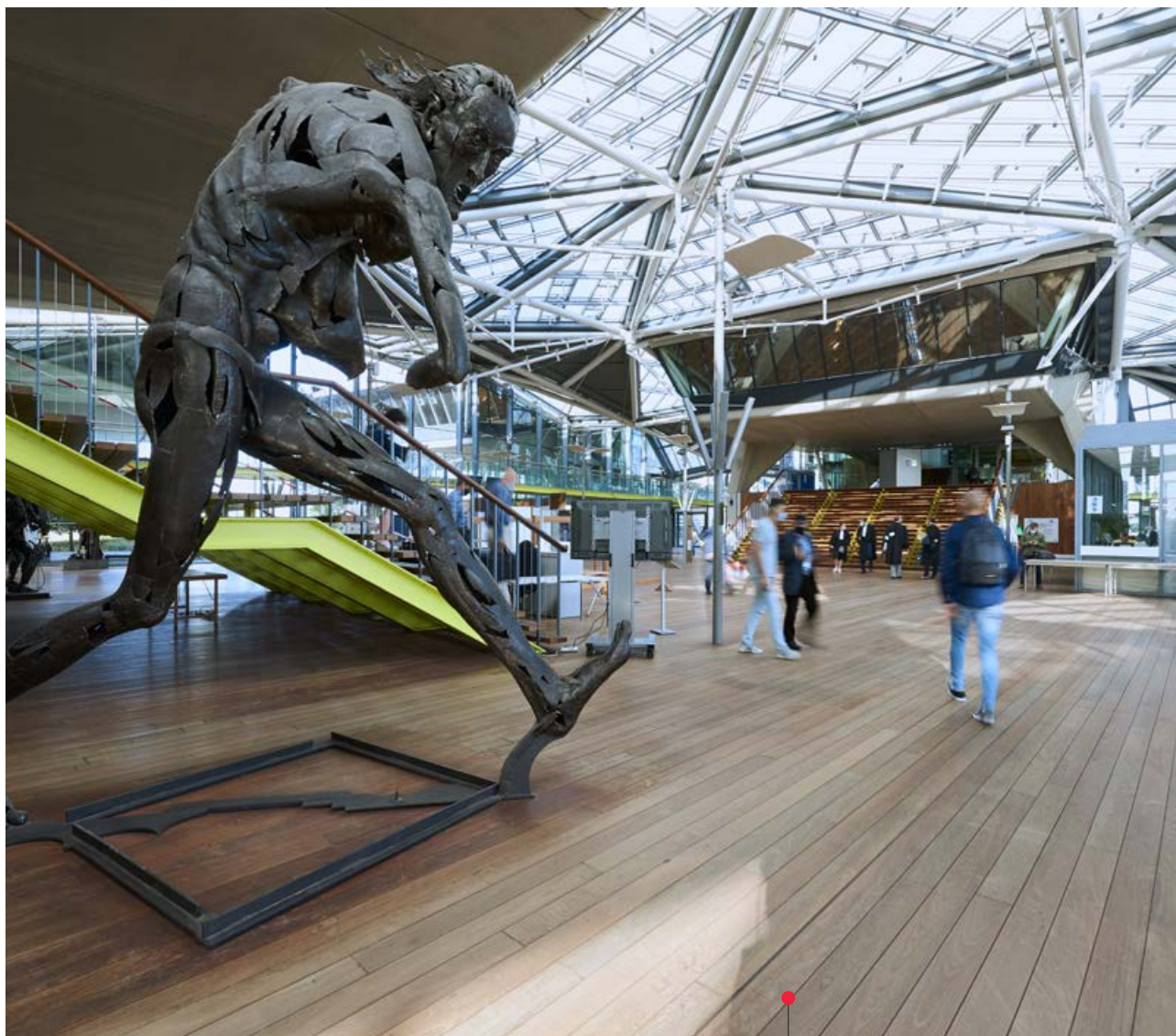




Appendices to the ESG report



Courthouse (public lobby 'Salle des pas perdus') – Antwerp (BE)

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EPRA PERFORMANCE INDICATORS

— Cofinimmo is constantly seeking quality and transparency in its communication towards its stakeholders. To this end, it applies the sustainability Best Practices Recommendations (sBPR), promulgated by EPRA



In September 2020, the European association of listed real estate companies EPRA granted Cofinimmo, among other leading European listed companies, an sBPR award for the ninth consecutive year for the quality of its sustainability report.

Organisational boundaries

The data is calculated based on information in the possession of Cofinimmo as landlord, and Cofinimmo Services and Superstone as managers of real estate portfolios. It also includes the data collected from the buildings' occupants. In this way, an operational control approach is adopted. Surface areas under operational control (directly managed) include Cofinimmo's head office, the operational multi-tenant leases, and medical office buildings (398.003 /2.317.911 m²). Their 'GHG' emissions are considered as scope 1 and 2.

Cofinimmo has no operational control over consumption in buildings in the following segments: healthcare real estate to the exclusion of medical office buildings, property of distribution networks, PPP, and single-tenant office buildings, which together represent 83% of the portfolio. These buildings are indirectly managed and their GHG emissions are considered as scope 3.

It is important to note that, for non-financial indicators, all the buildings of the portfolio are included, without distinction between operational and financial leases.

Coverage

Coverage is always expressed in m² per segment. The surface areas used match the surface area of the buildings as in chapter 'Property report' (see pages 138-147). The surface area used for the calculation of the intensity of the different environmental performance indicators is listed in a table at the beginning of the environmental performance indicators (see page 303).

By absolute indicator, the coverage is expressed as the number of buildings compared to the total number of buildings per line and as a percentage of surface area compared to the total surface area per line.

For electricity, fuels and waste, the directly managed portfolio coverage is approximately 95%, the coverage for water and waste is approximately 90%.

