Portfolio Management at Brookfield

☐ 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/Senior management
- ☒ 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

ESG, climate-related and/or human capital senior decision maker

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

☒ Yes

☒ ESG

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

Name

Jean-Philip Vroninks

Job title

Chief Executive Officer

The individual's most senior role is as part of

- ☒ Board of Directors
- ☐ C-suite level staff/Senior management
- ☐ Investment Committee
- ☐ Other

☒ Climate-related risks and opportunities

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

Name

Jean-Philip Vroninks

Job title

Chief Executive Officer

The individual's most senior role is as part of

- ☒ Board of Directors
- ☐ C-suite level staff/Senior management
- ☐ Investment Committee
- ☐ Other

☒ Human capital

Provide the details for the most senior decision-maker on human capital:

Name

Jean-Philip Vroninks

Job title

Chief Executive Officer

The individual's most senior role is as part of:

- ☒ Board of directors
- ☐ C-suite level staff/Senior management
- ☐ Investment committee
- ☐ Other

Describe the process of informing the most senior decision-maker on the ESG, climate-related, and human capital performance of the entity (maximum 250 words)

The Chief Technical & Sustainability Officer, a member of the Leadership Committee, reports directly to the CEO. His role is both strategic (developing strategy on ESG topics, managing relations with stakeholders) and operational (coordinating and running sustainability projects, managing the 2030 Action Plan, acting as in-house consultant for other departments, and encouraging staff to embrace change).

☐ No

## 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 financial consequences?

☒ Yes

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

- ☐ Board of Directors
- ☒ C-suite level staff/Senior management
- ☐ 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

All members of the Befimmo team

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Incentive scheme related to ESG, p.59  
Adequate wages, p.184

[English version \(automatically translated\) LE6 - Collective objective official participation form.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Other - the entire team:  
Befimmo participated in the so called "CCT90" bonus plan.  
This salary bonus (also known as a "non-recurring result-related bonus") is a way of rewarding employees who have achieved certain collective objectives defined in advance. At Befimmo, the objectives to be achieved are always ESG related.  
In 2024, the target was set on cybersecurity. Team members had to achieve a minimum score of 47 on the Phished.io training application.  
The objective was achieved collectively.

This is evidence for the acceptance of the collective target.

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[LE6 - Collective objective.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for Other - the entire team:  
Befimmo participated in the so called "CCT90" bonus plan.  
This salary bonus (also known as a "non-recurring result-related bonus") is a way of rewarding employees who have achieved certain collective objectives defined in advance. At Befimmo, the objectives to be achieved are always ESG related.  
In 2024, the target was set on cybersecurity. Team members had to achieve a minimum score of 47 on the Phished.io training application.  
The objective was achieved collectively.

This is evidence of the internal communication that was sent in order to start the collective objective challenge, as well as the results.

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☐ No

☐ No

P01

⦿ Max. score 1.5

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 - 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. This document was applicable during the reporting year 2024.

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[English version \[automatically translated\] 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 2024.

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[English version \[automatically translated\] 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 p.3 - 9. Design outdoor areas. This document was applicable during the reporting year 2024.

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[English version \[automatically translated\] 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 p.2: Fauna & Flora This document was applicable during the reporting year 2024.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/20231113-esg-policy-def.pdf>

<https://www.befimmo.be/storage/media/20231113-esg-policy-def.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for environmental issues included in the sustainability policy 2023. This policy was still applicable in 2024.

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

This document includes evidence for:

- Biodiversity and habitat, p.132
- Climate/climate change adaptation, p.116 and 247-251
- Energy consumption, p.116, 239 and 247
- Greenhouse gas emissions, p.116, 239 and 248
- Indoor environmental quality, p.198
- Material sourcing: p.149 and 253
- Pollution prevention: p.149
- Renewable energy: p.129 and 247
- Resilience to catastrophe/disaster: p.116 and 247-251
- Sustainable procurement, p.191 and 217
- Waste management, p.149 and 253
- Water consumption, p.142 and 252

2030 Action Plan, p.277

Global policy overview, p.40-43

[Basic principles\\_V0\\_UK\\_20231127.pdf](#)

Indicate where in the evidence the relevant information can be found

Basic principles to be integrated into all (re)development projects in addition to regulatory obligations (whole document)

☐ Show investors



Does the entity have a policy to address Net Zero?

☒ Yes

Provide applicable evidence

[P01 - Roadmap way to go.pdf](#)

Indicate where in the evidence the relevant information can be found

Whole document.

This document is the action plan Befimmo established in order to reach net zero by 2050: how will we reach net zero, which actions needs to be taken, etc.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

ESG Report 2024, p.116-141:

In order to measure the efforts already made and those still to be made to achieve the targets of limiting global warming to 1.5°C set by COP21 and Europe, Befimmo uses two complementary approaches, namely the methodology proposed by the Science Based Targets initiative (SBTi) and that proposed by the CRREM tool. In January 2022, these two players joined forces and methodologies to ensure a major global approach to operational decarbonisation of buildings aligned with climate science with the ultimate goal of achieving net zero carbon by 2050.

☐ No

☐ No

## 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
- ☒ Human capital
- ☒ Labor standards and working conditions
- ☒ Social enterprise partnering
- ☒ Stakeholder relations
- ☐ Other

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/un-global-compact-engagement-letter.pdf>

<https://www.befimmo.be/storage/media/un-global-compact-engagement-letter.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.

[PO2 - Satisfaction survey team 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

Evidence for employee engagement (whole document). The survey was carried out in September 2024. This survey included evidence for employee engagement, employee remuneration and employee health and well-being.

☐ Show investors

[PO2 - Tenant NPS 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

Satisfaction survey carried out on an annual basis in October 2024. Evidence for customer/tenant satisfaction.

☐ Show investors

Provide hyperlink

<https://unglobalcompact.org/what-is-gc/participants/84381-Befimmo-SA>

<https://unglobalcompact.org/what-is-gc/participants/84381-Befimmo-SA>

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.

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for:

Community development: p.29, 205-206 and 272

Customer satisfaction: p.202-204 and 272

Employee engagement: p.177-179 and 270

Employee health & well-being: p.187-188, 241 and 268

Employee remuneration: p.184, 241 and 269

Freedom of association: p.182 and 263

Health and safety: community: p.205-206 and 272

Health and safety: employees: p.187-188, 241 and 268

Health and safety: tenants/customers: p.202-204 and 272

Human rights: p.190, 194-196 and 270

Inclusion and diversity: p.183, 241, 263-265 and 271

Labor standards and working conditions: p.177-179, 182, 184

Social enterprise partnering: p.29, 31 and 220

Stakeholder relations: p.70-75 and 220

2030 Action Plan: The action plan provides a breakdown of actions, indicators and objectives linked to the sustainability policy: p.277

Global policy overview, p.40-43

[English version \[automatically translated\] PO2 - 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 and was still applicable during the reporting period 2024.

- 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, workplace 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

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Provide hyperlink

<https://www.befimmo.be/storage/media/20231113-esg-policy-def.pdf>

<https://www.befimmo.be/storage/media/20231113-esg-policy-def.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for social issues included in the ESG policy 2023. This policy was still applicable in 2024.

[English version \(automatically translated\) 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. The document is was applicable during the reporting period 2024.

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Provide hyperlink

<https://www.befimmo.be/storage/media/20231113-code-of-conduct-for-suppliers-def-0.pdf>

<https://www.befimmo.be/storage/media/20231113-code-of-conduct-for-suppliers-def-0.pdf>

Indicate where in the evidence the relevant information can be found

Supplier code of conduct 2023. This code was still applicable in 2024.

☐ No

## 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 prevention of financial crime

Provide applicable evidence

Provide hyperlink  
<https://www.befimmo.be/storage/media/20231113-anti-corruption-policy-def-0.pdf>  
<https://www.befimmo.be/storage/media/20231113-anti-corruption-policy-def-0.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for:

- Bribery and corruption
- Fraud

This policy was still applicable in 2024.

[P03 - Cybersecurity.pdf](#)  
Indicate where in the evidence the relevant information can be found

Evidence for cybersecurity (whole document). Still applicable in 2024.

☐ Show investors

Provide hyperlink  
<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>  
<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for:

Bribery and corruption, p.219-220 and 275  
Cybersecurity, p.213  
Data protection and privacy, p.213 and 275  
Executive compensation, p.58-59  
Fraud, p.219-220 and 275  
Political contributions, p.220 and 276  
Whistleblowing, p.212

Global policy overview, p.40-43

Provide hyperlink  
<https://www.befimmo.be/storage/media/20231113-code-of-ethics-def-0.pdf>  
<https://www.befimmo.be/storage/media/20231113-code-of-ethics-def-0.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for corruption, political contributions and shareholder rights. This policy was still applicable in 2024.

Provide hyperlink  
<https://www.befimmo.be/storage/media/20231113-whistleblowing-policy-eng-def.pdf>  
<https://www.befimmo.be/storage/media/20231113-whistleblowing-policy-eng-def.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for whistleblowing. This policy was still applicable in 2024.

Provide hyperlink  
<https://www.befimmo.be/storage/media/20231113-data-privacy-policy-def.pdf>  
<https://www.befimmo.be/storage/media/20231113-data-privacy-policy-def.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for Data protection and privacy. This policy was still applicable in 2024.

☐ No

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

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-urban-alchemists2-activity-report.pdf>

Indicate where in the evidence the relevant information can be found

[RP1 - Limited assurance report.pdf](#)

Indicate where in the evidence the relevant information can be found

☐ 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

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Whole document  
Limited assurance report, p.280

[RP1 - Limited assurance report.pdf](#)

Indicate where in the evidence the relevant information can be found

This is evidence for the limited assurance of ESG data 2024, in line with the GRI standards and EPRA (same letter as in the ESG Report 2024 on p.280).

☐ 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/esg-since-2008>

<https://www.befimmo.be/en/esg-since-2008>

Indicate where in the evidence the relevant information can be found

Dedicated page on ESG.

☐ Other

☐ No

RP2.1

Max. score 0.25

## Incident monitoring

Does the entity have a process to monitor 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

Board of directors and Executive Committee

Describe the process (maximum 250 words)

The undertaking is required to comply with its legal obligations in this aspect (including Article 7:96 of the Code of Companies and Associations) within both the Board of Directors and any Committee.

Pursuant to this Article, if a Director has a direct or indirect interest of financial nature that conflicts with a decision or transaction that falls to the Board of Directors (subject to certain exceptions), he/she shall notify the other members before the relevant decision or transaction is discussed by the Board.

His or her statement, as well as the explanation on the nature of such conflicting interest, must be included in the minutes of the meeting of the Board of Directors.

