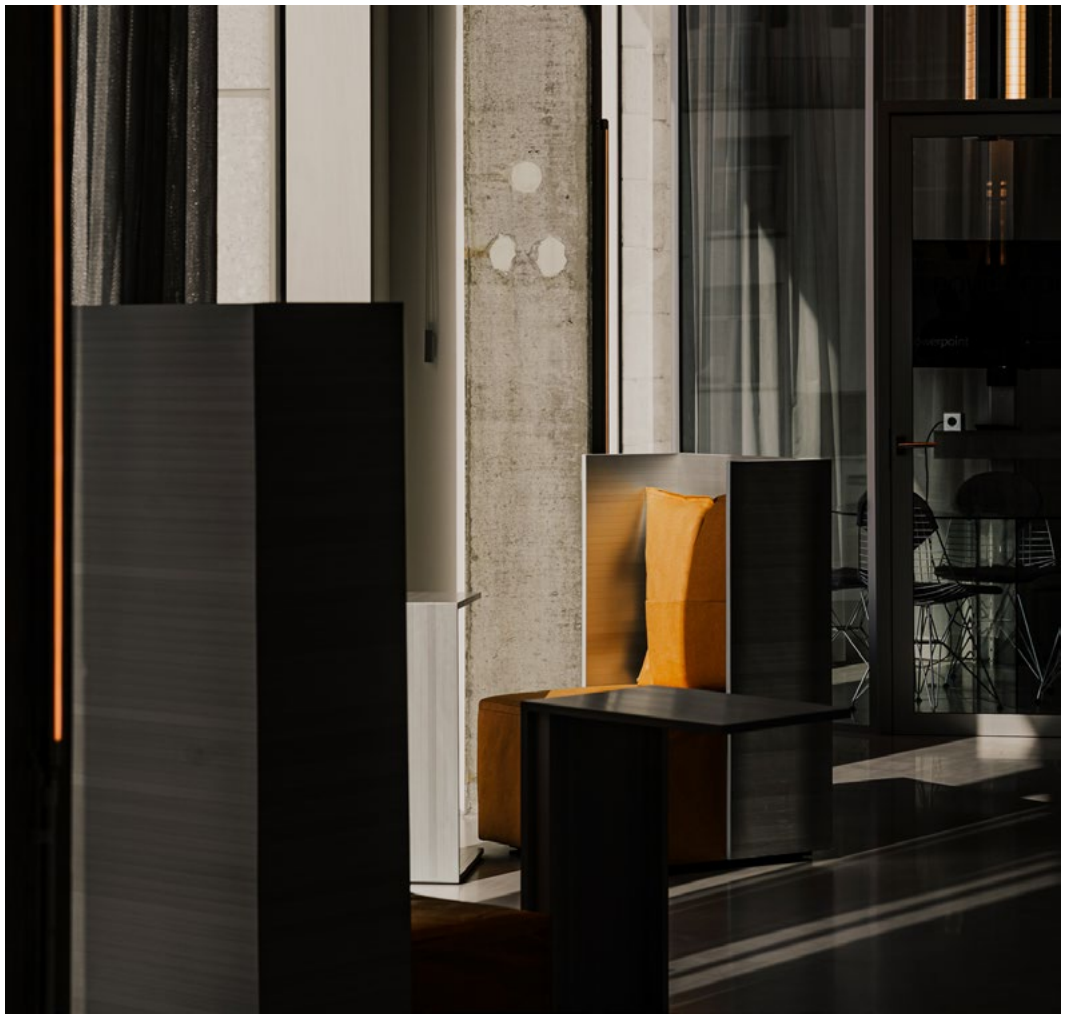
Businesses play a major role in the environment. They consume resources, produce emissions, and generate waste. As a result, they have a significant impact on the planet. That's why environmental sustainability is so important for all business sectors. By adopting sustainable practices, Befimmo can reduce its environmental impact and help protect the planet for future generations.

Environment

Policies and frameworks related to Environment

VSME B2 VSME C2 CSRD E1-2 CSRD E3-1 CSRD E5-1



Environment standards and internal policies

Next to our internal ESG Policy, Befimmo applies and follows applicable laws and frameworks that guides us in our environmental journey.

Climate change and energy

- → Science Based Targets Initiative model;
- → CRREM model to assess the decarbonisation pathway of the portfolio through 2030-2050;
- → IPCC scenarios to assess climate risks;
- → EU Green Deal;
- → EU Taxonomy regulation;
- → EU Climate Law;
- → Energy Performance of Buildings Directive;
- → Paris Agreement;
- → GHG Protocol;
- → Belgian Alliance for Climate Action;
- → Task Force on Climate-Related Financial Disclosures;
- → BREEAM requirements;
- → PLAGE requirements.

Water

- → EU Taxonomy regulation;
- → EU Water Framework Directive;
- → BREEAM requirements.

Resource use, circular economy and waste management

- → Internally developed Minimum Technical Requirements for all projects;
- → Circular economy in the construction sector (CEN/TC 350/SC 1);
- → EU Waste Framework Directive (WFD);
- → BREEAM requirements.

Building certification

- → BREEAM and WELL requirements for (re)development projects;
- → BREEAM requirements for operational assets;
- → ActiveScore requirements for core operational assets.

Mobility and accessible buildings

- → Internal Mobility Policy;
- → BREEAM requirements;
- → ActiveScore requirements;
- → CoBrACE requirements.

- → 10 principles of the UN Global Compact;
- → Sustainable Development Goals.

Climate change and energy

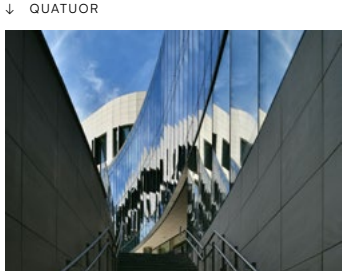
CSRD E1

Befimmo acknowledges its responsibility in contributing to greenhouse gas emissions, as well as the growing risks climate change poses to its portfolio.

For over a decade, the company has been taking action to reduce its climate impact and strengthen its assets against future climate-related challenges. We support the Paris Agreement's goal to limit global warming to 1.5°C, and this ambition shapes our strategy. In the following sections, we outline how we work to both mitigate climate change and adapt our portfolio to its effects, with a continued focus on improving our energy use and sourcing.

While both mitigation and adaptation are essential, Befimmo prioritises cutting greenhouse gas emissions as a first step toward limiting global warming. The first part of this section details our decarbonisation strategy, followed by our approach to preparing assets for the expected impacts of climate change.

↓ QUATUOR



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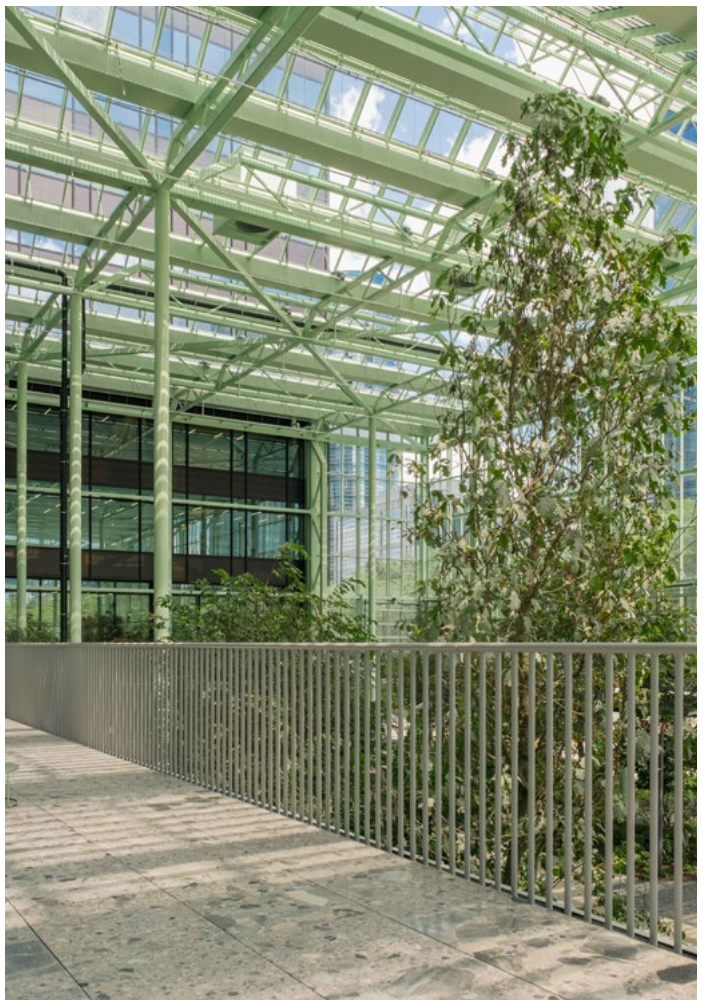
↓ ZIN



VSME C4 CSRD SBM-3

Climate risks, opportunities, and impacts

Positive impacts

- Resilience towards potential climate change scenarios, having a positive impact on climate change and pollution;
- Defining new renovation strategies to reduce GHG emissions from operational buildings and future projects;
- Contribution to more sustainable cities.

Negative impacts

- Contribution to climate change through CO_2 emissions;
- Damage to the buildings;
- Impact on citizens' health and well-being (flooding, temperature control, air pollution);
- Contribution to depletion of natural resources and climate change through use of raw materials.

VSME C4 CSRD SBM-3

Climate risks, opportunities, and impacts

Transition risks

Policy and Legal

- → Increasing pricing of GHG emissions;
- → Risk related to changing policy actions to adopt energy-efficient solutions;
- → Exposure to litigation claims for failure to mitigate or adapt to climate change;
- → Increasing emissions reporting obligations;
- → Not meeting all the applicable new standards and regulations, therefore suffering financial consequences.

Technology

- → Substitution of existing products with low-carbon alternatives;
- → Cost to transition to lower-emission technologies;
- → Timing of technology development and deployment for improvements or innovations.

Market

- → Changing customer behaviour and preferences;
- → Shifts in supply and demand for certain commodities;
- → Increasing cost of raw materials.

Reputation

- → Increasing stakeholder expectations and concerns;
- → Negative stakeholder feedback;
- → Changing customer or community perceptions of an organisation's contribution.

VSME C4 CSRD SBM-3

Climate risks, opportunities, and impacts

Physical risks

Acute (event-driven): Increased severity of extreme weather events

- → Temperature-related: Heat wave, cold wave;
- → Wind-related: Heavy storms;
- → Water-related: Drought, heavy precipitation, floods, hail.

Chronic: Longer-term shifts in climate patterns

- → Temperature-related: Sustained higher or lower temperatures, heat stress, fire stress;
- → Wind-related: Changing wind patterns;
- → Water-related: Changing precipitation patterns and types, water stress, rise in water levels;
- → Soil-related: Soil degradation.

LEADING TO:

- → Asset impairment and stranded assets;
- → Degradation and obsolescence of buildings leading to increasing capital and refurbishing costs;
- → Decreasing attraction of (potential) clients, leading to decreasing revenues;
- → Abrupt and unexpected shifts in energy costs;
- → Increasing insurance costs as well as increasing investments to adapt the building to the future climate situation.

VSME C4 CSRD SBM-3

Climate risks, opportunities, and impacts

Opportunities

Resource efficiency

- → Improvement of the energy efficiency of buildings;
- → Decreasing resource use and therefore the operating cost.

Energy source

- → Transition to lower-emission energy sources, leading to a decreasing annual energy cost;
- → Use of new and sustainable technologies.

Products and services

- → Increasing demand and rents for sustainable and low-carbon intensive buildings;
- → Improvement of the company's competitive position;
- → Use of sustainable or recycled construction solutions.

Markets

- → Increasing access to capital and financial cost competitiveness;
- → Increasing market value.