Consumption estimations

For all the meters, the consumption estimations are made using the same formula and based on the data mentioned on annual invoices. In order to obtain an annual consumption corresponding to a calendar year, an extrapolation of the consumption is made on the basis of the last recorded annual consumption for the missing period (for example: the consumption for the period going from June 2019 to May 2020 will be used as a basis for estimating the consumption for the period going from June 2020 to December 2020). For fuel, the formula takes into account degree-days. The method has been validated and this data is verified for a sample of sites during the third-party assurance.

Should the private consumption for multi-tenant buildings be incomplete because some tenants did not send the necessary information, the missing private consumption is estimated based on the known average private consumption for other floors in the same building.

The portion of estimated data is higher in 2020 due to the desire to close the non-financial data prior to the audit committee meeting. For Cofinimmo's head office, no data has been estimated. By absolute indicator, the proportion of estimated data is expressed in percentage compared to the total per line.

Third-party assurance

All the environmental, social and governance performance indicators included on pages 303-318 have been subject to a third-party assurance by Deloitte Réviseurs d'Entreprises/Bedrijfsrevisoren SC s.d.f. SCRL (see the 'Statutory Auditor's report'), in accordance with ISAE 3000. This report provides an external and objective perspective on the data and helps ensure that it accurately reflects reality. No observations were made. The monitored indicators correspond to the 28 performance indicators recommended by EPRA and represent 21 Global Reporting Initiative disclosures (GRI). They are considered to be material for the real estate sector.



Medical office building Sionsberg – Dokkum (NL)

Limitations on consumption

Consumption data is provided directly by the tenant for a sample of surface areas (56% of portfolio indirectly managed), comprising a mix of operational and financial leases.

In total, 100% of the consumption data for the private spaces of multi-tenant buildings is obtained by the landlord's property manager (50%) or by the distribution network's manager with the formal agreement of the tenant (50%).

Cofinimmo can only act on the consumption of the shared technical equipment of its assets whether multi-tenant office buildings, health-care properties for which Cofinimmo Services and Superstone handle property management, or the head office (17% of the portfolio).

Normalisation

The normalisation is clearly indicated for each indicator. Fuel consumption is usually normalised to assess the rigours of the climate. The comparison is based on normalised consumption, based on degree-days (DD). The number of DDs rises as it gets colder. The average DD value for a location (established over the past 30 years) is called normal degree-days (NDD).

Normalised consumption = Recorded consumption x NDD / DD

The environmental intensity indicators are always expressed per unit of surface area.

Analysis per segment

In addition to the distinction between buildings under or outside of operational control, a distinction is made between the following segments: healthcare real estate, property of distribution networks and PPP, and offices. The impact of Cofinimmo's head office is transparently communicated on a separate line. Segmentation is therefore done in the same way as for the financial analysis.

Since environmental legislation as well as GHG emissions conversion factors are different in each country, indicators are then analysed geographically without the operational control distinction.

Cofinimmo's head office

In complete transparency, each indicator states the head office measurements as well as the evolution of the measurements on a separate line. For the head office, no estimate has been made and the coverage is 100% for each indicator. Being part of Cofinimmo's portfolio, the head office is included in the consolidated results of the office segment.

The social indicators related to the employees cover all employees (140 persons) in Belgium (126 persons), in France (3 persons), in the Netherlands (6 persons), in Germany (4 persons) and in Spain (1 person). All the other indicators only cover de surface areas in Belgium (3,868 m²), since the surface areas occupied in France (93 m²), the Netherlands (35 m²) and Germany (approximately 30 m²) are not material.

Performance

The results relating to electricity, fuel, and water consumption, as well as waste, cover both the buildings under Cofinimmo's operational control and those under the operational control of the tenants. In 2020, no data could be collected on urban heat.

The findings on the environmental indicators below concern the 2019-2020 like-for-like analysis. On a like-for-like basis, there was a 16.1% decrease in emissions, with the following breakdown:

- a 17.3% decrease in scopes 1 and 2;
- a 15.6% decrease in scope 3.

This is in line with our objective of reducing the energy intensity of our portfolio by 30%.

Water consumption per m² is almost five times higher in the health-care real estate segment than in the office segment. With a like-for-like asset mix, a decrease in water consumption of 5.5% is observed. An action plan is implemented for further monitoring in the directly managed portfolio.

With a like-for-like asset mix, the quantities of waste in tonnes decreased by 25.4% and 43% of the collected waste is recycled.

While energy, water, and waste reductions in the office segment are partially impacted by the lockdown, consumption in the health-care sector is impacted to a lesser degree by the health crisis. The overall reductions in the portfolio are therefore the result of a combination of activities aiming at reducing consumption and temporarily reduced occupancy

The 8 buildings with BREEAM or BREEAM-equivalent certifications represent approximately 5% of the portfolio. In the context of ISO 14001 certification, the principles of BREEAM and/or BREEAM In-Use certification also apply to the overall portfolio. As with what is required for a BREEAM certification, the same approach is followed for property management, project management and development.

More details on performance by indicator is available on the following pages in the notes at the end of the results for each indicator.

All the 2020 data were taken from the energy accounting system.

The material stakes relating to energy intensity and GHG emissions are included in the chapter on pages 107-109. The objectives relating to the coverage of energy intensity and GHG emissions are included in the 'Dashboard' (see pages 319-323).

The ratio between the base salary and the salary for women and men is increasing at the executive committee level, demonstrating more equal remuneration. For the other levels, the decrease in the ratio is explained by the types of positions held by men at each level.

Park Lane office building – Brussels periphery (BE)



63%
ELECTRICITY COVERAGE

61%
FUEL COVERAGE

52%
WATER COVERAGE

25%
WASTE COVERAGE

2,317,911 m²
SURFACE OF PORTFOLIO

Publication

The environmental and social indicators are published in full in this chapter (see pages 303-318).

The information relating to the governance indicators is published in the 'Corporate Governance Statement' chapter (see pages 180-207).