The conflicted Director may not take part in the discussions of the Board of Directors relating to the transactions or decisions concerned, nor in the vote.

In its report on the annual accounts, the Statutory Auditor shall assess the financial consequences for the undertaking resulting from the decisions of the Board of Directors for which there is a conflict of interest. In addition, the relevant part of the minutes shall be reproduced in the annual management report.

In addition, all team members must avoid finding themselves in a situation of conflict between their personal interests and those of the undertaking, particularly in the context of relations with its shareholder and subsidiaries, customers, contractors, suppliers and other third parties

☐ No

RP2.2

Max. score 0

## 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

RM1

⌚ Max. score 1.25

Environmental Management System (EMS)

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

☐ Yes

☒ No

RM2

⌚ Max. score 0.25

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 0.25

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
- ☐ Human capital
- ☒ Labor standards and working conditions
- ☒ Stakeholder relations
- ☐ Other

☐ No

RM3.2

⌚ Max. score 0.25

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

## 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

## Embodied carbon in acquisitions

Does the entity perform asset-level risk assessment of embodied carbon emissions for new acquisitions?

☐ Yes

☒ No

Climate resilience

Does the entity's climate strategy incorporate resilience?

☒ Yes

Describe how the entity incorporates resilience into its climate strategy considering risks and opportunities

The company has incorporated a TCFD chapter in its ESG Report, dedicated on climate change and has integrated climate-related risks in its risk chapter. In its ESG report, Befimmo has also detailed all ESG risks with their impact and actions taken.

In brief, the climate trends introduce two types of risks and opportunities:

1. physical: risks and opportunities related to exposure to the physical consequences of climate change (sea level rise, heat domes, droughts, etc.)

Befimmo's response to physical impacts is as follows:

- conduct a physical climate risk assessments to determine which core assets need to be upgraded
- for each critical asset, conduct an assessment to determine what measures need to be taken to mitigate the identified risks
- secure the risk through insurance policies covering the portfolio against loss of rent due to natural disasters like floods, fires and storms, with a total insured value at least as high as the balance sheet value of the assets

2. transitional: consequences of the transition to a low-carbon world (regulatory, political, market developments, etc.)

Befimmo's response to transitional impacts is as follows:

- ongoing monitoring and compliance with applicable laws and standards
- participate in industry bodies to monitor emerging legislation early on and analyse occupant preferences continuously
- assess the Company's carbon footprint across its value chain, define a strategy to reduce it, and identify action levers

Does the process of evaluating the resilience of the entity's strategy involve the use of scenario analysis?

☒ Yes

Select the scenarios that are used (multiple answers possible)

☒ Transition scenarios

- ☐ CRREM 2C
- ☒ CRREM 1.5C
- ☐ IEA SDS
- ☐ IEA B2DS
- ☐ IEA NZE2050
- ☐ IPR FPS
- ☐ NGFS Current Policies
- ☐ NGFS Nationally determined contributions
- ☐ NGFS Immediate 2C scenario with CDR
- ☐ NGFS Immediate 2C scenario with limited CDR
- ☐ NGFS Immediate 1.5C scenario with CDR
- ☐ NGFS Delayed 2C scenario with limited CDR
- ☐ NGFS Delayed 2C scenario with CDR
- ☐ NGFS Immediate 1.5C scenario with limited CDR
- ☐ SBTi
- ☐ SSP1-1.9
- ☐ SSP1-2.6
- ☐ SSP4-3.4
- ☐ SSP5-3.40S
- ☐ SSP2-4.5
- ☐ SSP4-6.0
- ☐ SSP3-7.0
- ☐ SSP5-8.5
- ☐ TPI
- ☐ Other

☒ Physical scenarios

- ☒ RCP2.6
- ☒ RCP4.5
- ☐ RCP6.0
- ☒ RCP8.5
- ☐ SSP1-1.9
- ☒ SSP1-2.6
- ☐ SSP4-3.4
- ☐ SSP5-3.40S
- ☒ SSP2-4.5
- ☐ SSP4-6.0
- ☐ SSP3-7.0
- ☒ SSP5-8.5
- ☐ Other

☐ No

☐ No

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

In order to understand to what extent Befimmo's core portfolio is exposed to future weather patterns and natural hazards, the Company is currently conducting an analysis using the GRESB tool. This tool is using the "Munich Re" database as a source of information. The physical risk analysis is based on three scientific climate scenarios adopted by the Intergovernmental Panel on Climate Change (IPCC):

- RCP2.6, SSP1-2.6: global average temperature increases by 1.3 to 2.4°C
- RCP4.5, SSP2-4.5: global average temperature increases by 2.1 to 3.5°C
- RCP8.5, SSP5-8.5: global average temperature increases by 3.3 to 5.7°C

In order to measure the efforts already made and those still to be made to achieve the objectives of limiting global warming to 1.5°C set by COP21 and Europe, Befimmo uses one complementary approach, namely the methodology proposed by the CRREM.



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

Select the elements covered in the risk identification process (multiple answers possible)

☒ Policy and legal

Has the process identified any risks in this area?

☒ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- ☒ Increasing price of GHG emissions
- ☒ Enhancing emissions-reporting obligations
- ☒ Mandates on and regulation of existing products and services
- ☒ Exposure to litigation
- ☒ Other

Other selected. Please describe

Risk related to changing policy actions to adopt energy-efficient solutions, not meeting all the applicable new standards and regulations, therefore suffering financial consequences

☐ No

☒ Technology

Has the process identified any risks in this area?

☒ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- ☒ Substitution of existing products and services with lower emissions options
- ☐ Unsuccessful investment in new technologies
- ☒ Costs to transition to lower emissions technology
- ☒ Other

Other selected. Please describe

Cost to transition to lower-emission technologies

☐ No

☒ Market

Has the process identified any risks in this area?

☒ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- ☒ Changing customer behavior
- ☒ Uncertainty in market signals
- ☒ Increased cost of raw materials
- ☐ Other

☐ No

☒ Reputation

Has the process identified any risks in this area?

☒ Yes

Select the risk(s) to which the entity is exposed (multiple answers possible)

- ☒ Shifts in consumer preferences
- ☒ Stigmatization of sector
- ☒ Increased stakeholder concern or negative stakeholder feedback
- ☐ Other

☐ No

Provide applicable evidence

[RM6.1 - Transition risk report.pdf](#)

Indicate where in the evidence the relevant information can be found

Transition risk report from GRESB. As the portfolio hasn't changed since, this report was still applicable in 2024.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

IROs, p.76-78  
Risk management, p.92-95  
Climate change, p.116-131  
Climate-related risks, p.124-126  
TCFD section, p.242

Describe the entity's processes for prioritizing transition risks

Specifically for climate-related risks, Befimmo has set up a set of initiatives to contribute to climate-change mitigation as a real-estate player:

- Implementation of the TCFD recommendations;
- Request of the GRESB TCFD alignment report, as well as the Transition risk report;
- Commitment to the Science Based Targets initiative (SBTi) to reduce absolute CO2 emissions related to scopes 1 and 2;
- Use of the CRREM tool to assess the transition risks for each building.

Together with the double materiality assessment Befimmo conducted, each of these initiatives will help the Company to implement targets towards a sustainable future.

☐ No

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

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

Select the elements covered in the impact assessment process (multiple answers possible)

☒ Policy and legal

Has the process concluded that there were any material impacts to the entity in this area?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

☒ Increased operating costs

☒ Write-offs, asset impairment and early retirement of existing assets due to policy changes

☒ Increased costs and/or reduced demand for products and services resulting from fines and judgments

☐ Other

☐ No

☒ Technology

Has the process concluded that there were any material impacts to the entity in this area?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

☐ Write-offs and early retirement of existing assets

☐ Reduced demand for products and services

☐ Research and development (R&D) expenditures in new and alternative technologies

☐ Capital investments in technology development

☒ Costs to adopt/deploy new practices and processes

☐ Other

☐ No

☒ Market

Has the process concluded that there were any material impacts to the entity in this area?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

- ☒ Reduced demand for goods and services due to shift in consumer preferences
- ☒ Increased production costs due to changing input prices and output requirements
- ☒ Abrupt and unexpected shifts in energy costs
- ☒ Change in revenue mix and sources, resulting in decreased revenues
- ☒ Re-pricing of assets
- ☐ Other

☐ No

☒ Reputation

Has the process concluded that there were any material impacts to the entity in this area?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

- ☒ Reduced revenue from decreased demand for goods/services
- ☐ Reduced revenue from decreased production capacity
- ☐ Reduced revenue from negative impacts on workforce management and planning
- ☐ Reduction in capital availability
- ☐ Other

☐ No

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

IROs, p.76-78  
Risk management, p.92-95  
Climate change, p.116-131  
Climate-related risks, p.124-126  
TCFD section, p.242

[RM6.1 - Transition risk report.pdf](#)

Indicate where in the evidence the relevant information can be found

Transition risk report from GRESB. As the portfolio hasn't changed since, this report was still applicable in 2024.

☐ Show investors

Describe how the entity's processes for identifying, assessing, and managing transition risks are integrated into its overall risk management

Specifically for climate-related risks, Befimmo has set up a set of initiatives to contribute to climate-change mitigation as a real-estate player:

- Implementation of the TCFD recommendations;
- Request of the GRESB TCFD alignment report, as well as the Transition risk report;
- Commitment to the Science Based Targets initiative (SBTi) to reduce absolute CO2 emissions related to scopes 1 and 2;
- Use of the CRREM tool to assess the transition risks for each building.

Together with the double materiality assessment Befimmo conducted, each of these initiatives will help the Company to implement targets towards a sustainable future.

☐ No

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

## 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

Select the elements covered in the risk identification process (multiple answers possible)

☒ Acute hazards

Has the process identified any acute hazards to which the entity is exposed?

☒ Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

☒ Extratropical storm

☒ Flash flood

☒ Hail

☒ River flood

☒ Storm surge

☐ Tropical cyclone

☐ Other

☐ No

☒ Chronic stressors

Has the process identified any chronic stressors to which the entity is exposed?