Resilience

- → Improving efficiency;
- → Designing new production processes;
- → Development of new concepts and services.

LEADING TO:

- → Better understanding of portfolio location in terms of high-risk zones;
- → Tenant attraction and high occupancy rate;
- → Higher rents for a sustainable asset;
- → Improved reputation and market position.

↓ PARADIS TOWER

Transition risks and opportunities

The COP21 (2015) enabled to set a goal of stabilising global warming due to human activities “significantly below” 2°C by 2100 (relative to the temperature of the pre-industrial era) and even aimed to limit this temperature rise to 1.5°C. On 13 November 2021, COP26 concluded in Glasgow with all countries agreeing the Glasgow Climate Pact to keep the 1.5°C goal alive and finalise the outstanding elements of the Paris Agreement.

The European target was initially set at -40% and was later adapted to -55% to achieve the objective of temperature rise limitation at 1.5°C. This target will certainly accelerate the renovations among building portfolios.

Befimmo’s portfolio is increasingly exposed to extreme weather conditions which are becoming more frequent and harsher. This evolution pushes the company to take preventive actions.

A company which does not take climate risks into account may suffer reputational and financial loss. Assets would lose their attractiveness as occupants are no longer searching for just comfortable and nice-looking workspaces. The global tendency for occupants to challenge landlords in terms of environmental performance of their buildings is growing rapidly.

Next to climate-change awareness, cost considerations following an increase in environmental taxes is also shaping occupants’ behaviour.

Furthermore, transitioning to a lower-carbon economy may entail extensive policy, legal, technology, and market changes to address mitigation and adaptation requirements related to climate change. Depending on the nature, speed, and focus of these changes, transition risks may bring varying levels of financial and reputational risk to organisations.

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.

Physical risks and opportunities

↑ BEFIMMO CENTRAL HEAD OFFICE

Befimmo's portfolio is increasingly exposed to extreme weather conditions which are becoming more frequent and harsher. This evolution pushes the company to take preventive actions, as they both affect the robustness of the buildings and the safety of occupants and adjacent neighbours.

To understand to what extend Befimmo's strategic portfolio is exposed to future weather patterns and natural hazards, the company conducted a climate risk analysis of the entire portfolio with a third party. 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. In the next-best scenario, global CO_2 emissions are cut severely, but not as fast, reaching net-zero after 2050. It imagines the same socioeconomic shifts towards sustainability as SSP1-1.9, but temperatures stabilise around 1.8°C higher by the end of the century.

- RCP4.5, SSP2-4.5: Global average temperature increases by 2.1 to 3.5°C. This is a "middle of the road" scenario. CO_2 emissions hover around current levels before starting to fall mid-century, but do not reach net-zero by 2100. Socioeconomic factors follow their historic trends, with no notable shifts. Progress toward sustainability is slow, with development and income growing unevenly. In this scenario, temperatures rise 2.7°C by the end of the century.

- RCP8.5, SSP5-8.5: Global average temperature increases by 3.3 to 5.7°C (worst case scenario). This is a future to avoid at all costs. Current CO_2 emissions levels roughly double by 2050. The global economy grows quickly, but this growth is fuelled by exploiting fossil fuels and energy-intensive lifestyles. By 2100, the average global temperature is a scorching 4.4°C higher.

Befimmo's response to physical impacts is as follows:

- Conduct a physical climate risk assessments to determine which strategic assets need to be upgraded;

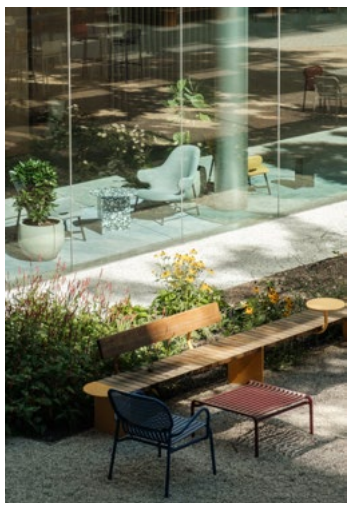
- For each critical asset, conduct an assessment to determine what measures need to be taken to mitigate the identified risks;

- 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.

More general information on IRO management can be found in the section **Impact, risk, and opportunity management** on page 180 of the Sustainability Statement chapter.

↑ ZIN

↓ PARADIS TOWER



↑ ARTS 56

ZIN ↓

Climate change mitigation

For over a decade, Befimmo has calculated its carbon footprint as part of its decarbonisation strategy. In 2019, we took a step further and set targets to systematically reduce our emissions.

The tables containing the detailed GHG emissions, energy consumption and the environmental methodology can be consulted in the section **Environmental metrics** of the **ESG Data Report 2025.**

ESG DATA REPORT 2025,
ENVIRONMENTAL METRICS, P.26

↓

● VSME B3 ● CSRD E1-6

Carbon and energy footprint

Befimmo calculates its impact in scopes 1, 2 and 3 following the GHG Protocol approach. The company divides its impact in four groups.

The results are audited each year to make sure we build further on correct data.

Check out the breakdown of carbon footprint on the next page.

↓

SCOPES 1 AND 2	Emissions directly connected to the operations of Befimmo, from the fuel and electricity consumption of our head office to the fuel used by company vehicles. This also includes landlord-controlled common areas.
SCOPE 3	→ **Operational carbon of our assets** The emissions connected to electricity and fuel consumption of our operational assets, more specifically connected to tenant-controlled areas → **Embodied carbon of our projects and operational assets** The emissions connected to material and fuel consumption during construction of our (re)development projects and maintenance of our operational assets → **Other emissions of our organisation** All other indirect emissions linked to our daily activities, such as the purchasing of maintenance articles for our operational assets to the waste generated by our employees working at the head office

Breakdown of carbon footprint

Scopes 1 and 2

Emissions in scopes 1 and 2 are mostly linked to company vehicles and the consumption of fuel for heating the head office and landlord-controlled areas. They account for a small percentage of our overall footprint. In 2026, the total absolute reduction for scopes 1 and 2 achieved is 13%. This reduction was reached mostly by the introduction of electric vehicles in the vehicle fleet. Since 2021, Befimmo increases the use of green electricity contracts with its provider for all facilities under its control.

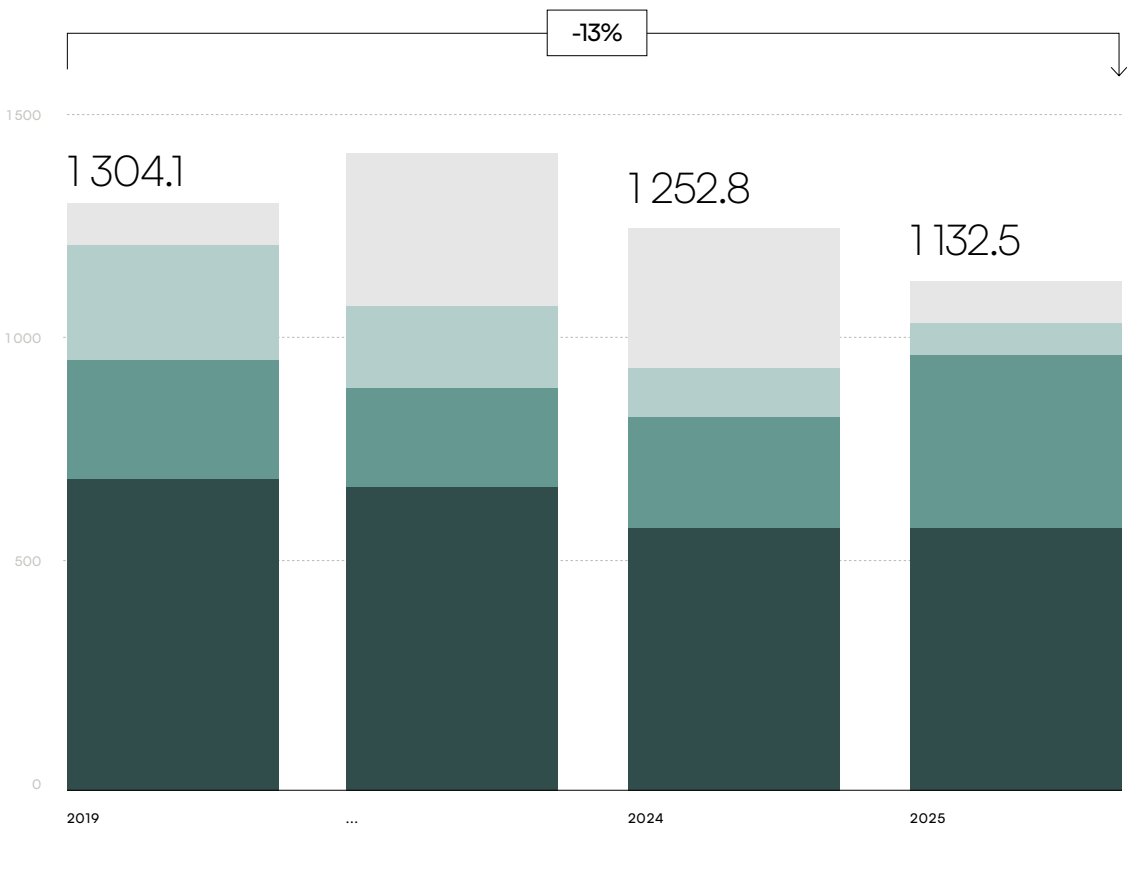
Scope 3

Emissions associated with scope 3 represent the largest share of our corporate carbon footprint. Most of these emissions stem from our (re)development projects and maintenance of our operational assets. These fall under scope 3 - Capital Goods. For our operational assets, emissions originate from both maintenance activities and building use, with building use being the most significant impact. We split our scope 3 into three main groups: Operational carbon, embodied carbon, and other emissions in our organisation.

1. Operational carbon - Downstream leased assets

Operational carbon refers to the emissions associated with energy used to operate the buildings. These emissions originate from tenant-controlled areas.

Scope 1 and 2 emissions (market-based) (t CO_2e)



↓ ARTS 56

81%

of the portfolio has been equipped with a telemonitoring system to track energy and water consumption

To actively combat operational emissions, we implement both renewable energy installations and track the energy consumption through telemonitoring. By the end of 2025, 81% of the portfolio was equipped with a telemonitoring system to track energy and water consumption. Assets that are not yet equipped, are still in installation phase, under redevelopment, or intended to be sold in the short term. Compared to 2019, we see a decrease of 9% of these emissions.

2. Embodied carbon - Capital goods

Befimmo is aware that a large part of its emissions is linked to the (re)development projects and the maintenance of our operational assets. It therefore systematically conducts Life Cycle Assessments (LCA) of its projects and keeps accounting maintenance of our operational assets. This LCA is a scientific methodology that provides an assessment of a project's lifetime environmental impacts and helps us steer towards less emissions. For our operational assets, we collaborate with suppliers that support our vision of reducing emissions. More information on embodied carbon can be found in the section **Resource use, circular economy and waste management** on page 227 of this Sustainability Statement.

3. Other emissions from our organisation

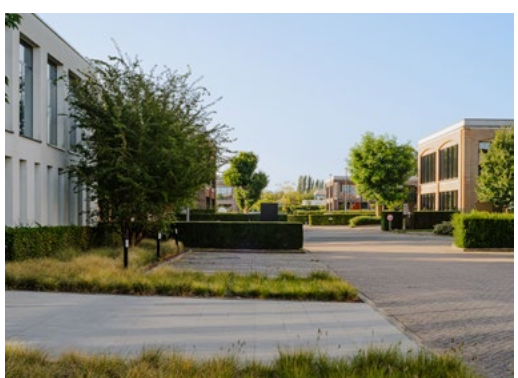
Emissions from our organisation are a mix of greenhouse gases released during the maintenance of our buildings and greenhouse gases released to operate our company. The past years, the impact of this category has been consistent and significantly lower than our operational and embodied emissions.