Reporting period

The indicators cover the period from 01.01.2020 to 31.12.2020. A comparison is made with the 2019 figures. No adjustments were made to the 2019 historical data on an individual basis.

Materiality

A comprehensive materiality analysis was carried out and is documented in the chapter 'Major trends and their impacts on the ESG strategy' (see pages 96-99).

This analysis showed that all the EPRA performance indicators are material and therefore listed on the following pages.



Port/Haven 86C ('Bruxelles Environnement'/
'Leefmilieu Brussel') – Brussels CBD (BE)

PORTFOLIO COVERAGE BY INDICATOR AND SEGMENT (M²)

	Total surface area	Elec-Abs	Elec-LfL	Fuels-Abs	Fuels-LfL	Indir-Abs	Indir-LfL	Dir-Abs	Dir-LfL	Water-Abs	Water-LfL	Waste-Abs	Waste-LfL
Healthcare real estate	1,198,123	728,654	548,832	677,707	485,819	728,654	548,832	0	0	559,241	384,094	0	0
Distribution networks	375,325	19,692	6,429	19,170	5,645	19,692	6,429	0	0	0	0	0	0
PPP	148,124	138,855	127,571	138,855	127,571	138,855	127,571	0	0	111,732	28,316	100,448	28,316
Single-tenant offices	198,336	195,136	155,487	198,011	177,551	195,136	155,487	0	0	184,597	151,786	121,585	95,247
TOTAL indirectly managed	1,919,908	1,082,337	838,319	1,033,743	796,586	1,082,337	838,319	0	0	855,570	564,196	222,033	123,563
Medical office buildings	45,773	30,080	27,611	24,565	18,969	30,080	27,611	24,565	18,969	26,687	17,137	16,913	16,913
Multi-tenant offices – shared	348,362	348,362	341,104	348,362	337,411	348,362	341,104	348,362	337,411	324,011	285,660	337,754	330,496
Private (purchase by landlord)	202,169	202,169	194,911	0	0	202,169	194,911	0	0	0	0	0	0
Private (purchase by tenant)	146,193	146,193	146,193	0	0	146,193	146,193	0	0	0	0	0	0
Head office	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868
TOTAL directly managed	398,003	382,310	372,583	376,795	360,248	382,310	372,583	376,795	360,248	354,566	306,665	358,535	351,277
TOTAL	2,317,911	1,464,647	1,210,902	1,410,538	1,156,834	1,464,647	1,210,902	376,795	360,248	1,210,136	870,861	580,568	474,840

	Total surface area	Elec-Abs	Elec-LfL	Fuels-Abs	Fuels-LfL	Indir-Abs	Indir-LfL	Dir-Abs	Dir-LfL	Water-Abs	Water-LfL	Waste-Abs	Waste-LfL
Healthcare real estate (BE)	564,439	486,056	377,253	452,396	322,561	486,056	377,253	0	0	350,957	228,467	0	0
Healthcare real estate (FR)	214,035	155,081	150,565	155,081	140,946	155,081	150,565	0	0	155,081	146,015	0	0
Healthcare real estate + medical office buildings (NL)	162,702	85,784	48,625	64,439	36,200	85,784	48,625	24,565	18,969	29,761	20,211	16,913	16,913
Healthcare real estate (DE)	281,655	31,813	0	30,356	5,081	31,813	0	0	0	50,129	6,538	0	0
Healthcare real estate (ES)	21,065	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Healthcare real estate	1,243,896	758,734	576,443	702,272	504,788	758,734	576,443	24,565	18,969	585,927	401,231	16,913	16,913
TOTAL Offices	550,566	547,366	500,459	550,241	518,830	547,366	500,459	352,230	341,279	512,476	441,314	463,207	429,611

For 2020, no information is available for the indicators concerning warm urban systems (DH&C-Abs and DH&C-LfL).



Environmental performance indicators

ENERGY INTENSITY (KWH/M²/YEAR)

Based on disclosures GRI 302-3 and CRE1

Ratio between total energy consumed from all sources, i.e. electricity, fuel, urban heating and refrigeration, divided per surface unit. Total of energy consumed where the numerator corresponds to the sum of the three following indicators in absolute value: electricity, energy coming from urban heating, fuels.

	Elec-Int			DH&C-Int			Fuels-Int			Energy-Int			Energy-Int LfL		
	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ
Healthcare real estate	55	59	-7.8%	0	32	-	106	117	-9.9%	160	176	-9.0%	172	187	-7.7%
Distribution networks	56	37	50.9%	-	-	-	94	71	32.1%	151	109	38.6%	71	106	-32.5%
PPP	43	43	0.2%	-	-	-	72	69	4.1%	114	112	2.6%	114	112	2.0%
Single-tenant offices	150	173	-13.2%	-	-	-	76	87	-11.6%	227	260	-12.7%	261	270	-3.1%
TOTAL indirectly managed	70	77	-8.0%	0	32	-	95	104	-8.1%	166	180	-7.9%	178	188	-5.7%
Medical office buildings	79	77	3.8%	0	0	-	37	49	-24.8%	116	126	-7.4%	125	127	-1.4%
Multi-tenant offices	85	98	-13.6%	-	-	-	75	77	-2.2%	160	175	-8.6%	159	178	-10.4%
Head office	79	93	-14.4%	-	-	-	56	83	-32.6%	135	176	-23.0%	135	176	-23.0%
TOTAL directly managed	84	96	-12.6%	0	0	-	73	76	-4.1%	157	172	-8.9%	157	174	-10.0%
TOTAL	74	82	-10.2%	0	32	-	89	95	-6.4%	163	178	-8.0%	171	184	-7.0%

- The values shown represent the total consumption for the building, without distinction between the private and shared areas.
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- No information is available for the distribution networks in France and the Netherlands.
- For distribution networks, the significant increase is due to the fact that the coverage has doubled for a more representative sample.