☒ Yes

Indicate to what factor(s) the entity is exposed (multiple answers possible)

☒ Drought stress

☒ Fire weather stress

☒ Heat stress

☒ Precipitation stress

☒ Rising mean temperatures

☒ Rising sea levels

☐ Other

☐ No

Provide applicable evidence

[RM6.3 - TCFD alignment report.pdf](#)

Indicate where in the evidence the relevant information can be found

TCFD alignment report from GRESB. As the portfolio hasn't changed since, this report was still applicable in 2024.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

IROs, p.76-78

Risk management, p.92-95

Climate change, p.116-131

Climate-related risks, p.124-126

TCFD section, p.242

Describe the entity's processes of prioritizing physical risks

Befimmo conducted an analysis using the GRESB tool. This tool is using the "Munich Re" database as a source of information. The physical risk analysis is based on three scientific climate scenarios adopted by the Intergovernmental Panel on Climate Change (IPCC):

- RCP2.6, SSP1-2.6: global average temperature increases by 1.3 to 2.4°C
- RCP4.5, SSP2-4.5: global average temperature increases by 2.1 to 3.5°C
- RCP8.5, SSP5-8.5: global average temperature increases by 3.3 to 5.7°C

Befimmo's response to physical impacts is as follows:

- conduct a physical climate risk assessments to determine which core assets need to be upgraded
- for each critical asset, conduct an assessment to determine what measures need to be taken to mitigate the identified risks
- secure the risk through insurance policies covering the portfolio against loss of rent due to natural disasters like floods, fires and storms, with a total insured value at least as high as the balance sheet value of the assets

In order to prioritise physical risks, we measure the quantitative index value (determined by the GRESB tool).

☐ No

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

Specifically for climate-related risks, Befimmo has set up a set of initiatives to contribute to climate-change mitigation as a real-estate player:

- Implementation of the TCFD recommendations;
- Request of the GRESB TCFD alignment report, as well as the Transition risk report;
- Commitment to the Science Based Targets initiative (SBTi) to reduce absolute CO2 emissions related to scopes 1 and 2;
- Use of the CRREM tool to assess the transition risks for each building.

Together with the double materiality assessment Befimmo conducted, each of these initiatives will help the Company to implement targets towards a sustainable future.



## 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

Select the elements covered in the impact assessment process (multiple answers possible)

☒ Direct impacts

Has the process concluded that there are material impacts to the entity?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

☒ Increased capital costs

☐ Other

☐ No

☒ Indirect impacts

Has the process concluded that there are material impacts to the entity?

☒ Yes

Indicate which impacts are deemed material to the entity (multiple answers possible)

☒ Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations

☒ Increased operating costs

☐ Reduced revenue and higher costs from negative impacts on workforce

☐ Reduced revenue from decreased production capacity

☐ Reduced revenues from lower sales/output

☒ Write-offs and early retirement of existing assets

☐ Other

☐ No

Provide applicable evidence

[RM6.4 - TCFD alignment report.pdf](#)

Indicate where in the evidence the relevant information can be found

TCFD alignment report from GRESB. As the portfolio hasn't changed since, this report was still applicable in 2024.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

IR0s, p.76-78  
Risk management, p.92-95  
Climate change, p.116-131  
Climate-related risks, p.124-126  
TCFD section, p.242

Describe how the entity's processes for identifying, assessing, and managing physical risks are integrated into its overall risk management

Befimmo has conducted an analysis using the GRESB tool.  
Befimmo's response to physical impacts is as follows:  
- conduct a physical climate risk assessments to determine which core assets need to be upgraded  
- for each critical asset, conduct an assessment to determine what measures need to be taken to mitigate the identified risks  
- secure the risk through insurance policies covering the portfolio against loss of rent due to natural disasters like floods, fires and storms, with a total insured value at least as high as the balance sheet value of the assets

CRREM is our main tool to determine which assets are at risk (systematic identification process) AND to determine our Capex plan for the future according to the results of the analysis/curves.

☐ No

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

Specifically for climate-related risks, Befimmo has set up a set of initiatives to contribute to climate-change mitigation as a real-estate player:  
- Implementation of the TCFD recommendations;  
- Request of the GRESB TCFD alignment report, as well as the Transition risk report;  
- Commitment to the Science Based Targets initiative (SBTi) to reduce absolute CO2 emissions related to scopes 1 and 2;  
- Use of the CRREM tool to assess the transition risks for each building.  
Together with the double materiality assessment Befimmo conducted, each of these initiatives will help the Company to implement targets towards a sustainable future.

Of all these initiatives, CRREM is our main tool to determine which assets are at risk (systematic identification process) AND to determine our Capex plan for the future according to the results of the analysis/curves.

RM7

☒ Max. score 0

Biodiversity and nature-related strategy

Does the entity have a strategy that addresses biodiversity and nature-related issues?

☒ Yes

Describe how the entity's biodiversity and nature-related strategy considers dependencies, impacts, risks and opportunities

Befimmo wants to reduce its impact on biodiversity by reserving a key place in its overall approach for nature and wildlife whenever possible:  
- Taking biodiversity into account before the start of a project;  
- Creation of green terraces in urban environments;  
- Planting of native plant species;  
- Ecological management practices for green spaces.

For all (re)development projects, a maximum of the credits allocated to "land use and ecology" are targeted. In its operational buildings, Befimmo pays particular attention to the development and proper management of green spaces through clauses in maintenance contracts, and by applying criteria for the preservation of biodiversity when conducting small works.  
Befimmo also focused on defining targets fully aligned with international standards and developments such as the Science Based Targets for Nature and the Task Force for Nature-Related Disclosures. The Biotope Area Factor (BAF+) is used to monitor and report on biodiversity performance in the context of (re)development projects.

Befimmo actively participates in working groups organised by the network The Shift. The aim is to improve biodiversity. In this way, the undertaking hopes to be inspired and sets up other relevant biodiversity initiatives and indicators, especially for its portfolio in operation.  
New ecological studies on sites that have not yet been assessed will also be conducted, in order to obtain a complete view of the state of biodiversity throughout the Befimmo portfolio. If there is potential for improving the BAF+ factor, this will be assessed and implemented as a priority on Befimmo's strategic buildings.

☐ No

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

Employee training

Does the entity provide training and development for employees?

☒ Yes

Percentage of employees who received professional training during the reporting year

%

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

%

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

- ☒ Environmental issues
- ☒ Social issues
- ☒ Governance issues

☐ No

## 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

☒ By an independent third party

Percentage of employees covered

100 %

Survey response rate

88 %

The survey includes quantitative metrics

☒ Yes

Metrics include

☐ Net Promoter Score

☒ Overall satisfaction score

☒ Other

Other selected. Please describe

Workload score and autonomy score, resulting in a stress score

☐ No

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf

Indicate where in the evidence the relevant information can be found

Evidence of the latest satisfaction survey (2024) on p.177-180 and 270. Befimmo has also determined a KPI on p.279 regarding the overall team satisfaction.

[SE2.1 - Satisfaction survey team 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

This document is fully dedicated in providing evidence of the team survey. Since 2021, this survey is conducted every year. Next to the global participation rate, the Wittyfit system also calculates the overall satisfaction rate, which is 81% for Befimmo. This percentage can be found on slide 6. The stress score can be found on slide 12.

As stated on the first slide, all screenshots in this presentation come from our third-party organiser Wittyfit. Wittyfit is a third-party solution that captures employee feelings using a proven scientific method in order to manage and monitor your actions to improve the employee experience. It has its own survey platform and own calculation methodology.

☐ Show investors

☐ No

## 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

## Employee health &amp; 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

## Employee health &amp; well-being measures

Does the entity take measures to incorporate the health &amp; 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

 %☒ Physical and/or mental health checks

Percentage of employees

 %☐ 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☐ 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:☒ Environmental quality☒ Population experience and opinions☒ Program performance☐ Other

- ☐ 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

100 %

☒ Absentee rate

2.4 %

☒ Injury rate

0.002 %

☒ Lost day rate

0.033 %

☐ 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 moved to a new office building to meet even more the needs of the team members in terms of ergonomics, acoustics, modernity and mobility.

☐ No

## Human capital

Does the entity monitor human capital metrics?

☒ Yes☒ Entity's governance bodies

Select all human capital 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☒ Organization's employees

Select all human capital 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 chapter "Own workforce" of the ESG Report 2024, 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.183). The wage gaps can be found on p.269.

All diversity KPIs can be found on p.263-265 and 271 (gender, age, job category, nationality).

Befimmo has also added a chapter on ESG performance, where all data can be found (p.239).

Furthermore, the board tenure is set out in the chapter "Governance" of the ESG Report 2024 (p.46-62).

Finally, the undertaking has a dedicated diversity, inclusion and zero tolerance policy.



Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/20231113-diversity-inclusion-and-zero-tolerance-policy-def.pdf>

<https://www.befimmo.be/storage/media/20231113-diversity-inclusion-and-zero-tolerance-policy-def.pdf>

Indicate where in the evidence the relevant information can be found

Dedicated diversity, inclusion and zero tolerance policy. This policy was still applicable in 2024.

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

In the chapter "Own workforce" of the ESG Report 2024, 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.183). The wage gaps can be found on p.269.

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Finally, the undertaking has a dedicated diversity, inclusion and zero tolerance policy.

☐ 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

☐ No

## 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
- ☐ Other

☐ No

☐ Not applicable

## 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

Standard

EcoVadis

- ☒ Supplier/service provider ESG training
- ☒ Supplier/service provider self-assessments
- ☐ Other

☐ No

☐ Not applicable

## 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

The entity’s standing investments portfolio during the reporting year

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Property Type	Country	Number of Assets	Floor Area m <sup>2</sup>	% GAV
Mixed use: Other	Belgium	1	114222.0	20
Office: Corporate: High-Rise Office	Belgium	11	265688.0	40
Office: Corporate: Low-Rise Office	Belgium	29	57890.0	3
Office: Corporate: Mid-Rise Office	Belgium	20	270047.0	32
Office: Corporate: Low-Rise Office	Luxembourg	1	4955.0	1
Office: Corporate: Mid-Rise Office	Luxembourg	1	12247.0	4
Total		63	725049.0	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 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) and “country”. Please note that % GAV and “country” are used for entity and peer group classification and should accurately reflect the composition of the portfolio. The values displayed in the table above are weighted by % of ownership.

Provide applicable evidence.  
Evidence is required in order to continue with the Energy, GHG, Water, Waste and Building Certification sections.

[R1.1 and DR1.1 explanation 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire document - applicable for the reporting year 2024 for the Befimmo entity.

☐ Show investors

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

Confirmation of portfolio composition 2024: located in Belgium and Luxembourg.