To actively combat operational emissions, we implement both renewable energy installations and track the energy consumption through telemonitoring.

VSME B3 CSRD E1-5

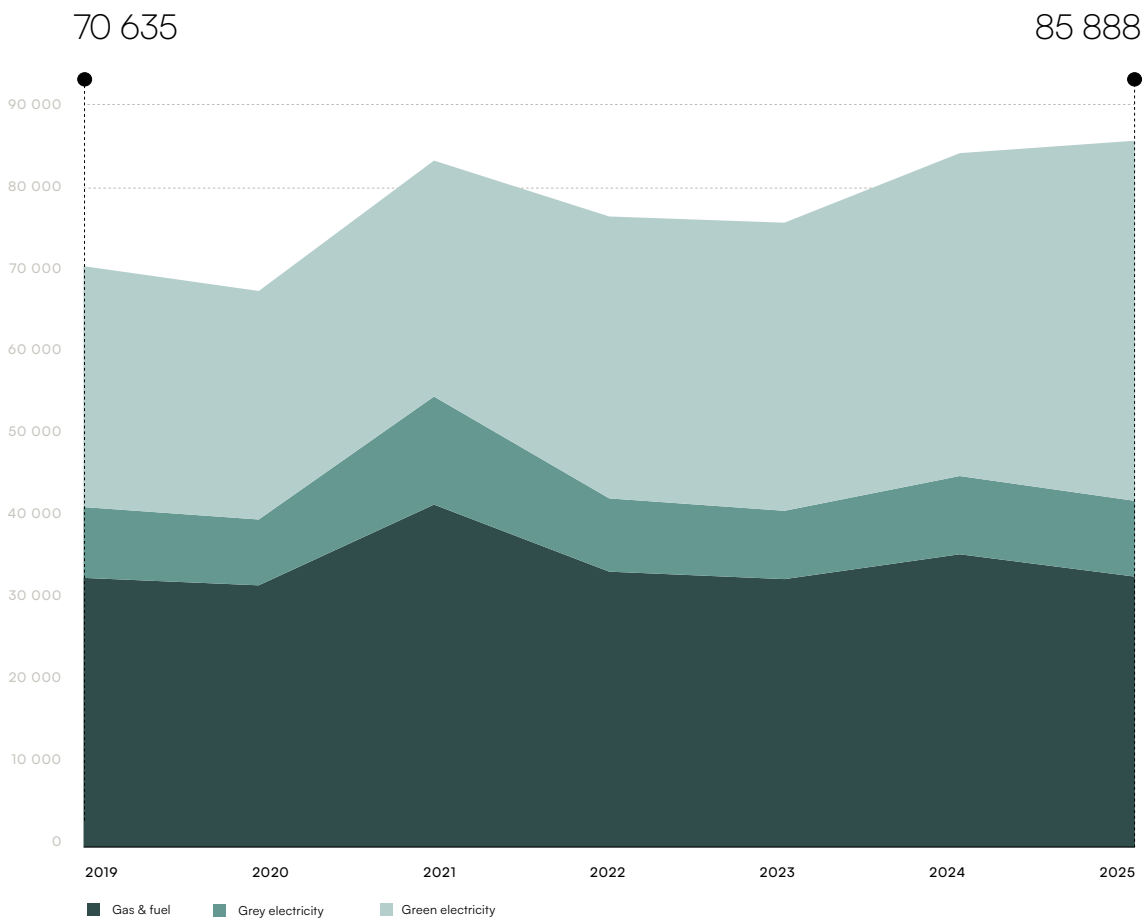
Total energy consumption and energy mix

The energy emissions described before are connected to our energy mix, and thus an important element we work on. Our total energy consumption remains relatively stable over time, while the share of green electricity grows steadily and becomes the most important source from 2022 onward. Grey electricity and gas & fuel fluctuate slightly year-to-year but show an overall gradual decline in relative contribution.



← IKAROS PARK

Energy-related emissions (market-based) (kt CO_2e)

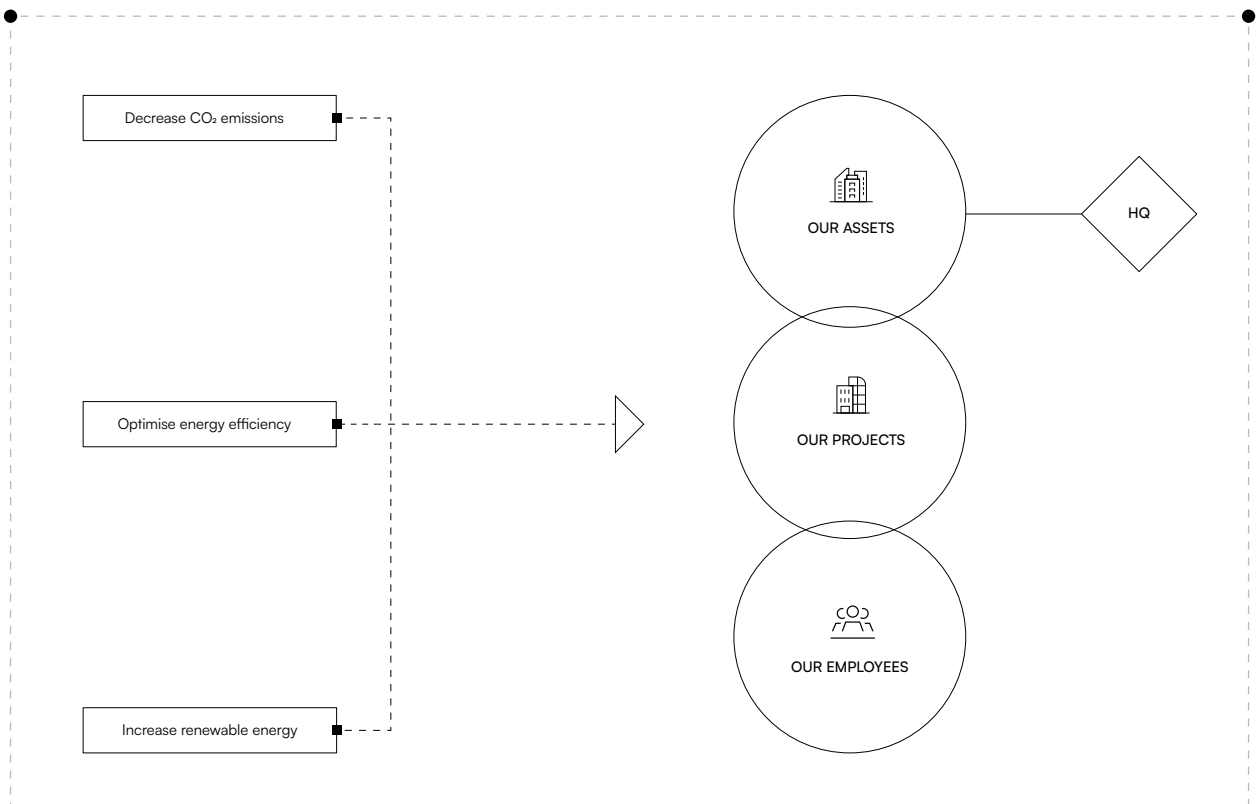


VSME C3 CSRD E1-1 CSRD E1-3

Transition plan

Befimmo established a transition plan to achieve the net-zero carbon target by 2050. Climate scenarios have been considered to detect relevant developments and determine decarbonisation levers, as stated in the **Impact, risk and opportunity management** section of the Sustainability Statement chapter.

This decarbonisation strategy is focused on the following three pillars.



Our organisation

Within its decarbonisation strategy, Befimmo sets up emission reduction targets for scopes 1 and 2 which are aligned with the Science Based Targets Initiative (SBTi). These reduction targets are science-based and have been validated by the SBTi. Targets based on science provide companies with a clearly defined path to reduce emissions in line with the Paris Agreement goals. Our commitment is to achieve a 50% reduction in absolute scope 1 and 2 GHG emissions by 2030 from a 2019 base year, in line with limiting global warming to 1.5°C. These include measures like electrical vehicles, fossil-free heating in the head office and continuing purchasing green electricity. For the landlord-controlled areas, the principles of the CRREM tool guide us to reduce the emissions of the whole building. For more information, please refer to the next section.

In terms of organisational scope 3 emissions, we use our ESG policy and Supplier Code of Conduct as basis to mitigate our organisational emissions.

Our operational assets

Carbon Risk Real Estate Monitor (CRREM)

To guide our assets in line with 1.5°C warming, Befimmo uses the methodology proposed by the Carbon Risk Real Estate Monitor (CRREM) tool.

The CRREM tool identifies the “stranding point” when an asset no longer aligns with the 1.5°C pathway. Befimmo prevents stranding by remaining at least 10% below the CRREM trajectory. This approach applies to both greenhouse gas emissions and energy consumption.

The target compared to the 2019 base year for reduction of specific greenhouse gas emissions is 19 kg CO_2/m^2 by 2030 (market-based). In 2025, We have been steadily keeping our CO_2 emissions per m^2 under this target as the specific marked-based emissions were 9 kg CO_2/m^2 (compared to 16 kg CO_2/m^2 in 2019).

For the specific energy consumption of our buildings, Befimmo aims to achieve 105 kWh/m^2. In 2025, Befimmo reached 121 kWh/m^2 (compared to 144 kWh/m^2 in 2019).

Befimmo’s GHG performance against the CRREM benchmark (kg CO_2/m^2)

Befimmo’s energy performance against the CRREM benchmark (kWh/m^2)

ZEN →

We use different measures per asset to remain 10% below the stranding curves. These measures include, but are not limited to:

- Reduction of operational carbon emissions by optimising energy demand and improving building efficiency;
- Avoidance of energy waste while maintaining optimum comfort conditions for occupants;
- Development and maximisation of the share of self-generation of renewable energy (see also further);
- Phase-out of fossil fuels in the portfolio.

The feasibility, profitability, and monitoring of environmental projects are assessed in-house by the Project and Property Management teams for each renovation. They are supported by internal and external experts in making strategic environmental decisions across the portfolio.

Renewable energy

Electricity supply contract

Befimmo has signed a green electricity supply contract for all landlord-controlled areas. This does not prevent the company from pursuing its initiatives and concrete actions to reduce energy consumption in tenant-controlled areas. Befimmo encourages the occupants of the tenant-controlled buildings to sign green electricity contracts or offers them to join a contract set up by Befimmo.

Generation of green electricity

By 2030, Befimmo aims to achieve a total renewable energy production of 5% out of the entire portfolio's total consumption. To achieve this target, we try to bring as many alternatives to fossil fuel solutions when feasible, such as heat pumps and solar panel systems.

Energy performance: Telemonitoring and other measures

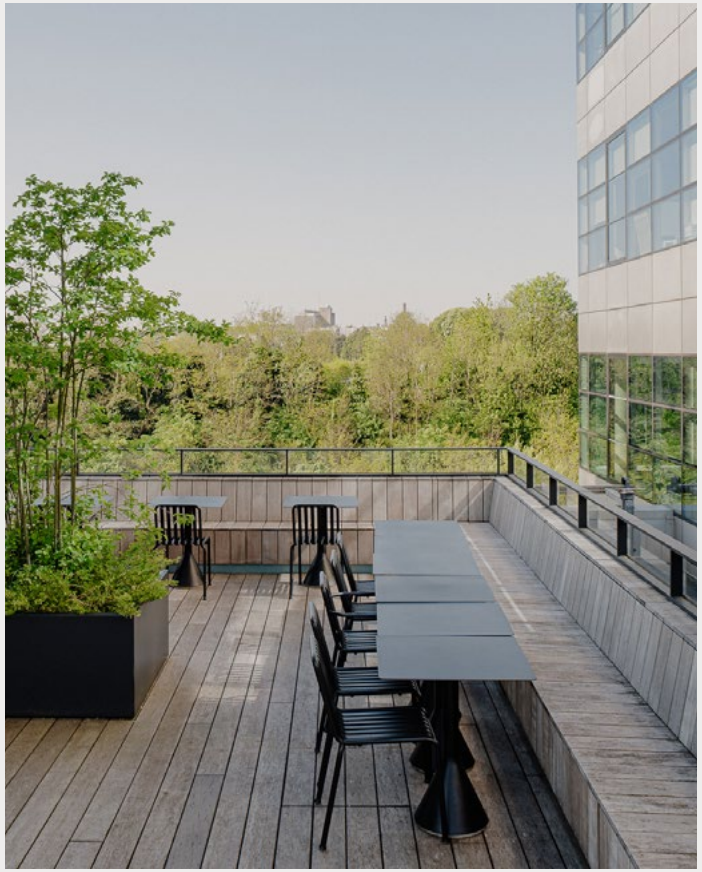
Befimmo has launched multiple projects within the operational portfolio to reduce consumption and emissions. Befimmo is on track to implement digital telemonitoring throughout its entire portfolio.