	Elec-Int			DH&C-Int			Fuels-Int			Energy-Int			Energy-Int LfL		
	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ	2020	2019	Δ
Healthcare real estate (BE)	44	49	-11.4%	-	-	-	115	128	-10.6%	158	177	-10.8%	171	177	-3.7%
Healthcare real estate (FR)	80	90	-11.1%	-	-	-	88	113	-21.4%	168	203	-16.9%	169	203	-16.8%
Healthcare real estate + medical office buildings (NL)	85	92	-8.5%	0	0	-	63	98	-36.4%	147	191	-22.9%	187	192	-2.3%
Healthcare real estate (DE)	46	39	18.4%	0	32	-	93	82	13.0%	138	120	15.1%	0	0	-
Healthcare real estate (ES)	0	0	-	-	-	-	0	0	-	0	0	-	0	0	-
TOTAL Healthcare real estate	56	60	-7.2%	0	32	-	103	115	-10.3%	159	175	-9.1%	171	185	-7.5%
TOTAL Offices	108	121	-10.7%	-	-	-	76	80	-5.8%	184	201	-8.7%	191	206	-7.5%

- No information is available for healthcare real estate in Spain.

TOTAL ELECTRICITY CONSUMPTION (MWH/YEAR)

Based on disclosures GRI 302-1 and 302-2

Total electricity consumed from indirect renewable and non-renewable sources (indirect means that the electricity is produced off-site and purchased from an electricity supplier).

	Number of buildings	Coverage in m ²	Elec-Abs		Elec-LfL			Electricity from renewable sources	Estimated electricity consumption
			2020	2019	2020	2019	Δ		
Healthcare real estate	125/205	61%	39,883	38,063	30,325	34,485	-12.1%	1.4%	0.6%
Distribution networks	33/1,176	5%	1,107	300	205	250	-18.1%	0.0%	11.7%
PPP	6/7	94%	5,919	5,428	5,289	5,428	-2.5%	0.0%	9.3%
Single-tenant offices	27/28	98%	29,363	28,122	27,542	28,022	-1.7%	0.9%	6.8%
TOTAL indirectly managed	191/1,416	56%	76,272	71,912	63,361	68,184	-7.1%	1.1%	3.8%
Medical office buildings	14/15	66%	2,389	2,149	2,136	2,149	-0.6%	0.0%	1.4%
Multi-tenant offices – shared	48/48	100%	15,608	18,459	15,397	17,567	-12.3%	2.5%	0.0%
Private (purchase by landlord)	24/24	100%	6,942	8,293	6,732	7,807	-13.8%	0.0%	0.3%
Private (purchase by tenant)	24/24	100%	6,934	8,889	6,934	8,560	-19.0%	0.0%	24.8%
Head office	1/1	100%	306	358	306	358	-14.4%	1.6%	0.0%
TOTAL directly managed	63/64	96%	32,180	38,148	31,506	36,440	-13.5%	1.2%	5.5%
TOTAL	254/1,480	63%	108,452	110,060	94,867	104,625	-9.3%	1.1%	4.3%

- The values shown represent the total consumption of the buildings, without distinction between the private and shared areas, except for the multi-tenant offices directly for which there is a breakdown of the consumption of the shared technical equipment of the buildings and the private consumption purchased by the landlord and by the tenant
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- No information available for the distribution networks in France and in the Netherlands.

	Number of buildings	Coverage in m ²	Elec-Abs		Elec-LfL			Electricity from renewable sources	Estimated electricity consumption
			2020	2019	2020	2019	Δ		
Healthcare real estate (BE)	69/83	86%	21,165	18,548	15,679	18,548	-15.5%	0.5%	1.0%
Healthcare real estate (FR)	36/49	72%	12,398	13,547	12,148	13,547	-10.3%	0.0%	0.0%
Healthcare real estate + medical office buildings (NL)	29/42	53%	7,253	4,539	4,634	4,539	2.1%	6.4%	0.8%
Healthcare real estate (DE)	5/43	11%	1,456	3,578	0	0	-	0.0%	0.5%
Healthcare real estate (ES)	0/3	0%	0	0	0	0	-	0.0%	0.0%
TOTAL Healthcare real estate	139/220	61%	42,272	40,212	32,462	36,634	-11.4%	1.3%	0.6%
TOTAL Offices	76/77	99%	59,153	64,120	56,912	62,313	-8.7%	1.1%	6.3%

- No information is available for healthcare real estate in Spain.



TOTAL FUEL CONSUMPTION (MWH/YEAR)

Based on disclosures GRI 302-1 and 302-2

The types of fuel used are gas and fuel oil, and pellets.

	Number of buildings	Coverage in m ²	Fuels-Abs		Fuels-LfL		Δ	Estimated fuel consumption
			2020	2019	2020	2019		
Healthcare real estate	116/205	57%	71,580	68,172	56,887	60,235	-5.6%	20.2%
Distribution network	31/1,176	5%	1,808	498	224	378	-40.8%	7.4%
PPP	6/7	94%	9,968	8,800	9,220	8,800	4.8%	24.7%
Single-tenant offices	27/28	100%	15,142	15,936	14,931	15,853	-5.8%	13.3%
TOTAL indirectly managed	180/1,416	54%	98,498	93,407	81,262	85,266	-4.7%	19.4%
Medical office buildings	12/15	54%	909	934	909	934	-2.6%	0.0%
Multi-tenant offices	48/48	100%	26,195	27,699	24,939	26,338	-5.3%	7.4%
Head office	1/1	100%	217	322	217	322	-32.6%	0.0%
TOTAL directly managed	61/64	95%	27,321	28,955	26,065	27,593	-5.5%	7.1%
TOTAL	241/1,480	61%	125,820	122,362	107,327	112,859	-4.9%	16.7%

1. The values of fuels used consist of 95.4% of heating gas and 4.6% of heating oil.

2. The values shown represent the total consumption for the building, without distinction between the private and shared areas.

3. Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.

4. The like-for-like analysis is based on the total consumption of the building, without distinction between the private and shared areas.

5. No information available for the distribution networks in France and in the Netherlands.

6. The types of fuel used are not from renewable sources.

	Number of buildings	Coverage in m ²	Fuels-Abs		Fuels-LfL		Δ	Estimated fuel consumption
			2020	2019	2020	2019		
Healthcare real estate (BE)	64/83	80%	51,925	41,392	41,704	41,392	0.8%	27.6%
Healthcare real estate (FR)	36/49	72%	13,721	15,870	12,396	15,870	-21.9%	0.5%
Healthcare real estate + medical office buildings (NL)	23/42	40%	4,032	3,560	3,328	3,560	-6.5%	1.5%
Healthcare real estate (DE)	5/43	11%	2,810	8,284	369	346	6.4%	0.1%
Healthcare real estate (ES)	0/3	0%	0	0	0	0	-	0.0%
TOTAL Healthcare real estate	128/220	56%	72,489	69,106	57,796	61,168	-5.5%	20.0%
TOTAL Offices	76/77	100%	41,555	43,958	40,087	42,513	-5.7%	9.5%

1. No information is available for healthcare real estate in Spain.

2. The types of fuel used are not from renewable sources.

To assess the rigours of the climate, it is standard practice to compare the normalised consumption of fuels based on degree days (DD). The number of DD rises as it gets colder. The average DD value for a location (established over the past 30 years) is called normal degree days (NDD).

Normalised consumption = Recorded consumption x NDD / DD

	Number of buildings	Coverage in m ²	Normalised consumption MWh		Normalised like-for-like consumption MWh			Normalised intensity kWh/m ²		
			2020	2019	2020	2019	Δ	2020	2019	Δ
Healthcare real estate	116/205	57%	88,006	74,777	69,942	66,071	5.9%	130	129	1.0%
Distribution networks	31/1,176	5%	2,223	547	275	414	-33.6%	116	78	48.1%
PPP	6/7	94%	12,255	9,652	11,336	9,652	17.4%	88	76	16.6%
Single-tenant offices	27/28	100%	18,617	17,480	18,357	17,389	5.6%	94	95	-0.9%
TOTAL indirectly managed	180/1,416	54%	121,101	102,457	99,910	93,527	6.8%	117	114	3.0%
Medical office buildings	12/15	54%	1,118	1,024	1,118	1,024	9.1%	45	54	-15.7%
Multi-tenant offices	48/48	100%	32,206	30,383	30,662	28,889	6.1%	92	84	9.6%
Head office	1/1	100%	267	353	267	353	-24.4%	69	91	-24.4%
TOTAL directly managed	61/64	95%	33,591	31,760	32,046	30,266	5.9%	89	83	7.5%
TOTAL	241/1,480	61%	154,692	134,217	131,956	123,793	6.6%	110	105	4.9%

1. The 15/15 DD in Uccle/Ukkel for 2019 was 1,734.

2. The 15/15 DD in Uccle/Ukkel for 2020 was 1,547.

3. The NDD in Uccle/Ukkel was 1,902 (base year 2015).

4. The evolution of fuel consumption in a constant climate is vastly different per segment, which results in an increase. An action plan is implemented for further monitoring in the multi-tenant office segment

TOTAL URBAN HEATING AND REFRIGERATION CONSUMPTION (MWH/YEAR)

Based on disclosure GRI 302-2

	Number of buildings	Coverage in m ²	DH&C-Abs		DH&C-LfL			Energy from renewable sources	Estimated energy intensity
			2020	2019	2020	2019	Δ		
Healthcare real estate	0/205	0%	0	211	0	0	-	0.0%	0.0%
TOTAL indirectly managed	0/1,416	0%	0	211	0	0	-	0.0%	0.0%

1. The conversion factor used is 278 kWh/GJ.

2. Cofinimmo's buildings are not supplied with urban refrigeration.

3. No information is available for healthcare real estate in Germany supplied by urban heating systems.



TOTAL DIRECT AND INDIRECT GHG EMISSIONS (TONNES OF CO₂E/YEAR)

Based on disclosures GRI 305-1, 305-2 and 305-3

Scope 1: amount of GHG emitted directly through the use of fuel on-site per year in the directly managed buildings.

Scope 2: amount of GHG emitted indirectly through the purchase of electricity per year in the directly managed buildings.

Scope 3: amount of GHG emitted directly through the on-site use of fuel per year and amount of GHG emitted indirectly and, through the purchase of electricity and urban heating per year in indirectly managed buildings.

Total: total direct and indirect GHG emissions.

	GHG-Indir-Abs		GHG-Dir-Abs		GHG-Abs		GHG-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate	21,451	23,207	0	0	21,451	23,207	16,072	19,741	-18.6%
Distribution networks	558	173	0	0	558	173	80	135	-40.2%
PPP	3,044	3,069	0	0	3,044	3,069	2,784	3,069	-9.3%
Single-tenant offices	8,066	8,668	0	0	8,066	8,668	7,715	8,630	-10.6%
TOTAL indirectly managed	33,119	35,116	0	0	33,119	35,116	26,652	31,575	-15.6%
Medical office buildings	853	939	186	228	1,039	1,167	949	1,167	-18.7%
Multi-tenant offices - shared	2,638	3,138	5,549	6,875	8,187	10,013	7,894	9,520	-17.1%
Private (purchase by landlord)	1,173	1,410	0	0	1,173	1,410	1,138	1,327	-14.3%
Private (purchase by tenant)	1,172	1,511	0	0	1,172	1,511	1,172	1,455	-19.5%
Head office	52	61	44	79	96	139	96	139	-30.9%
TOTAL directly managed	5,888	7,059	5,780	7,181	11,667	14,240	11,248	13,608	-17.3%
TOTAL	39,006	42,175	5,780	7,181	44,786	49,356	37,900	45,184	-16.1%

1. The values shown represent the total emissions of buildings, without distinction between the private and shared areas, except for multi-tenant offices for which there is a breakdown of the consumption of the shared technical equipment of the buildings and the private consumption of the tenants.

2. Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings..

3. The CO₂ emission factor for electricity varies per country (Source: IEA 2020).

Belgium: 169 g CO₂e/kWh

France: 53.9 g CO₂e/kWh

Netherlands: 357 g CO₂e/kWh

Germany: 350 g CO₂e/kWh

4. The CO₂ emission factor for gas is 205 g CO₂e/kWh (Source: Bilan Carbone).

5. No information is available for the distribution networks in France and the Netherlands.

6. The CO₂ emission factor for fuel oil is 284.84 g CO₂e/kWh (Source: DEFRA 2020).

7. The coverage and proportion of estimated emissions are associated with the coverage and proportion of estimated energy on pages 305-307.

	GHG-Indir-Abs		GHG-Dir-Abs		GHG-Abs		GHG-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate (BE)	14,234	13,249	0	0	14,234	13,249	11,199	13,249	-15.5%
Healthcare real estate (FR)	3,728	4,724	0	0	3,728	4,724	3,409	4,724	-27.8%
Healthcare real estate + medical office buildings (NL)	3,230	2,624	186	228	3,416	2,852	2,337	2,852	-18.1%
Healthcare real estate (DE)	1,111	3,550	0	0	1,111	3,550	76	84	-10.5%
Healthcare real estate (ES)	0	0	0	0	0	0	0	0	-
TOTAL Healthcare real estate	22,304	24,146	186	228	22,490	24,373	17,021	20,908	-18.6%
TOTAL Offices	13,101	14,787	5,593	6,954	18,695	21,741	18,015	21,072	-14.5%

The conversion factors used above are based on location.

Taking into account the market conversion coefficients, the line 'TOTAL directly managed' (excluding private consumption of the offices) of indirect emissions becomes 0 following the green electricity contract that Cofinimmo Services and Superstone have signed for all the surfaces under operational control.

	GHG-Indir-Abs		GHG-Dir-Abs		GHG-Abs		GHG-Lfl		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate	21,451	23,207	0	0	21,451	23,207	16,072	19,741	-18.6%
Distribution networks	558	173	0	0	558	173	80	135	-40.2%
PPP	3,044	3,069	0	0	3,044	3,069	2,784	3,069	-9.3%
Single-tenant offices	8,066	8,668	0	0	8,066	8,668	7,715	8,630	-10.6%
TOTAL indirectly managed	33,119	35,116	0	0	33,119	35,116	26,652	31,575	-15.6%
Medical office buildings	0	0	186	228	186	228	186	228	-18.2%
Multi-tenant offices – shared	0	0	5,549	6,875	5,549	6,875	5,291	6,534	-19.0%
Private (purchased by landlord)	0	0	0	0	0	0	0	0	-
Private (purchased by tenant)	1,172	1,511	0	0	1,172	1,511	1,172	1,455	-19.5%
Head office	0	0	44	79	44	79	44	79	-43.3%
TOTAL directly managed	1,172	1,511	5,780	7,181	6,952	8,693	6,694	8,295	-19.3%
TOTAL	34,291	36,627	5,780	7,181	40,070	43,808	33,346	39,870	-16.4%

- The values shown represent the total emissions of buildings, without distinction between the private and shared areas, except for multi-tenant offices for which there is a breakdown of the consumption of the shared technical equipment of the buildings and the private consumption of the tenants.
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- The CO₂ emission factor for electricity varies per country (Source: IEA 2020) if the type of contract is unknown.
Belgium: 169 g CO₂e/kWh
France: 53.9 g CO₂e/kWh
Netherlands: 357 g CO₂e/kWh
Germany: 350 g CO₂e/kWh
- The CO₂ emission factor for gas is 205 g CO₂e/kWh (Source: Bilan Carbone).
- No information is available for the distribution networks in France and the Netherlands and healthcare real estate in Spain.
- The CO₂ emission factor for fuel oil is 284.84 g CO₂e/kWh (Source: DEFRA 2020).
- The coverage and proportion of estimated emissions are associated with the coverage and proportion of estimated energy on pages 305–307.

	GHG-Indir-Abs		GHG-Dir-Abs		GHG-Abs		GHG-Lfl		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate (BE)	14,234	13,249	0	0	14,234	13,249	11,199	13,249	-15.5%
Healthcare real estate (FR)	3,728	4,724	0	0	3,728	4,724	3,409	4,724	-27.8%
Healthcare real estate + medical office buildings (NL)	2,377	1,685	186	228	2,563	1,912	1,574	1,912	-17.7%
Healthcare real estate (DE)	1,111	3,550	0	0	1,111	3,550	76	84	-10.5%
Healthcare real estate (ES)	0	0	0	0	0	0	0	0	-
TOTAL Healthcare real estate	21,451	23,207	186	228	21,637	23,434	16,258	19,969	-18.6%
TOTAL Offices	9,238	10,179	5,593	6,954	14,832	17,132	14,223	16,698	-14.8%

The above-mentioned emissions of the head office only reflect the emissions associated with energy consumption. The total carbon footprint of the head office is published in the chapter 'Energy intensity and GHG emissions'. The values below show the total emissions of the head office per scope.