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

Percentage of portfolio covered

43 %

☐ Building safety and materials

☒ Climate/climate change adaptation

Percentage of portfolio covered

100 %

☐ Contaminated land

☒ Energy efficiency

Percentage of portfolio covered

89 %

☒ Energy supply

Percentage of portfolio covered

100 %

☐ Flooding

☒ GHG emissions

Percentage of portfolio covered

100 %

☐ Health and well-being

☐ Indoor environmental quality

☒ Natural hazards

Percentage of portfolio covered

35 %

☐ Regulatory

☒ Resilience

Percentage of portfolio covered

35 %

☐ Socio-economic

☐ Transportation

☒ Waste management

Percentage of portfolio covered

70 %

☐ Water efficiency

☒ Water supply

Percentage of portfolio covered

100 %

☐ 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)

[1] Risk exposure : 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, 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 once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Topic	Number of assets	% of portfolio covered
Energy	56	93.6392
Water		
Waste		

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 once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Energy efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)	16	37.05
Automation system upgrades / replacements		
Management systems upgrades / replacements		
Installation of high-efficiency equipment and appliances		
Installation of on-site renewable energy		
Occupier engagement / informational technologies		
Smart grid / smart building technologies		
Systems commissioning or retro-commissioning		
Wall / roof insulation		
Window replacements		

## 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 Asset Portal.

Water efficiency measures	Number of assets	% of portfolio covered
Automatic meter readings (AMR)	16	37.05
Cooling tower		
Drip / smart irrigation		
Drought tolerant / native landscaping		
High efficiency / dry fixtures		
Leak detection system		
Metering of water subsystems		
On-site waste water treatment		
Reuse of storm water and/or grey water		

## 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 Asset Portal.

Waste management measures	Number of assets	% of portfolio covered
Composting landscape and/or food waste		
Ongoing waste performance monitoring	44	36.92
Recycling	44	36.92
Waste stream management	44	36.92
Waste stream audit	44	36.92

T1.1

Max. score 1

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	Intensity-based	33	2019	2030	Yes
Renewable energy use					
GHG emissions	Absolute	50	2019	2030	Yes
Water consumption	Intensity-based	15	2019	2030	Yes
Waste diverted from landfill					
Building Certifications	Absolute	100	2019	2030	Yes
Data Coverage					

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

Befimmo has defined 39 targets to be achieved by 2030 at the latest:

- 21 environmental targets;
- 15 social targets;
- 3 governance targets.

These targets were drawn up in consultation with the team and following the SMART principles (measurable, time-bound and outcome-oriented) to evaluate performance and effectiveness in relation to material impact, risk or opportunity.

The targets of the 2030 Action Plan are measured at least once a year to observe the target progression.

Each department is responsible for the measurement of its own targets.

The aim is to set ambitious, but reachable targets to push the undertaking towards an even more sustainable mindset.

The targets of the 2030 Action Plan have been drawn up and/or revised following the double materiality assessment conducted in 2024. Both internal and external key stakeholders have guided the review of this Action Plan.

Next to the double materiality assessment, the different targets have been defined according to:

- Upcoming EU regulations, such as the Green Deal;
- The Science Based Targets Initiative;
- The Standards developed by the EFRAG on all three ESG dimensions.

The full 2030 Action Plan is published on p.277 of the ESG report 2024.

No

T1.2

Max. score 1

Net Zero Targets

Has the entity set GHG reduction targets aligned with Net Zero?

- Yes
- No
- Not applicable



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%, &lt;25%

☒ Feedback sessions with individual tenants

0%, &lt;25%

☐ Provide tenants with feedback on energy/water consumption and waste☒ Social media/online platform

0%, &lt;25%

☐ Tenant engagement meetings☐ Tenant ESG guide☐ Tenant ESG training☐ Tenant events focused on increasing ESG awareness☐ 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.

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

## 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

%

Survey response rate

%

☐ 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

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

NPS results, p.202, 207 and 272

[TC2.1 - Archibus ticketing system for tenants.png](#)

Indicate where in the evidence the relevant information can be found

Ticketing system for tenants in order to communicate with Befimmo in terms of property management.  
This system (Archibus) enables both parties to communicate and understand the tenant needs.

☐ Show investors

[TC2.1 - Tenant tickets 2024.xlsx](#)

Indicate where in the evidence the relevant information can be found

Ticketing system for tenants in order to communicate with Befimmo in terms of property management.  
This system (Archibus) enables both parties to communicate and understand the tenant needs.

☐ Show investors

[English version \(automatically translated\) TC2.1 - Example communication with tenants.pdf](#)

Indicate where in the evidence the relevant information can be found

Example of communication from Property Management with tenants.

☐ Show investors

[TC2.1 - Tenant NPS 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire document. Participation rate, results and comments from tenants.

☐ Show investors

[TC2.1 - NPS email.jpg](#)

Indicate where in the evidence the relevant information can be found

Entire document. This is a screenshot of the email the tenants received in order to rate their satisfaction. The NPS is a standard question, but it also allows tenants to answer open questions regarding property management, communication, etc. after giving an overall NPS score.

☐ Show investors



No

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 endeavours to retain its tenants by providing quality spaces that are easily accessible, with good environmental management and affordable. Befimmo has professionals reporting to the Chief Portfolio 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 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 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 a Helpsite. 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 is given to new tenants. Finally, the tenant satisfaction is one of Befimmo's core objectives. The Net Promoter Score is conducted annually and the results are published in the ESG report.

☐ No

☐ Not applicable

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

Characteristics of the program include (multiple answers possible)

- ☐ Fit-out and refurbishment assistance for meeting the minimum fit-out standards
- ☒ Tenant fit-out guides  
0%, <25%
- ☒ Minimum fit-out standards are prescribed  
0%, <25%
- ☒ Procurement assistance for tenants  
0%, <25%
- ☐ Other

Select ESG Topics covered in the program (multiple answers possible)

- ☐ Upfront carbon emissions
- ☒ Energy efficiency
- ☒ Waste management
- ☐ Water conservation
- ☐ Indoor air quality
- ☐ Biodiversity and green space

☐ No

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

☐ Data sharing & metering:

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

Percentage of contracts with ESG clause

%

☐ No

## Tenant health &amp; 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

## Tenant health &amp; 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.

On the one hand, the Project and Communication departments work together to create a real communication plan for each (re)development project. This plan includes information sessions, through presentations regarding the project, workshops, but also communication campaigns via dedicated websites, newsletters and social media. On the other hand, local communities are informed on how they can get in touch with the Company for suggestions or questions. For both ongoing redevelopment projects ZIN and Pacheco, the necessary contact details are made available to communities in case of issues. Feedback from local communities is massively important for Befimmo in order to develop the best possible projects for everyone.

Any new project is considered in this light, in cooperation with administrations and architects. This is a collaborative effort between the various operational teams of Befimmo, which are coached and trained to that end through training courses, lectures, trips and visits to other sites and inspiring examples.

☐ No

TC6.2

🎯 Max. score 1

Monitoring impact on community

Does the entity monitor its impact on the community?

☒ Yes

Select all topics included (multiple answers possible)

- ☐ Housing affordability
- ☐ Impact on crime levels
- ☐ Livability score
- ☐ Local income generated
- ☒ Local residents' well-being
- ☒ Walkability score
- ☐ Other

☐ No



ENERGY

Energy Consumption

EN1	🕒 Max. score 14
-----	-----------------

Energy consumption

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Office: Corporate: High-Rise Office | Belgium

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	181563
└ Landlord Controlled	
└ Tenant Controlled	181563
Common Areas	21032
Shared Services	
Tenant Space	63093
└ Landlord Controlled	4861
└ Tenant Controlled	58232

Office: Corporate: Low-Rise Office | Belgium

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	3793
└ Landlord Controlled	
└ Tenant Controlled	3793
Common Areas	13526
Shared Services	
Tenant Space	40571
└ Landlord Controlled	5518
└ Tenant Controlled	35053

Office: Corporate: Low-Rise Office | Luxembourg

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	4955
└ Landlord Controlled	
└ Tenant Controlled	4955
Common Areas	

Floor Areas	Floor Area (m <sup>2</sup> )
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Office: Corporate: Mid-Rise Office | Belgium

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	158413
└ Landlord Controlled	
└ Tenant Controlled	158413
Common Areas	27909
Shared Services	
Tenant Space	83725
└ Landlord Controlled	5908
└ Tenant Controlled	77817

Office: Corporate: Mid-Rise Office | Luxembourg

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	12247
└ Landlord Controlled	
└ Tenant Controlled	12247
Common Areas	
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

Mixed use: Other | Belgium

Floor Areas	Floor Area (m <sup>2</sup> )
Whole Building	114222
└ Landlord Controlled	
└ Tenant Controlled	114222
Common Areas	

Floor Areas	Floor Area (m <sup>2</sup> )
Shared Services	
Tenant Space	
└ Landlord Controlled	
└ Tenant Controlled	

The table above is automatically populated once participants have aggregated their asset level data with the 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. Those metrics are weighted by % of Ownership. For more information regarding the definition of each floor area, please refer to the Data Dictionary tab of the Asset Spreadsheet.

Total energy consumption of the portfolio

Office: Corporate: Low-Rise Office | Luxembourg

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	184.45	140.8	4955	4955	184.45	140.8	4955
		District Heating & Cooling							
		Electricity	495.42	426.67	4955	4955	495.42	426.67	4955
Sub-total			679.87	567.47	N/A	N/A	679.87	567.47	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

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity	0.0	8.31	N/A	N/A			N/A
Total			679.87	575.78	N/A	N/A	679.87	567.47	N/A

Office: Corporate: High-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	7444.61	7549.15	143493	143493	7444.61	7549.15	143493
		District Heating & Cooling	1054.06	985.51	38069.59	38069.59	1054.06	985.51	38069.59
		Electricity	11580.82	11942.84	181563	181563	11580.82	10268.84	144368
Sub-total			20079.49	20477.51	N/A	N/A	20079.49	18803.51	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Base Building - Common Areas	Landlord Controlled	Fuels	849.28	820.67	19581	19581	849.28	820.67	19581
		District Heating & Cooling							
		Electricity	1283.63	1476.96	21032	21032	1283.63	1365.57	19581
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels	122.58	87.34	4861	4861	52.28	71.1	2408
		District Heating & Cooling							
		Electricity	481.5	370.58	4861	4861	177.11	185.5	2408
	Tenant Controlled	Fuels	2425.27	2374.66	53878	53878	2284.83	2306.57	43594
		District Heating & Cooling							
		Electricity	3369.38	4060.31	58232	58232	2761.31	2950.19	43594
Sub-total			8531.64	9190.53	N/A	N/A	7408.43	7699.61	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Non-operational	EV charging stations	Electricity	0.0	1025.39	N/A	N/A			N/A
Total			28611.13	30693.43	N/A	N/A	27487.92	26503.11	N/A