Case study

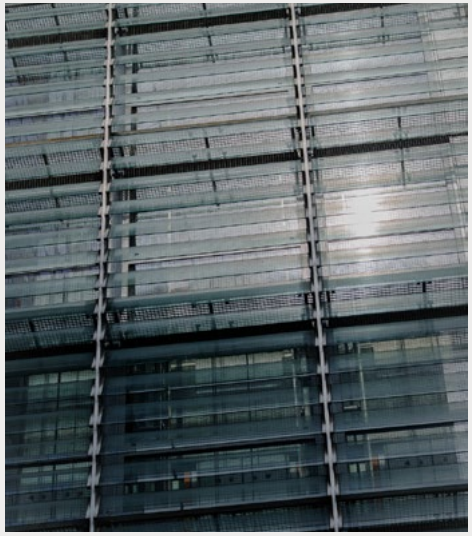
80%

reduction in carbon emissions achieved through upgraded HVAC systems and the installation of heat pumps

(1/2)



↓ TRIOMPHE



TRIOMPHE

ENERGY EFFICIENCY

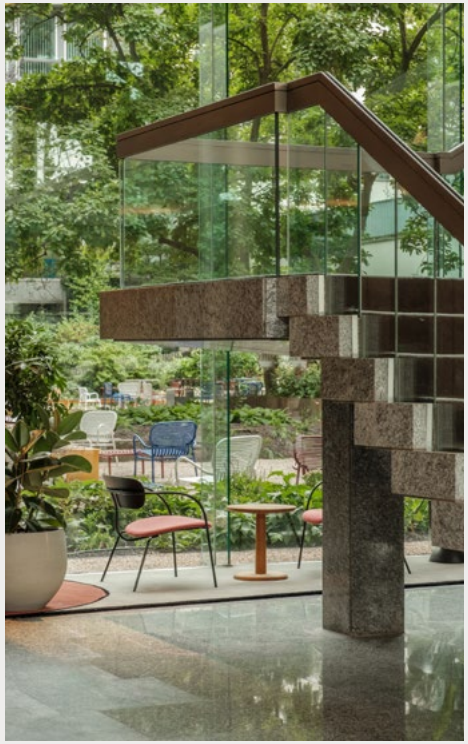
The building's ventilation system required modernisation, as it had no functional energy recovery and relied exclusively on fossil fuels for heating. In 2025, the HVAC system was comprehensively upgraded. The air handling units were replaced with high-efficiency models equipped with heat recovery wheels, enabling up to 80% energy recuperation. In addition, two heat pumps were installed, resulting in an estimated 80% reduction in carbon emissions.

SOLAR PANELS

Approximately 70% of the roof surface is now equipped with solar panels, significantly increasing on-site renewable energy production.

Case study

ARTS 56



The building was built in the 1960's and its ground floor external cladding originally consisted of single glazing. With the aim of reducing the building's energy consumption, a replacement with double glazing is underway. The renovation works are scheduled to be completed by the end of 2026.

(2/2)

ARTS 56, BREDERODE, CENTRAL, QUATUOR AND BOLIVAR 30 (FORMERLY KNOWN AS WTC III)

An energy optimisation programme is currently underway for these five assets, representing a total surface area of 200,000 m². The aim is to reduce energy consumption and optimise their energy control systems. The programme will run over a four-year period, with the ultimate goal of reducing the total yearly energy consumption by at least 3 GWh. This would amount to a 4% decrease in energy consumption across the entire portfolio.

↓ QUATUOR

↓ BREDERODE

3 GWh

reduction in annual energy consumption targeted through the four-year programme

Our (re)development projects

Embodied carbon

For every project, Befimmo uses key reduction measures to reduce embodied carbon emissions such as reusing existing structures and opt for low-carbon materials.

Our main tool to measure our impact is the Life Cycle Assessment (LCA) as stated before. The results of these assessments are used to reduce the carbon impact as much as possible over the entire life cycle of the buildings it puts on the market.

More information on embodied carbon reduction measures can be found in the section **Resource use, circular economy and waste managemen**t on page 227 of this Sustainability Statement.

Renewable energy

At Befimmo, renewable energy is not an addition but a guiding principle: Each redevelopment project is approached as an opportunity to maximise on-site production while integrating sustainable technologies seamlessly into the architectural vision. The LOOM project illustrates how Befimmo approaches renewable energy in every redevelopment: By actively seeking design solutions that boost on-site generation, enhance sustainability performance, and preserve architectural integrity.

Case study

LOOM

In our recent LOOM project, Befimmo chose to integrate building integrated photovoltaic (BI PV) panels directly into the architectural design.

65% increase in solar yield thanks to BI PV on LOOM's south façade

This decision stemmed from our ambition to decarbonise the building by maximising on site renewable production. Thanks to LOOM's south-oriented facade, the BI PV solution increased the expected annual solar yield by 65%. The installation demonstrates that strong energy performance can go hand in hand with architectural quality, as the panels are seamlessly incorporated into the building's overall aesthetic.

The project also offered valuable lessons, particularly in balancing technical performance with visual integration - insights we will apply to future investments. LOOM shows that our approach to renewable energy goes beyond simple return on investment calculations: We see these technologies as integral to sustainable, forward-looking design.

↓ EMPEREUR

Looking ahead, Befimmo aims to reinforce its 2030 Action Plan through strategic investments that not only mitigate risks but also seize opportunities, creating a profitable and sustainable business model for this evolving future.

Climate change adaptation

Befimmo carefully considers its long-term value creation in a world increasingly affected by climate change.

By analysing potential future climate scenarios and translating them into actionable short-term strategies, we can anticipate risks and implement proactive measures.

More general information on IRO management can be found in the section **Impact, risk, and opportunity management** on page 180 of this Sustainability Statement.

Current situation

Befimmo started a thorough climate risk assessment of its portfolio since 2023, in line with EU Taxonomy requirements. The goal of this analysis was to prioritise assets based on medium and high climate risk.

Today, 100% of the portfolio has been analysed by multiple parties. The main risk for our portfolio we conclude out of these exercises is precipitation, or more commonly exceptionally heavy rainfall. We have thus achieved our goal to have all our assets analysed for climate risk and vulnerability, five years before our target year of 2030.

Transition plan

Looking ahead, Befimmo aims to reinforce its 2030 Action Plan through strategic investments that not only mitigate risks but also seize opportunities, creating a profitable and sustainable business model for this evolving future. We commit ourselves to construct an investment strategy for all risk-associated assets in 2026, to be implemented starting 2027.

Next to risk assessments and proactive measures, other key actions need to be taken to foster climate-resilient buildings:

- Cooperation and knowledge sharing:
  Sharing knowledge and best practices can foster collective innovation and accelerate the adoption of climate-resilient building strategies;
- Resilient materials: Choosing materials and technologies resilient towards future physical risks.

Strengthening the resilience of our buildings is crucial to safeguarding lives, ensuring economic stability, and supporting sustainable development.

Targets related to climate change and energy

- VSME C3
- CSRD E1-4

Climate change mitigation and energy

DECREASE CO_2 EMISSIONS

13%

Reduction of absolute scope 1 and 2 GHG emissions (vs 2019)

TARGET → 50% BY 2030

OPTIMISE ENERGY EFFICIENCY

81%

Part of buildings[1] equipped with telemonitoring for incoming energy

TARGET → 100% BY 2026[2]

INCREASE RENEWABLE ENERGY

3%

Part of the total renewable energy production compared to the total consumption of the entire portfolio

TARGET → 5 % BY 2030

9 KG CO_2/M^2

Improvement of the operational CO_2 footprint of the portfolio (10% below CRREM value)

TARGET → 19 KG CO_2/M^2 BY 2030

121 KWH/M^2

Improvement of the energy performance of the portfolio (10% below the CRREM value)[3]

TARGET → 105 KWH/M^2 BY 2030

Climate change adaptation

100%

Part of buildings undergoing a climate risk and vulnerability assessment

TARGET → 100% BY 2030

1. If buildings are planned to be (re)developed shortly after 2025, the telemonitoring system will be included in the works. These buildings will therefore not be included in the overall telemonitoring installation scope, which is foreseen to be achieved by the end of 2025. Assets that are not yet equipped, are under redevelopment, or are intended to be sold in the short term and will therefore not be equipped.
2. Befimmo encountered difficulties installing and testing the telemonitoring system in a few of its assets. The complete installation has therefore been postponed by a year.
3. Final energy.

Water

VSME B6 CSRD E3

Europe’s water resources are increasingly under pressure due to climate change, pollution, and growing water demand.

→ ZIN

As a real-estate player, our company plays a direct and influential role in managing the water consumption of our buildings, from (re)development to daily operations.

By integrating responsible water management into design, construction, and asset management, we actively contribute to reducing overall water demand and preserving water quality across our portfolio.

↓

CSRD E3-4

Water footprint

The water consumption intensity of our assets increased by 26% compared to 2019.

By the end of 2025, 81% of the portfolio has been equipped with a telemonitoring system to track energy and water. These systems help us track anomalies faster, helping us to limit wasted and leaked water.

Next to that, we implemented multiple measures (rainwater recovery, water-efficient sanitary equipment, drainage systems, etc.) to bring this number even further down.