	GHG-Indir-Abs		GHG-Dir-Abs		GHG-Abs		Δ
	2020	2019	2020	2019	2020	2019	
Infrastructure	0	0	38	60	38	60	-36.7%
Company cars	0	0	206	280	206	280	-26.4%
TOTAL Scopes 1 + 2	0	0	244	340	244	340	-28.2%
Cat. 1 – Paper purchase	1	2	0	0	1	2	-50.0%
Cat. 2 – Equipments	166	176	0	0	166	176	-5.7%
Cat. 3 – Scopes 1 + 2 – upstream	59	82	0	0	59	82	-28.0%
Cat. 5 – Waste	2	2	0	0	2	2	0.0%
Cat. 6 – Business trips	26	62	0	0	26	62	-58.1%
Cat. 7 – Home-work commuting	16	47	0	0	16	47	-66.0%
Cat. 9 – Visitors	3	16	0	0	3	16	-81.3%
TOTAL Scope 3	273	387	0	0	273	387	-29.5%
TOTAL Head office	273	387	244	340	517	727	-28.9%



GHG EMISSIONS INTENSITY (KG CO₂E/M²/YEAR)

Based on disclosures GRI 305-4 and CRE3

Total amount of GHG emitted directly and indirectly per m² and per year.

	GHG-Indir-Int		GHG-Dir-Int		GHG-Int		GHG-Int-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate	29.4	36.2	0.0	0.0	29.4	36.2	29.3	36.0	-18.6%
Distribution networks	28.3	21.4	0.0	0.0	28.3	21.4	12.5	20.9	-40.2%
PPP	21.9	24.1	0.0	0.0	21.9	24.1	21.8	24.1	-9.3%
Single-tenant offices	41.3	53.5	0.0	0.0	41.3	53.5	49.6	55.5	-10.6%
TOTAL indirectly managed	30.6	37.4	0.0	0.0	30.6	37.4	31.8	37.7	-15.6%
Medical office buildings	28.4	33.4	7.6	12.0	35.9	45.4	34.4	42.3	-18.7%
Multi-tenant offices – shared	7.6	8.6	15.9	19.1	23.5	27.7	23.1	27.9	-17.1%
Private (purchase by landlord)	5.8	6.7	0.0	0.0	5.8	6.7	5.8	6.8	-14.3%
Private (purchase by tenant)	8.0	9.8	0.0	0.0	8.0	9.8	8.0	10.0	-19.5%
Head office	13.4	15.7	11.5	20.3	24.9	36.0	24.9	36.0	-30.9%
TOTAL directly managed	15.4	17.8	15.3	18.7	30.7	36.6	30.2	36.5	-17.3%
TOTAL	26.6	31.6	4.1	5.6	30.7	37.2	31.3	37.3	-16.1%

- The values shown represent the total emissions of the buildings, without distinction between the private and shared areas, except for multi-tenant offices for which there is a breakdown of the consumption of the shared technical equipment of the buildings and the private consumption of the tenants.
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- The CO₂ emission factor for electricity varies per country (Source: IEA 2020).
Belgium: 169 g CO₂ e/kWh
France: 53.9 g CO₂ e/kWh
Netherlands: 357 g CO₂ e/kWh
Germany: 350 g CO₂ e/kWh
- The CO₂ emission factor for gas is 205 g CO₂ e/kWh (Source: Bilan Carbone).
- No information is available for the distribution networks in France and the Netherlands and healthcare real estate in Spain.
- The CO₂ emission factor for fuel oil is 284.84 g CO₂ e/kWh (Source: DEFRA 2020).

	GHG-Indir-Int		GHG-Dir-Int		GHG-Int		GHG-Int-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate (BE)	29.3	35.1	0.0	0.0	29.3	35.1	29.7	35.1	-15.5%
Healthcare real estate (FR)	24.0	31.4	0.0	0.0	24.0	31.4	22.6	31.4	-27.8%
Healthcare real estate + medical office buildings (NL)	37.6	53.4	2.2	4.6	39.8	58.1	48.1	58.6	-18.1%
Healthcare real estate (DE)	34.9	38.3	0.0	0.0	34.9	38.3	0.0	0.0	-
Healthcare real estate (ES)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-
TOTAL Healthcare real estate	29.4	36.1	0.2	0.3	29.6	36.4	29.5	36.3	-18.6%
TOTAL Offices	23.9	27.9	10.2	13.1	34.2	41.0	36.0	42.1	-14.5%

The conversion factors used above are based on location.

Taking into account the market conversion coefficients, the line 'TOTAL directly managed' (excluding private consumption of the offices) of indirect emissions becomes 0 following the green electricity contract that Cofinimmo Services and Superstone have signed for all the surfaces under operational control.

	GHG-Indir-Int		GHG-Dir-Int		GHG-Int		GHG-Int-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate	29.4	36.2	0.0	0.0	29.4	36.2	29.3	36.0	-18.6%
Distribution networks	28.3	21.4	0.0	0.0	28.3	21.4	12.5	20.9	-40.2%
PPP	21.9	24.1	0.0	0.0	21.9	24.1	21.8	24.1	-9.3%
Single-tenant offices	41.3	53.5	0.0	0.0	41.3	53.5	49.6	55.5	-10.6%
TOTAL indirectly managed	30.6	37.4	0.0	0.0	30.6	37.4	31.8	37.7	-15.6%
Medical office buildings	0.0	0.0	7.6	12.0	7.6	12.0	6.7	8.2	-18.2%
Multi-tenant offices – shared	0.0	0.0	15.9	19.1	15.9	19.1	15.5	19.2	-19.0%
Private (purchase by landlord)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-
Private (purchase by tenant)	8.0	9.8	0.0	0.0	8.0	9.8	8.0	10.0	-19.5%
Head office	0.0	0.0	11.5	20.3	11.5	20.3	11.5	20.3	-43.3%
TOTAL directly managed	3.1	3.8	15.3	18.7	18.4	22.6	18.0	22.3	-19.3%
TOTAL	23.4	27.4	4.1	5.6	27.5	33.0	27.5	32.9	-16.4%

- The values shown represent the total emissions of buildings, without distinction between the private and shared areas, except for multi-tenant offices for which there is a breakdown of the consumption of the shared technical equipment of the buildings and the private consumption of the tenants.
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- The CO₂ emission factor for electricity varies per country (Source: IAE 2020) if the type of contract is unknown.
Belgium: 169 g CO₂e/kWh
France: 53.9 g CO₂e/kWh
Netherlands: 357 g CO₂e/kWh
Germany: 350 g CO₂e/kWh
- The CO₂ emission factor for gas is 205 g CO₂e/kWh (Source: Bilan Carbone).
- No information is available for the distribution networks in France and in the Netherlands and healthcare real estate in Spain.
- The CO₂ emission factor for fuel oil is 284.84 g CO₂e/kWh (Source: DEFRA 2020).