Office: Corporate: Low-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	155.13	255.27	2005	3793			
		District Heating & Cooling							
		Electricity	339.41	323.72	1788	3793	339.41	323.72	1788
Sub-total			494.54	578.99	N/A	N/A	339.41	323.72	N/A
Base Building - Common Areas	Landlord Controlled	Fuels	918.2	761.46	11049	13121	684.03	687.49	8980
		District Heating & Cooling							
		Electricity	640.22	667.67	8414	13526	370.6	600.05	6345
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Tenant Spaces	Landlord Controlled	Fuels	338.35	302.27	3964	5518	88.85	93.84	937
		District Heating & Cooling							
		Electricity	186.0	252.42	3149	5518			
	Tenant Controlled	Fuels	2416.24	1982.11	29179	33837	1079.41	1037.0	11538
		District Heating & Cooling							
		Electricity	1734.65	1750.61	22089	35053	582.37	697.81	8451
Sub-total			6233.66	5716.55	N/A	N/A	2805.25	3116.2	N/A
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity	96.56	154.92	N/A	N/A			N/A
Total			6824.76	6450.46	N/A	N/A	3144.66	3439.92	N/A



			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	6893.05	7166.86	132305	158413	6499.97	6806.51	125355
		District Heating & Cooling							
		Electricity	6044.49	6557.75	138005	158413	6044.49	5925.93	123522
Sub-total			12937.54	13724.61	N/A	N/A	12544.46	12732.44	N/A
Base Building - Common Areas	Landlord Controlled	Fuels	1766.13	1635.57	27909	27909	1675.2	1635.57	27909
		District Heating & Cooling							
		Electricity	2409.45	2236.8	27909	27909	2297.63	2236.8	27909
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Tenant Spaces	Landlord Controlled	Fuels	452.57	363.46	5908	5908			
		District Heating & Cooling							
		Electricity	540.17	403.96	5908	5908			
	Tenant Controlled	Fuels	4845.83	4543.25	77817	77817	232.48	303.95	9701
		District Heating & Cooling							
		Electricity	6688.18	6306.43	77817	77817	809.07	704.05	9701
Sub-total			16702.33	15489.46	N/A	N/A	5014.39	4880.37	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Outdoor / Exterior areas / Parking	Landlord Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity	255.13	505.74	N/A	N/A			N/A
Total			29894.99	29719.82	N/A	N/A	17558.85	17612.81	N/A

Office: Corporate: Mid-Rise Office | Luxembourg

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels							
		District Heating & Cooling	575.93	381.65	12247	12247	575.93	381.65	12247
		Electricity	1492.85	1352.34	12247	12247	1492.85	1352.34	12247
Sub-total			2068.78	1733.99	N/A	N/A	2068.78	1733.99	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
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			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Non-operational	EV charging stations	Electricity	0.0	1.44	N/A	N/A			N/A
Total			2068.78	1735.43	N/A	N/A	2068.78	1733.99	N/A

Mixed use: Other | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
Whole Building	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
	Tenant Controlled	Fuels	1867.91	114222	114222				
		District Heating & Cooling							
		Electricity		0	114222				
Sub-total			0.0	1867.91	N/A	N/A	0.0	0.0	N/A

Base Building - Common Areas	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							
Base Building - Shared Services	Landlord Controlled	Fuels							
		District Heating & Cooling							
		Electricity							

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (MWh)	Consumption (MWh)	Floor Area Covered (m²)
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			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
	Tenant Controlled	Fuels			N/A	N/A			N/A
		Electricity			N/A	N/A			N/A
Sub-Total			0.0	0.0	N/A	N/A	0.0	0.0	N/A
Non-operational	EV charging stations	Electricity		0.0	N/A	N/A			N/A
Total			0.0	1867.91	N/A	N/A	0.0	0.0	N/A

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

Office: Corporate: High-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	100	100	3.41	94.4
Tenant Controlled	100	100	100	-4.24	86.14

Office: Corporate: Low-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	70.84	88.57	69.92	20.81	59.97
Tenant Controlled	72.44	89.36	71.08	2.87	29.6

Office: Corporate: Low-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	100	100	100	-16.53	100

Office: Corporate: Mid-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	100	100	100	-2.53	100
Tenant Controlled	90.15	95	90.15	1.14	56.78

Office: Corporate: Mid-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	100	100	100	-16.18	100

Mixed use: Other | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	50	100	50		

The table above is automatically populated once participants have aggregated their asset level data with the 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. Those metrics are weighted by % of Ownership. 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 | Belgium

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord	300.41	1.05	252.21	0.85	
	Generated and exported by landlord	0.0	0	45.85	0.15	
	Generated and consumed by third-party (or tenant)	0.0	0	76.18	0.26	
On-site - Sub-total		300.41	1.05	374.24	1.26	0.21
Off-site	Procured by Landlord	4834.1	16.9	5655.64	19.06	
	Procured by Tenant	6106.46	21.34	6743.86	22.73	
Off-site - Sub-total		10940.56	38.24	12399.5	41.79	3.55
Renewable Energy - Total		11240.97	39.29	12773.75	43.06	3.76

Office: Corporate: Low-Rise Office | Belgium

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	2560.87	38.06	2670.7	42.42	
	Procured by Tenant	339.41	5.04	323.72	5.14	
Off-site - Sub-total		2900.28	43.11	2994.42	47.56	4.45
Renewable Energy - Total		2900.28	43.11	2994.42	47.56	4.45

Office: Corporate: Low-Rise Office | Luxembourg

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	0.0	0	0.0	0	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord	0.0	0	0.0	0	
	Procured by Tenant					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Renewable Energy - Total		0.0	0.0	0.0	0.0	0.0

Office: Corporate: Mid-Rise Office | Belgium

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord	264.46	0.89	239.88	0.82	
	Generated and exported by landlord	0.03	0.0	11.97	0.04	
	Generated and consumed by third-party (or tenant)	0.0	0	49.38	0.17	
On-site - Sub-total		264.49	0.89	301.23	1.03	0.14
Off-site	Procured by Landlord	9373.33	31.62	8707.31	29.81	
	Procured by Tenant	2516.16	8.49	2868.63	9.82	
Off-site - Sub-total		11889.49	40.11	11575.94	39.62	-0.49
Renewable Energy - Total		12153.99	41.01	11877.16	40.66	-0.35

Office: Corporate: Mid-Rise Office | Luxembourg

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord	0.0	0	0.0	0	
	Generated and exported by landlord	20.1	0.97	18.41	1.06	
	Generated and consumed by third-party (or tenant)	0.0	0	0.0	0	
On-site - Sub-total		20.1	0.97	18.41	1.06	0.09
Off-site	Procured by Landlord	0.0	0	0.0	0	
	Procured by Tenant	1492.85	72.16	1352.34	77.99	
Off-site - Sub-total		1492.85	72.16	1352.34	77.99	5.83
Renewable Energy - Total		1512.95	73.13	1370.75	79.05	5.92

Mixed use: Other | Belgium

		2023		2024		
		Consumption (MWh)	% of total Consumption	Consumption (MWh)	% of total Consumption	2024/2023 change (%)
On-site	Generated and consumed by landlord			0.0	0	
	Generated and exported by landlord			0.0	0	
	Generated and consumed by third-party (or tenant)			0.0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Procured by Landlord			0.0	0	
	Procured by Tenant					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Renewable Energy - Total		0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, either on-site or off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.



Renewable energy characteristics (Off-site generated and landlord procured)

Office: Corporate: High-Rise Office | Belgium

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid	5655.64	100
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		5655.64	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	5655.64	100
Total		5655.64	100

Office: Corporate: Low-Rise Office | Belgium

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid	2670.7	100
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		2670.7	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	2670.7	100
Total		2670.7	100

Office: Corporate: Low-Rise Office | Luxembourg

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		0.0	-
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown		
Total		0.0	-

Office: Corporate: Mid-Rise Office | Belgium

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid	8707.31	100
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		8707.31	100
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	8707.31	100
Total		8707.31	100

Office: Corporate: Mid-Rise Office | Luxembourg

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid	0.0	
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		0.0	-
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown	0.0	
Total		0.0	-

Mixed use: Other | Belgium

		Quality of renewable energy procured by landlord	
		MWh	%
Procurement Type	Self-generation from facilities owned by the company		
	PPA		
	Project-specific supply contract with electricity supplier		
	Retail supply contract with electricity supplier		
	Default delivered renewable electricity from the grid		
	RE100 Passive Procurement type 5.2		
	Mixed		
Total		0.0	-
Market-based Claim	Bundled		
	Unbundled		
	No market-based claim		
	Mixed		
	Unknown		
Total		0.0	-

The table above is automatically populated once participants have aggregated their asset level data through the GRESB Asset Portal. It displays the aggregated consumption for the characteristics of procurement and claims for off-site generated and landlord procured renewable energy per property type & country, as well as the percentage of consumption per characteristic. Those metrics are weighted by % of Ownership.

Bundled, unbundled and mixed renewable energy claims

Office: Corporate: High-Rise Office | Belgium

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown	5655.64	100
Total		5655.64	100
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown	5655.64	100
Total		5655.64	100

Office: Corporate: Low-Rise Office | Belgium

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown	2670.7	100
Total		2670.7	100
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown	2670.7	100
Total		2670.7	100

Office: Corporate: Low-Rise Office | Luxembourg

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
	Unknown		
Total		0.0	-

Office: Corporate: Mid-Rise Office | Belgium

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown	8707.31	100
Total		8707.31	100
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown	8707.31	100
Total		8707.31	100

Office: Corporate: Mid-Rise Office | Luxembourg

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown	0.0	
Total		0.0	-
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown	0.0	
Total		0.0	-

Mixed use: Other | Belgium

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Proximity	Same market		
	Different market		
	Mixed		
	Unknown		
Total		0.0	-

		Attributes of bundled, unbundled and mixed renewable energy claims	
		MWh	%
Vintage of Generation	Performance year		
	Not performance year		
	Mixed		
	Unknown		
Total		0.0	-

The table above is automatically populated once participants have aggregated their asset level data through the GRESB Asset Portal. It displays the aggregated consumption per attribute of Renewable energy generated off-site and procured by landlord per property type & country where the Market-based Claim is bundled, unbundled or mixed, as well as the percentage of consumption per attribute. Those metrics are weighted by % of Ownership.