The full metrics regarding water consumption can be consulted in the section **Environmental metrics** of the **ESG Data Report 2025.**

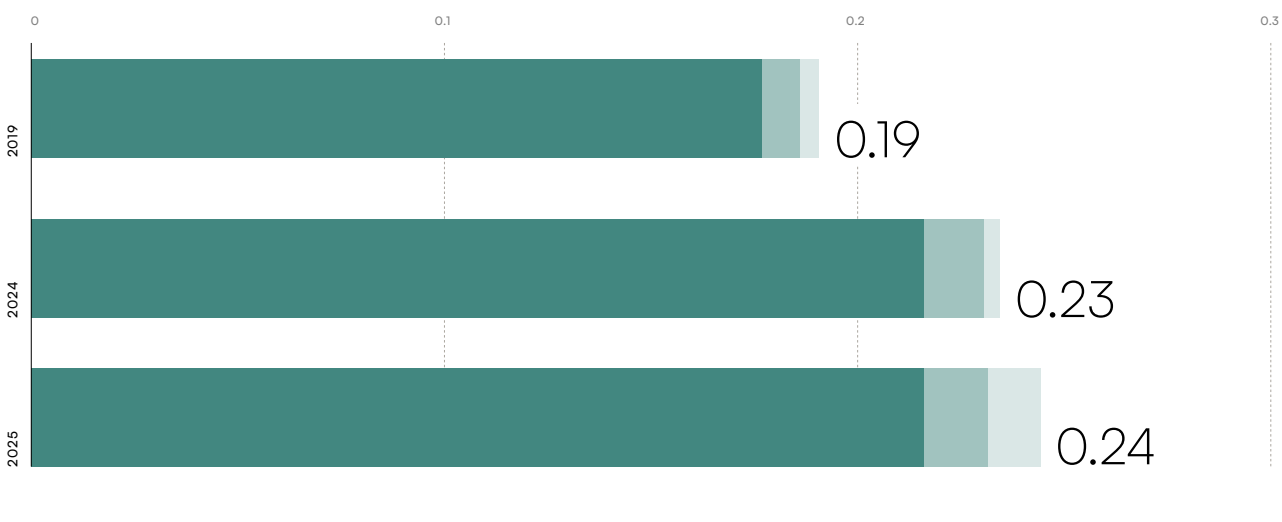
ESG DATA REPORT 2025,
ENVIRONMENTAL METRICS, P.28

Key figures

10,549 M³ of rainwater recovered

6% of total annual consumption

Water consumption intensity (m^3/m^2)

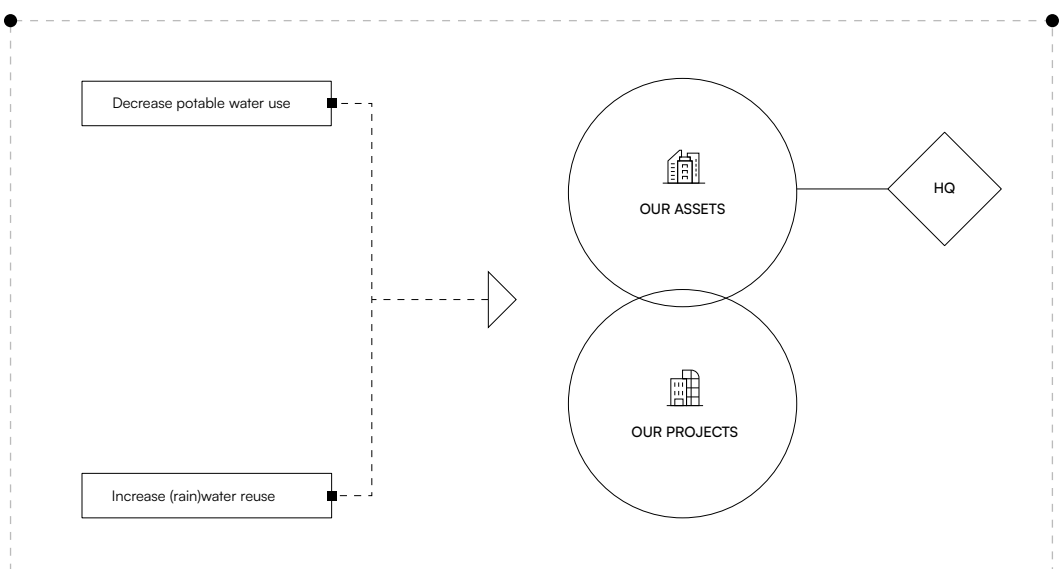


LOOM

CSRD E3-2

Water strategy

Befimmo's water strategy for the coming years is to pursue its water consumption intensity reduction over the coming years. To do so, Befimmo focuses on two main actions:



Our operational assets

Water consumption in our operational assets is being reduced by implementing the following measures:

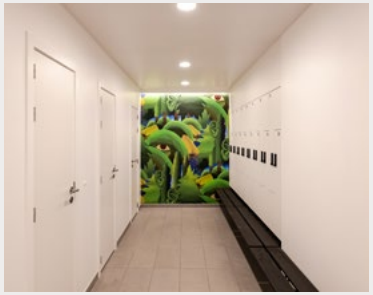
- **Adopt and follow recognised guidelines:**
  Apply BREEAM In-Use standards and relevant local initiatives to guide water saving strategies;

- **Upgrade sanitary equipment:**
  Adjust or replace fixtures in operational buildings to meet the highest efficiency standards and minimise consumption;

- **Optimise monitoring and control systems:**
  Install leak detection systems and automatic power cut-off mechanisms to prevent water loss;

- **Modernise infrastructure:**
  Systematically replace outdated equipment with high-performance, water-efficient alternatives;

Case study



CENTRAL

Our headquarters building Central is equipped with a rainwater harvesting tank.

A recent assessment by the Technical Project team revealed that the tank is currently operating at only 60% of its structural capacity and is connected to a limited number of sanitary blocks within the building.

By the end of 2026, we aim to increase the used volume to at least 90% and extend the system to most of the building's sanitary blocks.

Once implemented, this project will significantly reduce the volume of freshwater used for toilet flushing in the Central building, contributing to more efficient water resource management and improved environmental performance.

Case study

LOOM

A leak detection system will be installed on the main water supply to prevent any potential water consumption drift.

Water supply equipment will have limited flow rates to ensure rational water use, as required by BREEAM.

Water management is based on rainwater harvesting from roofs and maximising the greening of spaces on site, to relieve the drainage network while reusing this water for purposes that do not require drinking water (toilets, urinals, maintenance, surroundings).

Domestic hot water consumption will also be controlled, and water consumption limitation systems are planned, such as dual-flush toilets, flow-limiting taps, timed taps, and presence-detecting taps.

In addition to robust and water-efficient sanitary facilities and appliances, rainwater recovery systems will be provided from three storage tanks installed in the basement of the building, which will also serve in part as combined storm water basins.

Our (re)development projects

For each project, Befimmo conforms with different standards and guidelines to construct water-efficient projects, going from BREEAM New Construction, EU Taxonomy to Befimmo's in-house quality standards. In each of its (re)development projects, Befimmo systematically incorporates:

- **Rainwater recovery systems:**
  Integrate systems to collect and reuse rainwater wherever feasible;
- **Stormwater retention systems:**
  Implement retention solutions to manage runoff, reduce flooding, and protect municipal drainage;
- **Greywater recycling systems:**
  Reuse greywater from sinks, showers, or HVAC systems for non-potable purposes;
- **Leak detection systems:**
  Install monitoring systems to quickly identify and address leaks;
- **Low-consumption appliances:**
  Equip buildings with high-efficiency sanitary and operational fixtures to minimise water use.

← BREDERODE CORNER

Target related to water

CSRD E3-3

+26%

Reduction of the water consumption (vs 2019)

TARGET → 15% BY 2030

81%

Part of buildings[1] equipped with telemonitoring for incoming water

TARGET → 100% BY 2026[2]

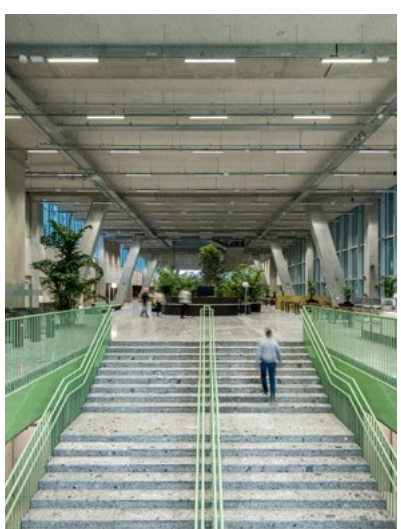
1. If buildings are planned to be (re)developed shortly after the installation deadline, the telemonitoring system will be included in the works. These assets have therefore not been included in the overall telemonitoring installation scope.
2. Befimmo encountered difficulties installing and testing the telemonitoring system in a few of its assets. The complete installation has therefore been postponed by a year.

Resource use, circular economy and waste management

VSME B7 CSRD E5

Europe faces growing pressure from high material consumption and increasing waste, challenging the shift to a circular, resource-efficient economy.

ZIN ↓

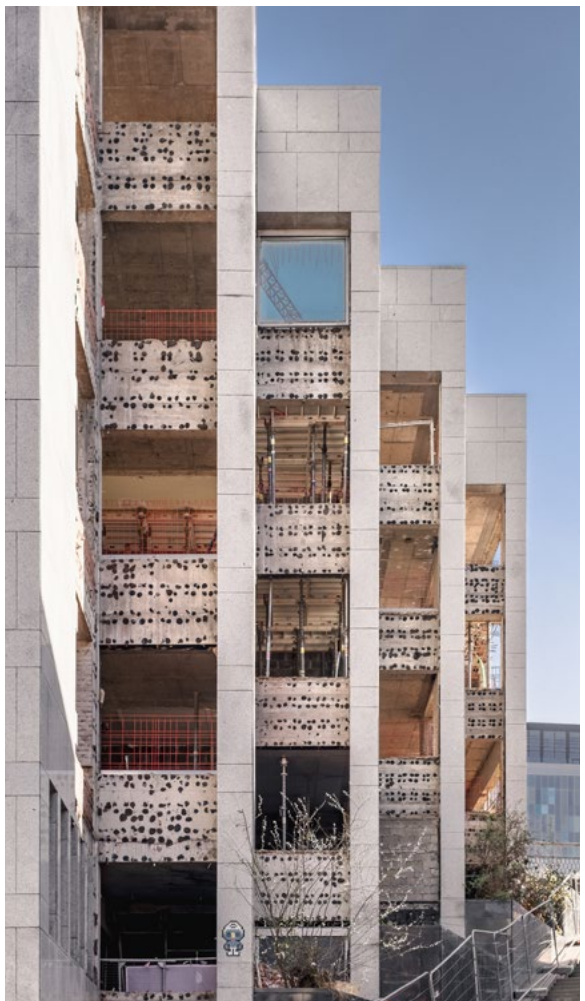


In real estate, both (re)development and asset operations significantly influence material use and waste generation. Circularity is therefore essential across demolition, construction, refurbishment, and daily property management.

The following section outlines Befimmo's actions, showing how circular economy principles are applied across development and operations to reduce waste, enhance material reuse, and lower embodied carbon in line with the company's ESG goals.

ZIN ↑

PACHECO ↓



100%

of operational waste diverted from landfill

54%

recycling rate

CSRD E5-2

Circularity strategy

Befimmo focuses on two main impacts to assess its efforts for circularity: Waste generation in our assets and projects, as well as embodied carbon in our (re)development projects.

The full metrics regarding resources can be consulted in the section Environmental metrics of the ESG Data Report 2025.

Our operational assets

Befimmo benefits from having most of its assets located in Belgium, one of Europe's leading countries in recycling performance. Through close collaboration with compliant and environmentally responsible waste-management partners, the company continuously work to minimise the volume of waste sent to landfill.

In addition, we actively apply the BREEAM framework and other industry best-practice guidelines to optimise the design and operation of waste facilities across our portfolio. By doing so, we support and encourage our tenants to adopt responsible waste-handling practices and contribute to a more circular use of resources.

In 2025, the recycling rate of our assets was of 54% and 100% of the operational waste was diverted from landfill. In addition, Befimmo is committed to improving the sorting and the monitoring of waste to maximise the recycling rate.

ESG DATA REPORT 2025,
ENVIRONMENTAL METRICS, P.29

Our (re)development projects

Embodied carbon and circularity are deeply interconnected concepts, and the reason Befimmo uses the former as a proxy for the latter. The higher the embodied carbon, the more likely the company reduces its efficiency in terms of circularity.

For every project, Befimmo uses key principles during the design phase to optimise circularity. Befimmo has set itself a target for embedded carbon intensity not to exceed the limit of 500 kg CO_2e/m^2 for its projects. These key principles are:

- **Renovate first:**
  Prioritise the renovation of existing buildings over demolition and reconstruction to reduce embodied carbon;

- **Design with the life cycle in mind:**
  Apply a whole-life approach to all (re)development projects by assessing, reducing, and optimising construction choices to limit embodied carbon;

- **Build for longevity and circularity:**
  Maximise adaptability, future renovation, change of use, dismantling, and circularity to extend building lifespans and delay end-of-life impacts, with strong focus on design choices that reduce operational energy use and CO_2 emissions;

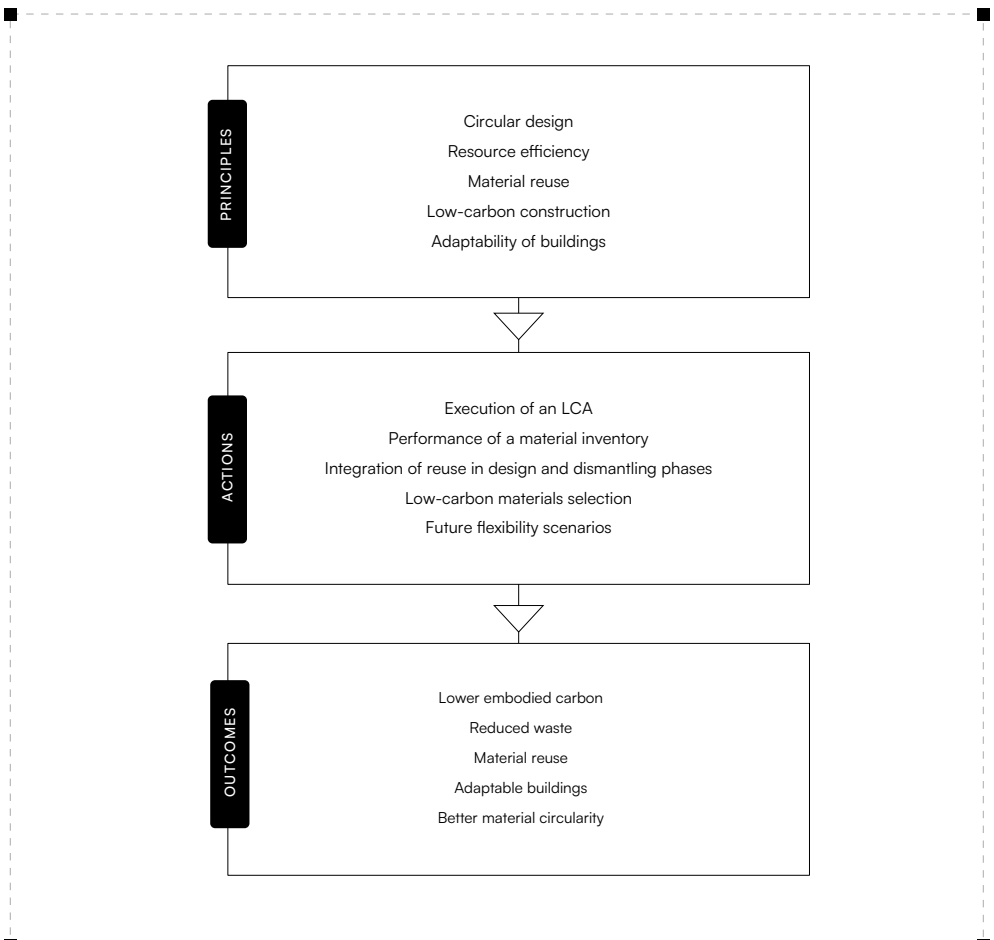
- **Choose low-impact materials and techniques:**
  Select materials and construction methods based on project scope, guided by BREEAM and Befimmo's in-house technical standards.

Concrete actions with each project follow on these principles. Every project will include a Life Cycle Assessment (LCA) and a material inventory. Both these studies will support the team in designing solutions with less embodied carbon and the retainment (and reuse) of structural elements where feasible. When choosing new material, we opt for low-carbon alternatives. The resulting plan feeds directly in the dismantling and construction plan, this to make the recovery of materials and the procurement of material in line with our ambitions.

Next to that, each design is assessed based on its future adaptability of the building after completion. For this purpose, the Design team prepares alternative layout scenarios that illustrate how the building could accommodate future functions beyond its original programme.

Together, these principles form an integrated circularity framework that Befimmo applies across its portfolio. They are fully aligned with BREEAM Outstanding requirements and support the company's commitment to responsible resource stewardship - now and into the future.

Nevertheless, preserving existing structures is not a rigid or dogmatic principle. In some cases, older buildings are not well suited to retain their original structure, particularly when undergoing transformations such as converting an office building into a residential one. Befimmo consistently aims for the best possible outcome in terms of the total carbon footprint, taking into account both embodied and operational carbon. Ultimately, it is the combined total of the two that matters most. In the case of demolition and reconstruction, rebuilding in CLT is put forward as a priority option to be studied, in order to maximise the reduction of embodied carbon.



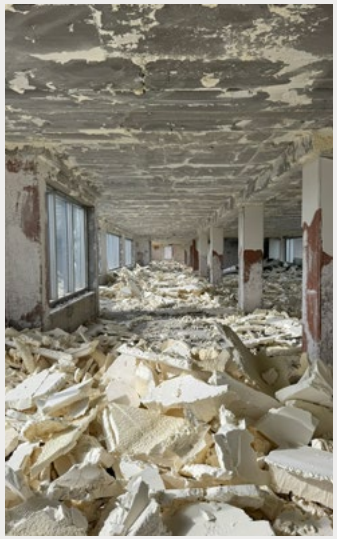
Case study

PLXL

The old La Plaine building, now known as PLXL, is currently being transformed to welcome two different schools, as well as a community centre and sport facilities.

Next to the preservation of the concrete structure, a total of 852 linear metres of granite from the former façade has been reused to make windowsills. For this, around 350 m² has been dismantled during the façade stripping phase.

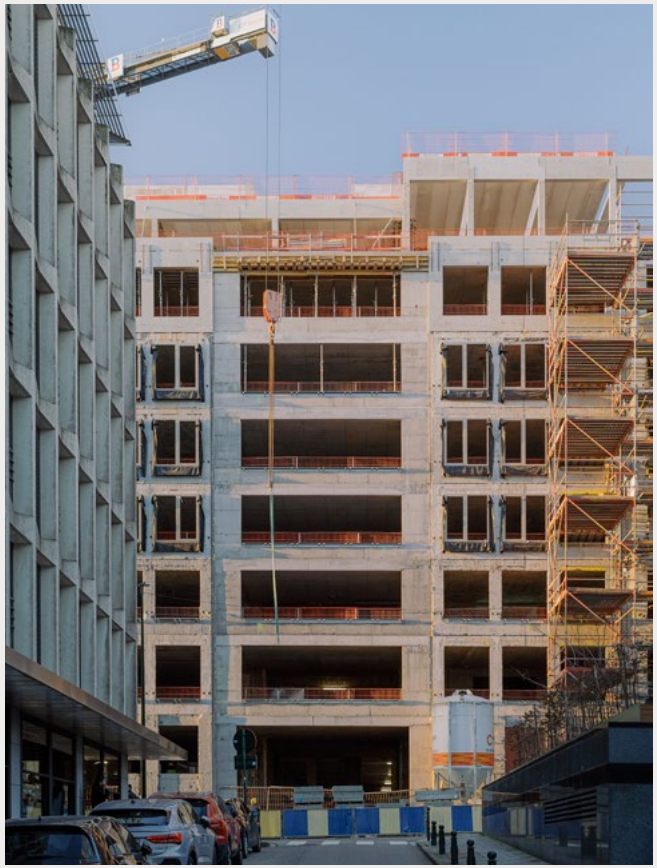
The granite has then been reworked: The reverse side - which was not exposed to the elements - is now being used as the visible face. The pieces have been cut to the required dimensions and chamfered where necessary, then thoroughly cleaned.



852

linear metres of granite from the former façade have been reused to make windowsills

Case study



LOOM

53% of the existing materials are being retained and reused on site.

The structure of the existing street-front buildings is being maintained to reduce the amount of waste produced by the demolition and to avoid the production of 20,400 tonnes of concrete and rebar. Some materials will be recovered on site (insulating materials, cable trays, bluestone slabs, etc.), while others will be placed on the reuse market.

Materials from clearing and demolition that cannot be reused, i.e. around 12,500 tonnes, will mainly be recycled.

20,400 tonnes

of concrete and rebar avoided by maintaining the existing street-front structures

Targets related to resource use, circular economy and waste management

CSRD E5-3

434 KG CO_2e/M^2

Embodied carbon intensity for the LOOM project[1]

TARGET → 500 KG CO_2e /M^2 BY 2030

281 KG CO_2e/M^2

Embodied carbon intensity for the PLXL project[1]

TARGET → 500 KG CO_2e /M^2 BY 2030

100%

Part of projects[2] undergoing an LCA

TARGET → 100%[3]

1. Tenant fit-out works excluded.
2. Projects: Committed ongoing (re)development projects (LOOM, PLXL).
3. Permanent target.

VOLUNTARY DISCLOSURES

ENVIRONMENT

The previous three environmental subjects have been identified as material based on our double materiality assessment. However, on top of our efforts on these three topics, we are also including two additional key subjects that are fundamental to our company's strategy.

We are committed to going the extra mile.

VOLUNTARY DISCLOSURES

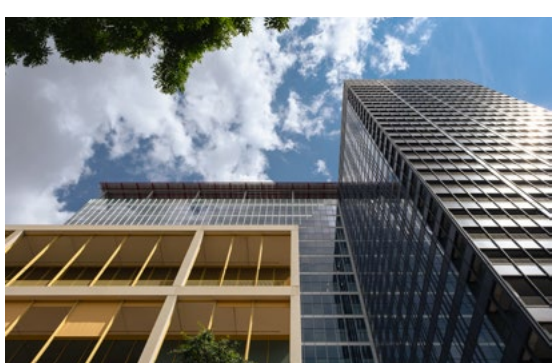
Building certification

Building certification supports both Befimmo's material priorities and its progress on topics outside its material scope. (for example, biodiversity).

Together, WELL, ActiveScore, BREEAM, and EPC create a multidimensional framework that assesses, challenges, and demonstrates our ESG commitments. Their complementary and increasingly overlapping criteria ensure that energy performance, well-being, environmental stewardship, and governance are addressed consistently.

This alignment creates a continuous feedback loop - WELL strengthening social performance, ActiveScore supporting mobility governance, and EPC and BREEAM reinforcing environmental and operational excellence - resulting in an integrated roadmap for long term performance and ESG alignment.

ZIN & ZEN →



Overlap of building certifications across ESG dimensions

73%

of our portfolio
is BREEAM certified

BREEAM

BREEAM

BREEAM is a leading sustainability framework that guides our projects and assets across a wide range of environmental and user well-being topics, going beyond standard regulations. Alongside its broad sustainability scope, BREEAM also drives progress on biodiversity - an area Befimmo is committed to strengthening - by guiding the design and maintenance of buildings that enhance ecological value, even in dense urban environments.