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

GHG

GHG Emissions

GH1	ⓘ Max. score 7
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GHG emissions

Total GHG emissions of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Office: Corporate: High-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )	Maximum Floor Area (m <sup>2</sup> )	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )
Whole Building	Scope 1		177.75	166.08	19581	19581	177.75	166.08	19581
	Scope 2	Location Based	184.49	196.89	21032	21032	184.49	184.4	19581
		Market Based (optional)	0	0	-	-			-
	Total Scope 1&2 GHG emissions		362.24	362.97	N/A	N/A	362.24	350.48	N/A
	Scope 3		3673.87	3781.64	244656	244656	3673.87	3744.17	240302
	Total Scope 1&2&3 GHG emissions		4036.11	4144.6	N/A	N/A	4036.11	4094.65	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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				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			0	0	N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Office: Corporate: Low-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)
Whole Building	Scope 1		229.82	194.54	11049	13121	176.56	181.01	8980
	Scope 2	Location Based	92.63	103.17	8414	13526	52.22	95.59	6345
		Market Based (optional)	0	0	-	-			-
	Total Scope 1&2 GHG emissions		322.44	297.71	N/A	N/A	228.77	276.6	N/A
	Scope 3		668.25	583.11	37035	44364	573.8	519.78	30828
	Total Scope 1&2&3 GHG emissions		990.69	880.82	N/A	N/A	802.57	796.38	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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				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			0	0	N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Office: Corporate: Low-Rise Office | Luxembourg

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)
Whole Building	Scope 1								
	Scope 2	Location Based							
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3		62.69	50.69	4955	4955	62.69	50.69	4955
	Total Scope 1&2&3 GHG emissions		62.69	50.69	N/A	N/A	62.69	50.69	N/A



			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )	Maximum Floor Area (m <sup>2</sup> )	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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				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			0	0	N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

Office: Corporate: Mid-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )	Maximum Floor Area (m <sup>2</sup> )	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m <sup>2</sup> )
Whole Building	Scope 1		405.81	365.62	27909	27909	374.28	365.62	27909
	Scope 2	Location Based	320.74	288.54	27909	27909	298.65	288.54	27909
		Market Based (optional)	0	0	-	-			-
	Total Scope 1&2 GHG emissions		726.55	654.16	N/A	N/A	672.94	654.16	N/A
	Scope 3		3485.83	3559.07	221730	242138	3426.33	3346.16	207247
	Total Scope 1&2&3 GHG emissions		4212.38	4213.23	N/A	N/A	4099.26	4000.33	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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				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

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)
GHG Offsets	00N/AN/AN/A								
	Net GHG Emissions after offsets								
Office: Corporate: Mid-Rise Office   Luxembourg									
			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)
Whole Building	Scope 1								
	Scope 2	Location Based							
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3	179.97140.481224712247179.97140.4812247							
Total Scope 1&2&3 GHG emissions		179.97	140.48	N/A	N/A	179.97	140.48	N/A	
Outdoor / Exterior areas / Parking	Scope 1	N/AN/A							
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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	N/AN/A							
Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A	
GHG Offsets	00N/AN/AN/A								
	Net GHG Emissions after offsets								

Mixed use: Other | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Emissions (tonnes)	Emissions (tonnes)	Floor Area Covered (m²)
Whole Building	Scope 1								
	Scope 2	Location Based							
		Market Based (optional)			-	-			-
	Total Scope 1&2 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
	Scope 3				0	114222			
	Total Scope 1&2&3 GHG emissions		0.0	0.0	N/A	N/A	0.0	0.0	N/A
Outdoor / Exterior areas / Parking	Scope 1				N/A	N/A			N/A
	Scope 2	Location Based			N/A	N/A			N/A
		Market Based (optional)			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				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					N/A	N/A			N/A
Net GHG Emissions after offsets					N/A	N/A			N/A

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like changes (%) in emissions. Those metrics are weighted by % of Ownership.

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 | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	100	100	-3.25	93.1
Scope 3	100	100	100	1.91	98.22

Office: Corporate: Low-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	73.44	88.57	72.14	20.9	58.15
Scope 3	83.48	82.47	82.29	-9.41	69.49

Office: Corporate: Low-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2					
Scope 3	100	100	100	-19.15	100

Office: Corporate: Mid-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2	100	100	100	-2.79	100
Scope 3	91.57	95	91.57	-2.34	85.59

Office: Corporate: Mid-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2					
Scope 3	100	100	100	-21.94	100

Mixed use: Other | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Scope 1 & 2					
Scope 3	0	0	0		

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, split by emission Scopes. Those metrics are weighted by % of Ownership. 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

WT1	ⓘ Max. score 7
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Water use

Total water consumption of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Office: Corporate: High-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled	53786.81	54358.43	181563	181563	53786.81	54358.43	181563
Sub-total			53786.81	54358.43	N/A	N/A	53786.81	54358.43	N/A
Base Building	Common Areas	Landlord Controlled	2774.92	3348.08	18263	21032	2774.92	3076.77	16812
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled	1452.31	1087.55	4861	4861	548.56	523.72	2408
		Tenant Controlled	6872.46	8956.68	49926	58232	5067.09	5778.93	35288
Sub-total			11099.7	13392.31	N/A	N/A	8390.58	9379.42	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			64886.5	67750.74	N/A	N/A	62177.39	63737.85	N/A

Office: Corporate: Low-Rise Office | Belgium

			Absolute				Like-for-Like			
			2023	2024			2023	2024		
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	
Whole Building	Whole Building	Landlord Controlled								
		Tenant Controlled	244.19			2005	3793			
Sub-total			0.0	244.19	N/A		N/A	0.0	0.0	N/A

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Base Building	Common Areas	Landlord Controlled		1262.92	9842	13526			
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled		449.08	3367	5518			
		Tenant Controlled		3339.67	26155	35053			
Sub-total			0.0	5051.67	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			0.0	5295.86	N/A	N/A	0.0	0.0	N/A

Office: Corporate: Low-Rise Office | Luxembourg

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled	390.53	1276.08	4955	4955	390.53	1276.08	4955
Sub-total			390.53	1276.08	N/A	N/A	390.53	1276.08	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			390.53	1276.08	N/A	N/A	390.53	1276.08	N/A

Office: Corporate: Mid-Rise Office | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled	3506.74	12305.32	100494	158413	1312.99	1626.91	13233
Sub-total			3506.74	12305.32	N/A	N/A	1312.99	1626.91	N/A
Base Building	Common Areas	Landlord Controlled	10069.78	6813.29	23470	27909	8720.63	5460.01	16987
	Shared Services	Landlord Controlled							
Tenant Spaces	Tenant Spaces	Landlord Controlled	1944.71	982.39	3033	5908			
		Tenant Controlled	28264.63	19457.47	67375	77817	224.1	942.34	4185
Sub-total			40279.13	27253.15	N/A	N/A	8944.73	6402.35	N/A
Outdoor / Exterior areas / Parking		Landlord Controlled			N/A	N/A			N/A
		Tenant Controlled			N/A	N/A			N/A
Total			43785.87	39558.47	N/A	N/A	10257.72	8029.26	N/A
Office: Corporate: Mid-Rise Office   Luxembourg									
			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled	3605.16	5295.16	12247	12247	3605.16	5295.16	12247
Sub-total			3605.16	5295.16	N/A	N/A	3605.16	5295.16	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



		Absolute				Like-for-Like		
		2023	2024			2023	2024	
		Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Outdoor / Exterior areas / Parking	Landlord Controlled			N/A	N/A			N/A
	Tenant Controlled			N/A	N/A			N/A
Total		3605.16	5295.16	N/A	N/A	3605.16	5295.16	N/A

Mixed use: Other | Belgium

			Absolute				Like-for-Like		
			2023	2024			2023	2024	
			Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)	Maximum Floor Area (m²)	Consumption (m³)	Consumption (m³)	Floor Area Covered (m²)
Whole Building	Whole Building	Landlord Controlled							
		Tenant Controlled			0	114222			
Sub-total			0.0	0.0	N/A	N/A	0.0	0.0	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			0.0	0.0	N/A	N/A	0.0	0.0	N/A

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, along with their related Floor Area Covered, Maximum Floor Areas and Like-for-like consumption changes (%). Those metrics are weighted by % of Ownership.

Total data coverage of the portfolio

Office: Corporate: High-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	89.31	83.33	89.31	8.33	74.23
Tenant Controlled	96.54	90.91	96.54	2.18	90.43

Office: Corporate: Low-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	69.36	70.06	68.44		
Tenant Controlled	72.49	68.67	71.13		

Office: Corporate: Low-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	100	100	100	226.76	100

Office: Corporate: Mid-Rise Office | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled	78.37	60	78.37	-37.39	50.23
Tenant Controlled	71.06	60	71.06	67.15	7.37

Office: Corporate: Mid-Rise Office | Luxembourg

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	100	100	100	46.88	100

Mixed use: Other | Belgium

	Data Coverage			Like-for-Like	
	Area-Aggregated Data coverages (%)	Time-Aggregated Data coverages (%)	Area/Time-Aggregated Data coverages (%)	2024/2023 Aggregated LFL changes (%)	LFL data coverage (%)
Landlord Controlled					
Tenant Controlled	0	0	0		

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, split by Landlord Controlled and Tenant Controlled areas. Those metrics are weighted by % of Ownership. 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 | Belgium

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse	0	0	0	0	
	On-site water capture	4978.36	7.67	6461.18	9.54	
	On-site water extraction	0	0	0	0	
On-site - Sub-total		4978.36	7.67	6461.18	9.54	1.87
Off-site	Off-site purchased	59908.14	92.33	59320.86	87.56	
Off-site - Sub-total		59908.14	92.33	59320.86	87.56	-4.77
Reused and Recycled - Total		64886.5	100.0	65782.04	97.09	-2.9

Office: Corporate: Low-Rise Office | Belgium

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse			0	0	
	On-site water capture			0	0	
	On-site water extraction			0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased			5295.86	100	
Off-site - Sub-total		0.0	0.0	5295.86	100.0	100.0
Reused and Recycled - Total		0.0	0.0	5295.86	100.0	100.0

Office: Corporate: Low-Rise Office | Luxembourg

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse	0	0	0	0	
	On-site water capture	0	0	0	0	
	On-site water extraction	0	0	0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased	390.53	100	1276.08	100	
Off-site - Sub-total		390.53	100.0	1276.08	100.0	0.0
Reused and Recycled - Total		390.53	100.0	1276.08	100.0	0.0

Office: Corporate: Mid-Rise Office | Belgium

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse	0	0	0	0	
	On-site water capture	954.43	2.18	3297.69	8.34	
	On-site water extraction	712.24	1.63	548.87	1.39	
On-site - Sub-total		1666.67	3.81	3846.55	9.72	5.91
Off-site	Off-site purchased	42119.21	96.19	35711.91	90.28	
Off-site - Sub-total		42119.21	96.19	35711.91	90.28	-5.91
Reused and Recycled - Total		43785.87	100.0	39558.47	100.0	0.0

Office: Corporate: Mid-Rise Office | Luxembourg

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse	0	0	0	0	
	On-site water capture	0	0	0	0	
	On-site water extraction	0	0	0	0	
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased	3605.16	100	5295.16	100	
Off-site - Sub-total		3605.16	100.0	5295.16	100.0	0.0
Reused and Recycled - Total		3605.16	100.0	5295.16	100.0	0.0

Mixed use: Other | Belgium

		2023		2024		
		Consumption (m³)	% of total Consumption	Consumption (m³)	% of total Consumption	2024/2023 change (%)
On-site	On-site water reuse					
	On-site water capture					
	On-site water extraction					
On-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Off-site	Off-site purchased					
Off-site - Sub-total		0.0	0.0	0.0	0.0	0.0
Reused and Recycled - Total		0.0	0.0	0.0	0.0	0.0

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, on-site and off-site, as well as the Percentage of total Consumption by category. Those metrics are weighted by % of Ownership.

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

WASTE

Waste Management

WS1	⊙ Max. score 4
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Waste management

Total waste generation of the portfolio

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

Office: Corporate: High-Rise Office | Belgium

		Absolute						
		2023			2024			
		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	1.13	227.35	93.1	1.25	305.4	93.1	31.66%
	Tenant Controlled			0			0	68.34%
Total waste generation		1.13	227.35	93.1	1.25	305.4	29.48	100.0%

Office: Corporate: Low-Rise Office | Belgium

		Absolute						
		2023			2024			
		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	1.61	160.74	100	0.17	154.74	100	93.45%
	Tenant Controlled			0			0	6.55%
Total waste generation		1.61	160.74	100.0	0.17	154.74	93.45	100.0%

Office: Corporate: Low-Rise Office | Luxembourg

		Absolute						
		2023			2024			
		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							%
	Tenant Controlled			0			0	100%
Total waste generation		0.0	0.0	0.0	0.0	0.0	0.0	100.0%

Office: Corporate: Mid-Rise Office | Belgium

		Absolute						
		2023			2024			
		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	2.33	440.26	100	1.32	426.83	100	41.34%
	Tenant Controlled	0	31.74	11.04	0	44.4	10.55	58.66%
Total waste generation		2.33	472.01	111.04	1.32	471.24	47.53	100.0%

Office: Corporate: Mid-Rise Office | Luxembourg

		Absolute						
		2023			2024			
		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							%
	Tenant Controlled			0			0	100%
Total waste generation		0.0	0.0	0.0	0.0	0.0	0.0	100.0%

Mixed use: Other | Belgium

		Absolute						
		2023			2024			
		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							%
	Tenant Controlled						0	100%
Total waste generation		0.0	0.0	0.0	0.0	0.0	0.0	100.0%

The table above is automatically populated once participants have aggregated their asset level data with the 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 & country, along with their related Data Coverage. Those metrics are weighted by % of Ownership.

Office: Corporate: High-Rise Office | Belgium

		Proportion of waste by disposal route (%)	
		2023	2024
Landfill		0	0
Incineration		0	0
Diverted (total)		100	100
Reuse		0	0
Waste to energy		39.79	34.38
Recycling		60.21	65.62
Other / Unknown		0	0

Office: Corporate: Low-Rise Office | Belgium

		Proportion of waste by disposal route (%)	
		2023	2024
Landfill		0	0
Incineration		0	0
Diverted (total)		100	100
Reuse		0	0
Waste to energy		58.72	58.74
Recycling		41.28	41.26
Other / Unknown		0	0

Office: Corporate: Low-Rise Office | Luxembourg

	Proportion of waste by disposal route (%)	
	2023	2024
Landfill		
Incineration		
Diverted (total)		
Reuse		
Waste to energy		
Recycling		
Other / Unknown		

Office: Corporate: Mid-Rise Office | Belgium

	Proportion of waste by disposal route (%)	
	2023	2024
Landfill	0	0
Incineration	0	0
Diverted (total)	100	100
Reuse	0	0
Waste to energy	38.86	35.95
Recycling	61.14	64.05
Other / Unknown	0	0

Office: Corporate: Mid-Rise Office | Luxembourg

	Proportion of waste by disposal route (%)	
	2023	2024
Landfill		
Incineration		
Diverted (total)		
Reuse		
Waste to energy		
Recycling		
Other / Unknown		

Mixed use: Other | Belgium

	Proportion of waste by disposal route (%)	
	2023	2024
Landfill		
Incineration		
Diverted (total)		
Reuse		
Waste to energy		
Recycling		

	Proportion of waste by disposal route (%)	
	2023	2024
Other / Unknown		

The table above is automatically populated once participants have aggregated their asset level data with the 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)



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

ISAE 3000

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf

Indicate where in the evidence the relevant information can be found

The following energy consumption data 2024 have been checked and externally assured:

- EPRA Sustainable Performance Indicators, p.239
- GRI Content Index, p.244
- Environmental indicators, p.247

The limited assurance report from the statutory auditor can be found on p.280.

☐

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

ISAE 3000

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf

Indicate where in the evidence the relevant information can be found

The following GHG data 2024 have been checked and externally assured:

- EPRA Sustainable Performance Indicators, p.239
- GRI Content Index, p.244
- Environmental indicators, p.248-251

The limited assurance report from the statutory auditor can be found on p.280.

☐

No

☐

Not applicable

## 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

ISAE 3000

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf><https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

The following water data 2024 have been checked and externally assured:

- EPRA Sustainable Performance Indicators, p.239
- GRI Content Index, p.244
- Environmental indicators, p.252

The limited assurance report from the statutory auditor can be found on p.280.

- ☐ No
- ☐ Not applicable

## 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

ISAE 3000

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf><https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

The following waste data 2024 have been checked and externally assured:

- EPRA Sustainable Performance Indicators, p.239
- GRI Content Index, p.244
- Environmental indicators, p.253

The limited assurance report from the statutory auditor can be found on p.280.

- ☐ No
- ☐ Not applicable

BUILDING CERTIFICATIONS

Building Certifications

BC1.1	Ⓞ Max. score 7
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Building Certifications at the time of design/construction and for interior

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

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Corporate: High-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m²)	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/New Construction / Excellent	52823	19.88	7	2	<div></div>
BREEAM/New Construction / Outstanding	51617	19.43	3.3333	3	<div></div>
BREEAM/New Construction / Very Good	38070	14.33	6	1	<div></div>

Office: Corporate: Low-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m²)	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/Refurbishment and Fit-out - Design & Construction / Good	3066	5.3	5	2	<div></div>
BREEAM/Refurbishment and Fit-out - Interior / Very Good	4645	8.02	9.3333	3	<div></div>
BREEAM/Refurbishment and Fit-out - Design & Construction / Very Good	1621	2.8	3	1	<div></div>
BREEAM/New Construction / Very Good	8276	14.3	0	1	<div></div>

Office: Corporate: Mid-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m²)	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/New Construction / Excellent	5580	2.07	5	1	<div></div>
BREEAM/Refurbishment and Fit-out - Design & Construction / Excellent	7355	2.72	3	1	<div></div>
BREEAM/Refurbishment and Fit-out - Interior / Excellent	5180	1.92	12	1	<div></div>
BREEAM/New Construction / Very Good	18577	6.88	9	1	<div></div>
BREEAM/New Construction / Outstanding	9996	3.7	3	1	<div></div>

Operational building certifications

Standing investments that hold a valid operational green building certificate

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Corporate: High-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/In Use / Acceptable	29488	11.1	2	2	<div></div>
BREEAM/In Use / Excellent	38070	14.33	0	1	<div></div>
BREEAM/In Use / Good	114005	42.91	2	2	<div></div>
BREEAM/In Use / Very Good	51617	19.43	2	3	<div></div>

Office: Corporate: Low-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/In Use / Acceptable	1788	3.09	1	1	<div></div>

Office: Corporate: Low-Rise Office | Luxembourg

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/In Use / Excellent	4955	100	0	1	<div></div>

Office: Corporate: Mid-Rise Office | Belgium

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/In Use / Acceptable	17764	6.58	2	1	<div></div>
BREEAM/In Use / Excellent	57550	21.31	0	3	<div></div>
BREEAM/In Use / Good	25932	9.6	2	2	<div></div>
BREEAM/In Use / Pass	120986	44.8	1.6667	6	<div></div>
BREEAM/In Use / Very Good	9996	3.7	2	1	<div></div>

Office: Corporate: Mid-Rise Office | Luxembourg

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% of Floor Area certified (within property type) 2024	Average Building certification age	Number of assets	% of GAV certified - optional (within property type) 2024
BREEAM/In Use / Good	12247	100	2	1	<div></div>

Energy Ratings

Standing investments that hold a valid energy rating

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity's GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal. The metrics displayed in the table below are weighted by % of Ownership.

Office: Corporate: High-Rise Office | Belgium

Energy Rating	Area Covered (m <sup>2</sup> )	% of Floor Area covered (within property type) 2024	Number of assets	% GAV covered - optional (within property type) 2024
EU EPC - Belgium	200151.41	75.3333	8	

Office: Corporate: Low-Rise Office | Belgium

Energy Rating	Area Covered (m <sup>2</sup> )	% of Floor Area covered (within property type) 2024	Number of assets	% GAV covered - optional (within property type) 2024
EU EPC - Belgium	47370	81.8276	27	

Office: Corporate: Low-Rise Office | Luxembourg

Energy Rating	Area Covered (m <sup>2</sup> )	% of Floor Area covered (within property type) 2024	Number of assets	% GAV covered - optional (within property type) 2024
EU EPC - C	4885.2	98.5913	1	

Office: Corporate: Mid-Rise Office | Belgium

Energy Rating	Area Covered (m <sup>2</sup> )	% of Floor Area covered (within property type) 2024	Number of assets	% GAV covered - optional (within property type) 2024
EU EPC - Belgium	245823	91.0297	18	

Office: Corporate: Mid-Rise Office | Luxembourg

Energy Rating	Area Covered (m <sup>2</sup> )	% of Floor Area covered (within property type) 2024	Number of assets	% GAV covered - optional (within property type) 2024
EU EPC - C	11943.5	97.5218	1	

\* in some cases for Residential assets, the number of assets may refer to an aggregation of multiple Residential units

DEV - REPORTING CHARACTERISTICS

Reporting Characteristics

DR1

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

The indicator below is automatically populated once participants have aggregated their asset level data with the information provided through the reporting entity’s GRESB Asset Portal. Participants can access the Asset Portal via the Assessment Portal menu, section Asset Portal.

			In progress at the end of reporting period		Completed during reporting period		
Property Type	Country	Construction/Renovation	Number of Assets	Floor Area m <sup>2</sup>	Number of Assets	Floor Area m <sup>2</sup>	% GAV
Education: School	Belgium	New Construction Project	1	17714.0	0	0.0	15
Mixed use: Office/Residential	Belgium	New Construction Project	2	34705.0	0	0.0	85
Total			3	52419.0	0	0.0	100.0

Note: The table above defines the scope of your GRESB submission on development projects. It should include new construction and major renovations projects that are in progress at the end of the 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.  
The values displayed in the table above are weighted by % of ownership.