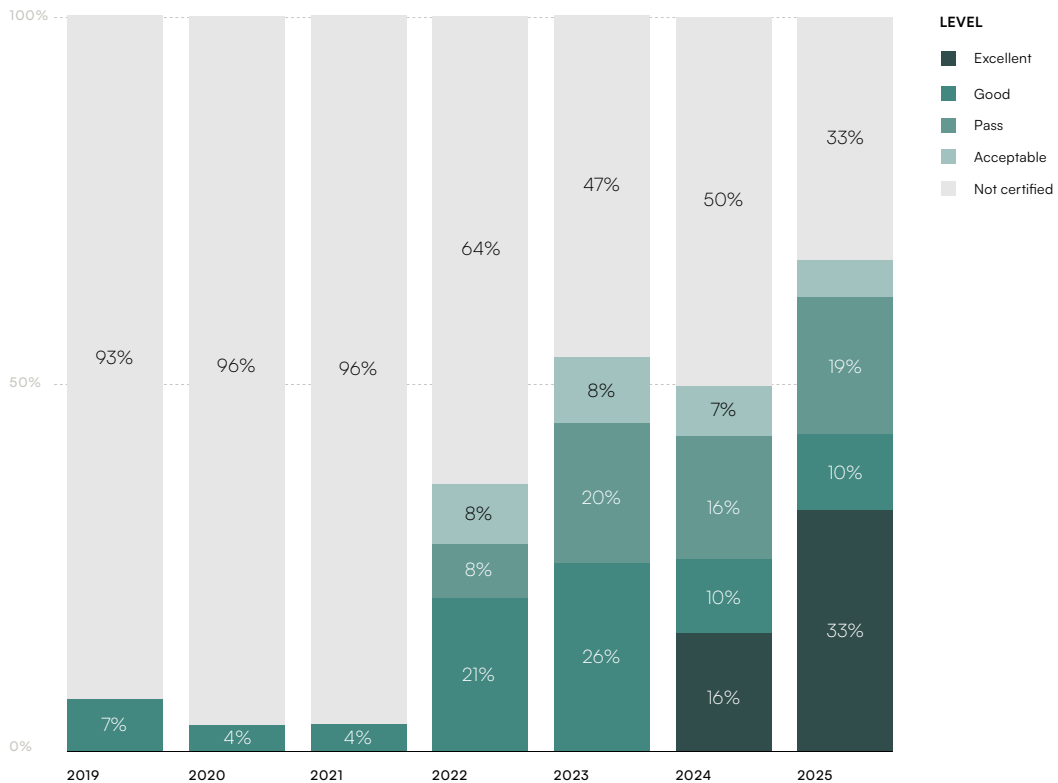
Today, 89% of our portfolio is BREEAM certified.

The goal is to obtain and maintain a BREEAM certification for the entire portfolio. For all ongoing and future office projects, a BREEAM New Construction Outstanding is targeted. We do this by actively monitoring our entire portfolio in terms of maintenance and development, as well as improvement potential.

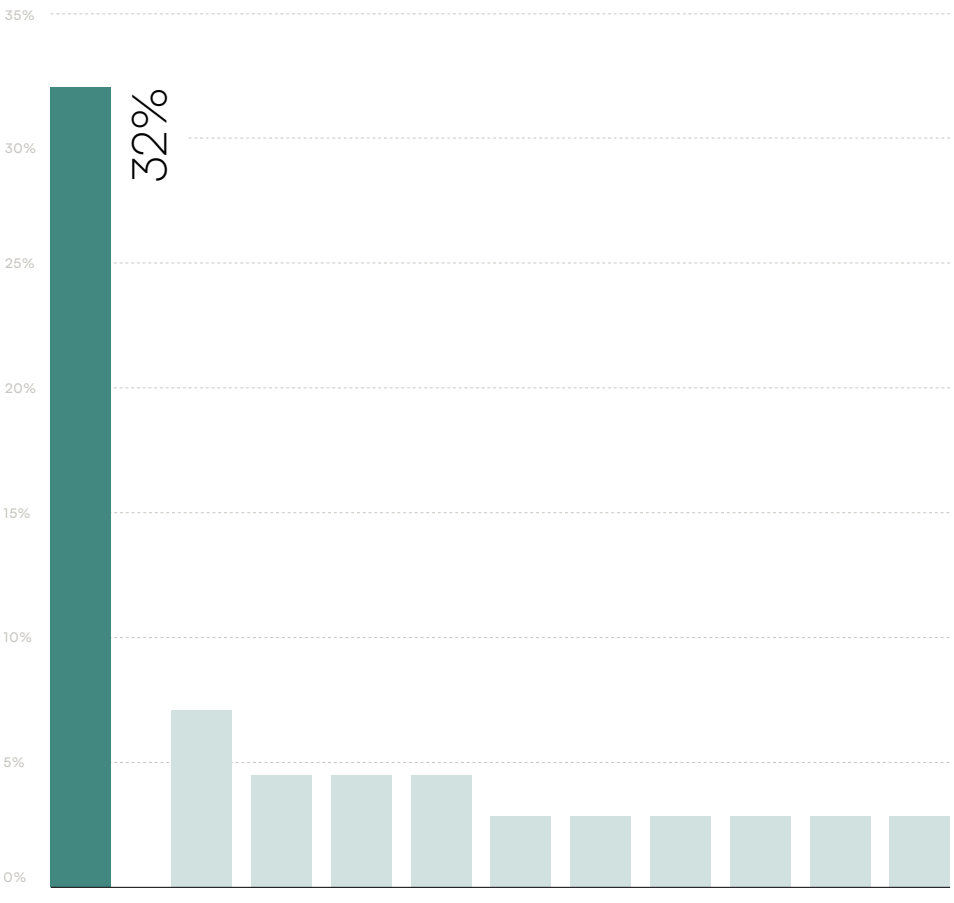
BREEAM In-Use

67% of our portfolio is certified in accordance with the BREEAM In-Use framework. Befimmo takes pride in how many BREEAM-certified buildings it has. In 2025, we ended as one of the top users of the framework in Belgium; One-sixth of all BREEAM In-Use certifications for Offices in Belgium were achieved for buildings in control of Befimmo. Of all Excellent certifications in Belgian offices, 32% is part of Befimmo's portfolio. A number we are very proud of, and we like to work on further.

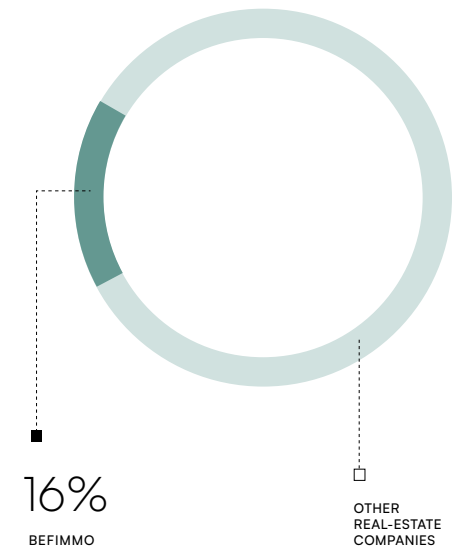
Percentage of total building m² by certification level for BREEAM In-Use



Share of Befimmo's In-Use Excellent certifications



Share of Befimmo's BREEAM In-Use certifications in Belgium



During 2025, Befimmo implemented a set of actions and measures designed to renew and upgrade the BREEAM In-Use score of several buildings. 22 BREEAM In-Use certifications have been obtained during the year. An Excellent score has been achieved for 14 buildings.

22 BREEAM In-Use certifications have been obtained during the year

14 buildings have achieved an Excellent score

BREEAM New Construction & Refurbishment

Befimmo wants its (re)development projects to achieve a quality performance that overcomes the regulatory requirements. All office projects are certified with the highest ambition in mind: BREEAM New Construction Outstanding.

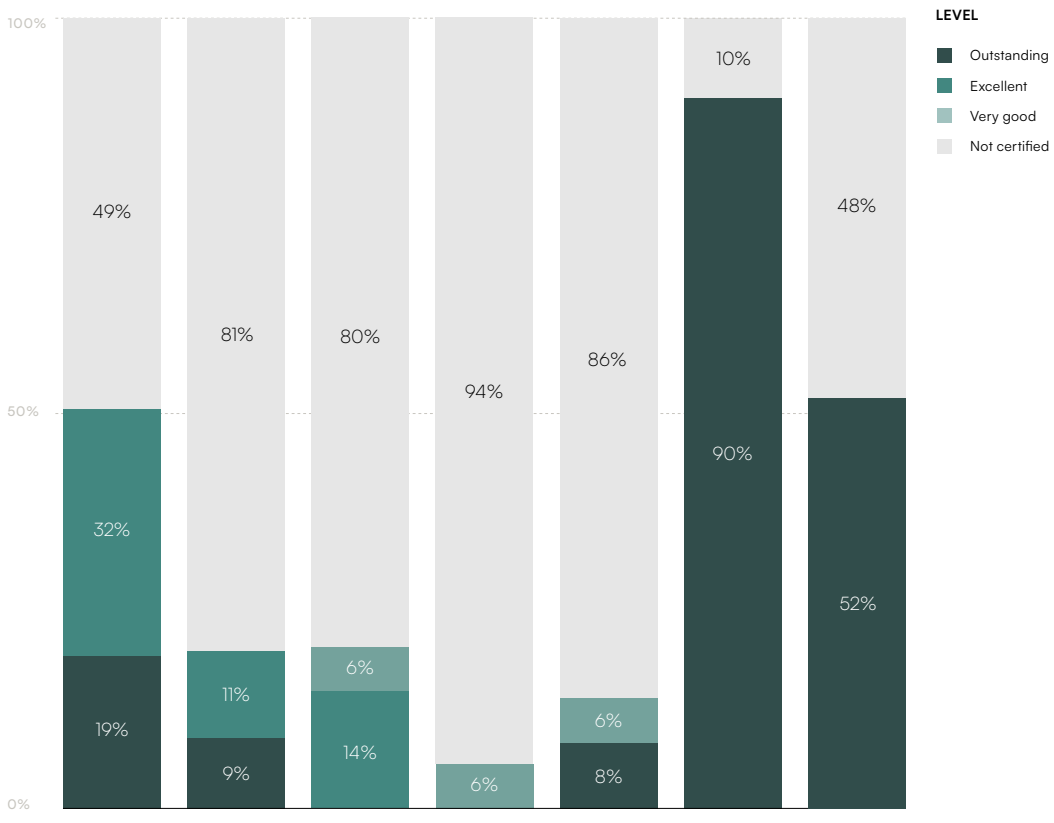
Befimmo counts two ongoing projects. LOOM already obtained a BREEAM New Construction Shell and Core Outstanding in October 2024. PLXL on the other hand is a school project and has therefore no BREEAM certification.

In February 2025, the Paradis Express project obtained a BREEAM New Construction Shell & Core Excellent in the Post Construction phase.

Additionally, in April and May 2025, the four buildings of the Quatuor complex each achieved a BREEAM New Construction Shell & Core Outstanding in the Post Construction phase.

PARADIS EXPRESS & PARADIS TOWER ↓

Percentage of total redevelopment m² by certification level for BREEAM New Construction & Refurbishment



Case study

Biodiversity amongst assets and projects

Access to nature in our cities has never been more important, as biodiversity is our strongest natural defence against climate change.

VSME B5

The vast majority of Befimmo's buildings are in large cities or densely built-up urban areas. The plots of land on which the buildings are erected are mostly terraced and generally cover the entire available ground surface, leaving little empty space for nature and biodiversity. However, Befimmo's sites are not located in or near biodiversity-sensitive areas. Therefore, the company does not negatively affect these areas, nor does it threaten species of any kind.

The risk profile of the company's upstream supply chain is structurally low since Befimmo is a local player, acting in Belgium, which explicitly sets its suppliers under Belgian law. This means that, in terms of biodiversity, our suppliers must follow the strict rules of the Belgian legislation at all costs.

ARTS 56

Case study

IKAROS PARK

Maintenance contracts for green spaces at Befimmo sites are progressively adapted to eliminate herbicides and promote biodiversity, using indigenous species and the development of flower meadows.

Nevertheless, Befimmo still 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.

A specific example is the gradual adaptation of existing maintenance contracts for green spaces at Befimmo sites to eliminate the use of herbicides. These will also include the use of indigenous species and maximise flower prairies.

For all (re)development projects certification, a maximum of the credits allocated to “land use and ecology” are targeted.

Case study

The LOOM project consists of three existing buildings within the portfolio. The central block between these buildings has been demolished and replaced by an interior garden, promoting biodiversity within the project.

The design of the green spaces within LOOM aims to maximise local biodiversity and ecological services. Based on a selection of native species (approximately 90% of the species on the site) and inspired by the atmosphere of the Sonian Forest, the strategy provides for rich and diverse habitat types, from dry to wet environments, distributed over several levels.

The shade provided by the trees in the gardens, the absorption of solar radiation by horizontal and vertical plant surfaces, plant evapotranspiration, surface water evaporation, and the use of high-reflective, light-coloured materials will all contribute to an optimal microclimate.