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

Provide applicable evidence.  
Evidence is required in order to continue with the Energy, GHG, Water, Waste and Building Certification sections.

[R1.1 and DR1.1 explanation 2024.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire document - applicable for the reporting year 2024 for the Befimmo entity.

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

Confirmation of project composition 2024: located in Belgium.

**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

[Basic principles\\_VO\\_UK\\_20231127.pdf](#)

Indicate where in the evidence the relevant information can be found

Basic principles to be integrated into all (re)development projects in addition to regulatory obligations (whole document).  
This document was still applicable in 2024 for Befimmo's entity.

☐ Show investors

[English version \[automatically translated\] 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 2024.

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Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Evidence for the following subjects:

Biodiversity and habitat, p.132  
Climate/climate change adaptation, p.116 and 247-251  
Energy consumption, p.116, 239 and 247  
Green building certifications: p.158, 240 and 254  
Greenhouse gas emissions, p.116, 239 and 248  
Health & well-being, p.71, 179, 187-188, 195-196, 202-204, 241, 245, 268, 272  
Indoor environmental quality, p.198  
Life-cycle assessments/embodied carbon, p.140, 149-156 and 278  
Material sourcing: p.149 and 253  
Pollution prevention: p.149  
Renewable energy: p.129 and 247  
Resilience to catastrophe/disaster: p.116 and 247-251  
Sustainable procurement, p.191 and 217  
Waste management, p.149 and 253  
Water consumption, p.142 and 252

2030 Action Plan, p.277

Global policy overview, p.40-43

Provide hyperlink

<https://www.befimmo.be/en/buildings>

<https://www.befimmo.be/en/buildings>

Indicate where in the evidence 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 2024.

☐ Show investors

[English version \[automatically translated\] 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 2024.

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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: 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.
- 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

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

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

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)

☒ Environmental Product Declarations☒ Health Product Declarations☐ Other types of required health and environmental disclosure:
- ☒ 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

[Basic principles\\_VO\\_UK\\_20231127.pdf](#)

Indicate where in the evidence the relevant information can be found

Basic principles to be integrated into all (re)development projects in addition to regulatory obligations (whole document).  
This document was still applicable in 2024 for Befimmo's entity.

☐ Show investors

[English version \[automatically translated\] 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.

Technical constraints for outside building area:

- use of indigenous perennial plants
- thermal insulation for roof renovation
- glazing with minimal solar factor

Technical constraints for electric material:

- LED
- Highest performance possible

Technical constraints for sanitary:

- applicable on taps, sinks, toilets, dishwashers, etc. in order to limit water consumption

Technical constraints for HVAC works:

- Boilers, heat pumps
- Cooling systems
- Ventilation

Choices of materials:

- Wood: FSC or PEFC, or other standards
- Paint: Paints free of heavy metals and toxic or carcinogenic substances, or following standards
- Plasterboards: minimum level of recycled materials
- Carpets: recycled or cradle-to-cradle
- Chemical products: All cleaning products are rapidly biodegradable and preferably free of components such as phosphorus, phosphate, biocides and VOCs (volatile organic compounds)

Environmental Product Declarations and Health Product Declarations.

This document was applicable during the reporting year 2024.

☐ Show investors

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

ESG Report 2024. Please refer to circular economy principles and material choices on p.149 and responsible procurement on p.217.

[English version \[automatically translated\] 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).  
Environmental Product Declarations and Health Product Declarations.  
This document was applicable during the reporting year 2024.

☐ Show investors

☐ No

## Embodied carbon measurement &amp; disclosure

Does the entity measure the embodied carbon emissions of its development projects?

☒ Yes

Select the life cycle stages included in scope:

☒ A1☒ A2☒ A3☒ A4☒ A5

Select the building layers included in the scope:

☒ Substructure☒ Superstructure☒ Envelope☒ Finishes☒ Building services (MEP)☐ Other

Percentage of projects for which embodied carbon was measured during the year:

 %

Does the entity measure the embodied carbon of its new construction projects completed during the year?

☒ YesAverage embodied carbon intensity (kgCO<sub>2</sub>e/m<sup>2</sup>):Total embodied carbon emissions (kgCO<sub>2</sub>e):

Percentage of new construction projects included:

 %☐ No☐ Not applicable

Does the entity measure the embodied carbon of its major renovation projects completed during the year?

☐ Yes☐ No☒ Not applicable

Has the entity disclosed the embodied carbon emissions of its development projects?

☒ Yes

Provide applicable evidence

Provide hyperlink

<https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf><https://www.befimmo.be/storage/media/befimmo-esg24-250516-uk.pdf>

Indicate where in the evidence the relevant information can be found

Embodied carbon for the Pacheco and L00M projects, p.155

☐ No

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

Using the software "One Click LCA" <https://oneclicklca.com/en-be/>☐ No

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

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

At least a BREEAM rating ‘OUTSTANDING’ for the design or construction phase

No

DBC1.2

Max. score 9

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
- ☒ Projects that obtained a green building certificate or official pre-certification

Scheme name / sub-scheme name / level	Area Certified (m <sup>2</sup> )	% portfolio certified by floor area 2024	Number of assets	% of GAV certified - optional 2024	
BREEAM/New Construction   Outstanding	22,497	3	1		x

Add new

No

Not applicable

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
- ☐ Maximum energy use intensity post-occupancy
- ☐ Other

☒ 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 and low carbon technologies

Does the entity incorporate on-site renewable energy and/or low carbon technologies in the design of development projects?

☒ Yes

Projects designed to generate on-site renewable energy and/or low carbon technology (multiple answers possible)

☐ Biofuels

☐ Geothermal Steam

☐ Hydro

☒ Solar/photovoltaic

Percentage of all projects

100 %

☐ Wind

☐ Other

Average design target for the fraction of total energy demand met with on-site renewable energy and/or low carbon technology

22 %

☐ 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?

☐ Yes

☒ No

**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

☒ 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



DWS1

Max. score 5

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

☐ No

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

10

☐ Other

☐ No

## 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

## Safety metrics

Does the entity monitor safety indicators at construction sites?

☒ Yes

Select all applicable options (multiple answers possible)

- ☐ Injury rate
- ☒ Fatalities
- 
- ☒ Near misses
- 
- ☐ Lost day rate
- ☐ Severity rate
- ☒ Other metrics

Other selected. Please describe

Absolute value of injury

Rate of other metric(s)

5

☐ No

DSE3.1

Max. score 2

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

100 %

No

DSE3.2

Max. score 2

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

## 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.

On the one hand, the Project and Communication departments work together to create a real communication plan for each (re)development project. This plan includes information sessions, through presentations regarding the project, workshops, but also communication campaigns via dedicated websites, newsletters and social media. On the other hand, local communities are informed on how they can get in touch with the Company for suggestions or questions. For both ongoing redevelopment projects ZIN and Pacheco, the necessary contact details are made available to communities in case of issues. Feedback from local communities is massively important for Befimmo in order to develop the best possible projects for everyone.

Any new project is considered in this light, in cooperation with administrations and architects. This is a collaborative effort between the various operational teams of Befimmo, which are coached and trained to that end through training courses, lectures, trips and visits to other sites and inspiring examples.

In terms of charity support, Befimmo is supporting local actors and partners with tenants to amplify the collective impact whenever possible.

☐ 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

☐ No

## 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.

Provide applicable evidence

[DSE5.2 - Tenant works.pdf](#)

Indicate where in the evidence the relevant information can be found

Document for tenants who want to organise major works (only available in French).

This document stipulates:

Any repairs and measures intended to correct disturbances, discomforts, malfunctions or service discontinuities caused to the building and its occupants are the responsibility of the tenant who is proven to be responsible for these nuisances.

This implies:

- Informing the property management company in advance of the presumed start and end dates of the worksite, its more delicate phases and any changes to the schedule during the works.
- Controlling noise pollution.
- Controlling site traffic (evacuation routes and emergency exits) and ensuring that it is independent of normal building traffic.
- Maintaining the operation of all common technical installations for occupants.
- Maintaining safety standards (mainly with regard to fire safety).
- Keeping all areas used by tenants permanently clean.

This document is a representative standard for all projects and was still applicable in 2024.

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[English version \[automatically translated\] 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 2024.

Topics listed in the evidence:

Construction/renovation of a building:

- Location
- Land use
- Sealing of the site
- Landscape
- Micro-climate
- Green space
- Materials

Development and implementation of a risk mitigation plan + Identification of nuisance and/or disruption risks + Identification of stakeholders and impacted groups: As part of its environmental certification ISO14001 Befimmo inventories all the possible impacts of its activity on the environment but also on the community. This analysis is carried out using the register of aspects and impacts. It makes it possible to define the prevention measures to be implemented. This register is directly linked to the measures to be implemented in the Befimmo quality matrix. The register of aspects and impacts is also linked to the Befimmo 2030 action plan.

This document is a representative standard for all projects.

☐ Show investors

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

Indicate where in the evidence the relevant information can be found

Impact study of the ZIN 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 can be found on the header page.

This document was still applicable in 2024.

This is one example of Befimmo's ongoing main projects.

This process and documentation and indicative of what is executed routinely for all (re)development projects.

☐ Show investors

Provide hyperlink

<https://zin.brussels/>

<https://zin.brussels/>

Indicate where in the evidence the relevant information can be found

A project-specific website has been developed.

The address of this site has been distributed to local residents. From the list a newsletter was created. This is published every three months and is also distributed by regular mail to the residents.

All the information contained is also published on the social networks.

This communication method is a representative standard for all projects.

[DSE5.2 - Etude d'incidences LOOM.pdf](#)

Indicate where in the evidence the relevant information can be found

Impact study of the LOOM 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 can be found on the header page.

This document was still applicable in 2024.

This is one example of Befimmo's ongoing main projects.

This process and documentation and indicative of what is executed routinely for all (re)development projects.

☐ Show investors





DT1	Max. score 0
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Embodied carbon targets

Has the entity set a target for the upfront embodied carbon emissions of its development projects?

Yes

Is the target aligned with an external target-setting framework?

Yes

- ☐ WorldGBC: Net Zero Carbon Buildings Commitment
- ☐ Carbon Leadership Forum (US)
- ☐ American Insitute of Architects 2030
- ☐ BR18 (Denmark)
- ☐ GreenMark
- ☐ Green Star

Other

Other selected. Please describe

CRREM (Carbon Risk Real Estate Monitor)

No

No