(3/3)

↙↓ LOOM

EPC

The energy performance of our buildings is reflected in their EPC levels, with Befimmo holding certificates for all assets in the Brussels Region, the Grand Duchy of Luxembourg, and Flanders. Although Wallonia has not yet introduced EPC obligations for tertiary buildings, Befimmo ensures full portfolio coverage by assessing its Walloon assets using the Brussels Region methodology, guaranteeing a consistent approach across all regions.

In 2023, Befimmo initiated several major projects to improve the environmental performance of some of its strategic buildings. The work carried out and/or targeted by the studies currently underway consists of reducing energy consumption and the associated CO_2 emissions, as well as improving the level of the energy performance certificate. This is an ongoing effort, and we continue to optimise our EPC rating across the portfolio.

ActiveScore

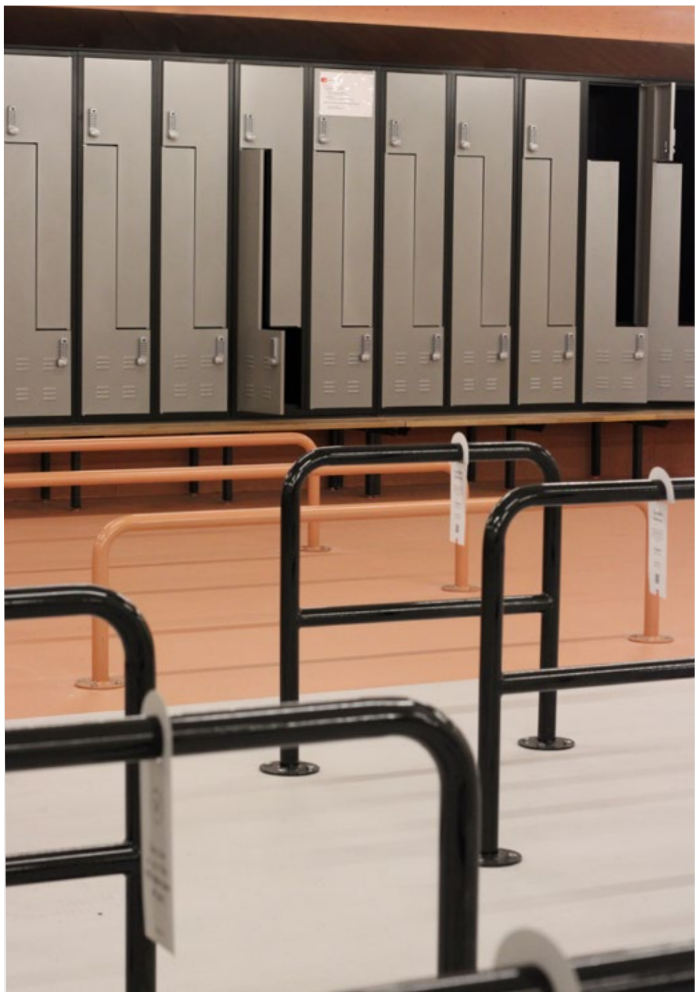
Befimmo continues to install state-of-the-art active mobility facilities, including showers, lockers and high-quality bicycle parking that accommodates all bike types. The bicycle parking at our head office, Central - opened in 2021 - set the benchmark for future facilities and has since become our standard approach. This infrastructure was awarded the ActiveScore Platinum certification, renewed for three years in early 2026 under the updated criteria, confirming its continued alignment with leading active mobility standards.

In 2025, Befimmo has continued its efforts to obtain and maintain ActiveScore certifications for 11 core assets:

- Arts 56, Central and Quatuor: Platinum certificate;
- Brederode Corner, Courbevoie, Gateway, and Science-Montoyer: Gold certificate;
- A-Tower and Cubus[1]: Silver Certificate;
- Early 2026, Triomphe will receive a Platinum certificate and ZIN a Gold certificate.

More improvements are planned throughout the portfolio such as the creation of a first-rate bike parking in Axento, the expansion of the current bicycle capacity at AMCA, and the further improvement of the infrastructure at Paradis Express.

↓ ARTS 56



CENTRAL ↓

1. Sold in September 2025.

WELL

Next to certifications cited before, we further invest in the WELL framework in our development project, becoming part of the Minimum Technical Requirements we follow for all our projects.

↓ BEFIMMO MEETING CENTRE AT CENTRAL HEAD OFFICE

Target related to building certification

73%

Part of BREEAM certified buildings (based on m²)

TARGET → 100% BY 2030

VOLUNTARY DISCLOSURES

Mobility and accessible buildings

Cities are the powerhouse of the modern economy and home to billions of people.

↓ VIEW BUILDING

↓ POELAERT

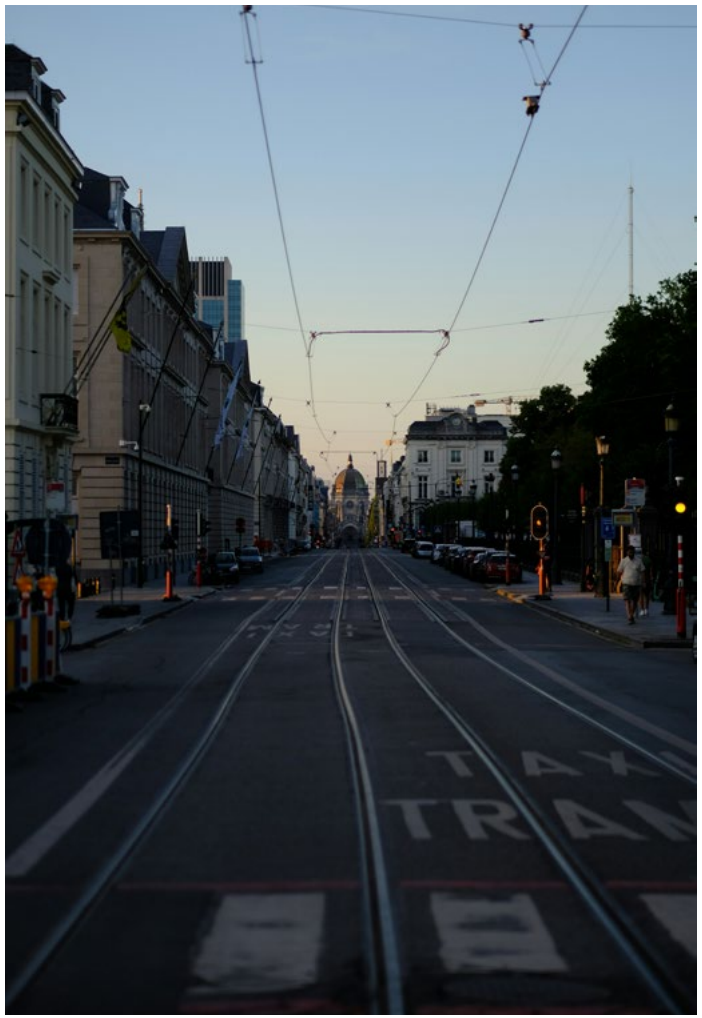
Today, 75% of the EU population live in cities, and this number will probably reach almost 85% in 2050. 25% of the EU's transport greenhouse gas emissions come from urban areas.

Offering accessible buildings for users and team members is a key factor to shift towards a more active mobility and therefore decarbonise our ecosystem.

↓

88%

of the portfolio offered real mobility solutions in 2025



Actions and resources related to mobility and accessible buildings

Asset infrastructure and accessibility

For Befimmo to determine if a building offers real mobility solutions, the frequency and diversity of public transport as well as the access to all these mobility solutions must be satisfactory.

Befimmo has no influence on existing public transport infrastructure, so it focuses on active mobility and reception facilities, alternatives to the car, and applications that make it easier for workers to reach its assets.

The first priorities are therefore the accessibility of the buildings by public transport, facilities for active non-motorised mobility, and the optimisation of car parking areas, including the installation of electric charging stations. In 2025, 88% of the portfolio offered real mobility solutions.

Based on the mobility audits done in 2022 for 26 of its assets, Befimmo developed its mobility roadmap into specific actions by analysing their accessibility, in terms of public transport and active mobility, as well as their mobility infrastructures and their quality. This mobility roadmap is implemented based on the possibilities and needs within the portfolio.

Building on the success of the five shared bikes made available to the tenants of Central as of 2021, Befimmo further increases the fleet of shared vehicles to 33 bikes and 15 e-steps, which are available to tenants through an application and are dispatched over eight assets. In 2025, Befimmo can boast about 4,600 uses of its shared bikes by up to 100 different users per month.

With an increase of nearly 50% compared to 2024, more than 30,000 km were travelled - the round-trip distance between Brussels and Adelaïde - and the shared bikes avoided 5 t CO_2 emissions compared to travelling by car.

This service is a true success. It is a practical, efficient, fast, and useful mobility solution to reduce the impact of our tenants' commute.

4,611 uses of the shared bikes

30,464 KM travelled with shared bikes

Case study

TRIOMPHE

One of our iconic assets, Triomphe, located near the renowned Ixelles Cemetery district, only had a 46-space bicycle parking area under the rotunda.

CHALLENGE

Find a space large enough and suitable for installing a new indoor bicycle parking lot.

SOLUTIONS

Befimmo therefore converted part of the car parking into a secure space that can accommodate up to 80 bicycles (including four cargo bikes) and seven scooters, equipped with 48 power sockets, 32 electronic lockers and a repair station. This space, which is closed off by automatic doors, also provides direct access to the six showers already present in this part of the building.

By increasing parking capacity by 200%, Triomphe is eligible for an ActiveScore Platinum certification.

This renovation will significantly improve the comfort of tenants who choose soft mobility and will encourage others to adopt more sustainable commuting habits.

By increasing parking capacity by 200%, Triomphe is eligible for an ActiveScore Platinum certification.

30%

of parking spaces targeted for EV charging stations in (re)development projects.

↓ IKAROS PARK

Optimisation of car parking areas

Since many users of Befimmo's assets still travel by car, the optimisation of the car parking areas has been pursued, including, among others, digital access.

Befimmo continues to optimise the parking management system solution in four equipped multi-tenant assets. Each tenant can deploy its own parking policy according to its parking spaces and improve the use of these spaces. In addition to this service, Befimmo offers more options for its users to manage their parking spaces more efficiently (data, reporting, etc.) and to improve the user experience of their employees with, for example, automatic license plate recognition.

Charging stations

Electric vehicles are having a breakthrough moment, and Befimmo is playing its part and will anticipate the gradual fade out of thermic motorisation in the upcoming decade. The first priority of Befimmo was and always will be the security of the occupants and the conformity with the current regulations.

The company is part of a working group, along with the UPSI, the fire department of Brussel, the insurance company, and other experts, allowing us to analyse each opportunity to install charging stations. To comply with the safety guidelines, Befimmo focused its actions in 2023 and 2024 on preparing a strategy for the installation of charging stations, in accordance with the legal and regulatory texts. As a result, in 2025, we have installed 55 charging stations in Arts 56, 25 in Courbevoie, 12 additional at Ikaros Park, 12 in Pacheco and 28 in the View Building for the public parking managed by a subcontractor.

At the end of 2025, Befimmo counts 1,444 charging stations in 21 of its assets.

Early 2026, Befimmo will continue the deployment of charging stations in ACMA, Ikaros Park, Montesquieu, Poelaert and Bolivar 30 (formerly known as WTC III).

In its (re)development projects, Befimmo keeps the target of 30% of parking spaces being equipped with a charging station.

The company is already compliant with the local regulations on this matter and is ready for the upcoming EU standard regarding the number of parking spaces equipped with charging stations.

1,444

charging stations in 21 assets

Target related to mobility and accessible buildings

88%

Part of assets that offers real mobility solutions

TARGET → 100% BY 2030