	GHG-Indir-Int		GHG-Dir-Int		GHG-Int		GHG-Int-LfL		Δ
	2020	2019	2020	2019	2020	2019	2020	2019	
Healthcare real estate (BE)	29.3	35.1	0.0	0.0	29.3	35.1	29.7	35.1	-15.5%
Healthcare real estate (FR)	24.0	31.4	0.0	0.0	24.0	31.4	22.6	31.4	-27.8%
Healthcare real estate + medical office buildings (NL)	27.7	34.3	2.2	4.6	29.9	38.9	32.4	39.3	-17.7%
Healthcare real estate (DE)	34.9	38.3	0.0	0.0	34.9	38.3	0.0	0.0	-
Healthcare real estate (ES)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-
TOTAL Healthcare real estate	28.3	34.7	0.2	0.3	28.5	35.0	28.2	34.6	-18.6%
TOTAL Offices	16.9	19.2	10.2	13.1	27.1	32.3	28.4	33.4	-14.8%

The head office's GHG emissions intensity is expressed as a FTE to account for the relative impacts of mobility-related emissions.

2009	6.9 tCO ₂ e/FTE (101)
2014	8.0 tCO ₂ e/FTE (108)
2017	5.4 tCO ₂ e/FTE (129)
2019	6.0 tCO ₂ e/FTE (120)
2020	4.1 tCO ₂ e/FTE (125)



TOTAL WATER CONSUMPTION BY SUPPLY SOURCE (M³/YEAR)

Based on disclosure GRI 303-5

The total volume of water consumed is used to supply the air-conditioning installations, the sanitary facilities and the kitchenettes. The only water supply source is municipal water.

	Number of buildings	Coverage in m ²	Water-Abs		Water-LfL		Δ	Estimated water consumption
			2020	2019	2020	2019		
Healthcare real estate	93/205	47%	527,154	376,751	376,493	369,864	1.8%	1.2%
PPP	4/7	75%	40,324	33,377	34,558	33,377	3.5%	15.6%
Single-tenant offices	26/28	93%	24,725	33,147	21,301	29,186	-27.0%	4.8%
TOTAL indirectly managed	123/1,416	45%	592,203	443,275	432,352	432,428	0.0%	2.3%
Medical office buildings	12/15	58%	5,169	4,190	3,740	4,190	-10.7%	10.1%
Multi-tenant offices	44/48	93%	59,399	89,966	52,484	80,102	-34.5%	8.4%
Head office	1/1	100%	351	569	351	569	-38.3%	0.0%
TOTAL directly managed	57/64	89%	64,919	94,725	56,575	84,861	-33.3%	8.5%
TOTAL	180/1,480	52%	657,122	538,000	488,927	517,288	-5.5%	2.9%

1. The values shown are the total consumption for the building, without distinction between the private and shared areas.

2. Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.

3. No information is available for the distribution networks.

	Number of buildings	Coverage in m ²	Water-Abs		Water-LfL		Δ	Estimated water consumption
			2020	2019	2020	2019		
Healthcare real estate (BE)	48/83	62%	310,729	191,180	206,237	184,293	11.9%	1.9%
Healthcare real estate (FR)	36/49	72%	175,433	180,210	165,585	180,210	-8.1%	0.0%
Healthcare real estate + medical office buildings (NL)	13/42	18%	7,109	6,367	5,680	6,367	-10.8%	7.4%
Healthcare real estate (DE)	8/43	18%	39,052	3,184	2,731	3,184	-14.2%	0.8%
Healthcare real estate (ES)	0/3	0%	0	0	0	0	-	0.0%
TOTAL Healthcare real estate	105/220	47%	532,323	380,941	380,233	374,054	1.7%	1.3%
TOTAL Offices	71/77	93%	84,475	123,682	74,136	109,857	-32.5%	7.3%

1. For offices, the 2020 consumption is significantly impacted by the lockdown resulting from the health crisis, which explains the significant decrease.

2. No information is available for healthcare real estate in Spain.

WATER CONSUMPTION PER SURFACE AREA (M³/M²/YEAR)

Based on disclosure GRI CRE2

Total volume of water per m² and per year.

	Water-Int			Water-Int-LfL		
	2020	2019	Δ	2020	2019	Δ
Healthcare real estate	0.94	0.94	-0.2%	0.98	0.96	1.8%
PPP	0.36	1.18	-69.4%	1.22	1.18	3.5%
Single-tenant offices	0.13	0.20	-31.8%	0.14	0.19	-27.0%
TOTAL indirectly managed	0.69	0.74	-6.9%	0.77	0.77	0.0%
Medical office buildings	0.19	0.22	-12.6%	0.22	0.24	-10.7%
Multi-tenant offices	0.18	0.28	-34.4%	0.18	0.28	-34.5%
Head office	0.09	0.15	-38.3%	0.09	0.15	-38.3%
TOTAL directly managed	0.18	0.27	-33.4%	0.18	0.28	-33.3%
TOTAL	0.54	0.57	-5.1%	0.56	0.59	-5.5%

- The values shown are the total consumption for the building, without distinction between the private and shared areas.
- Cofinimmo has no control over the private consumption of the tenants of the buildings. It can only influence the consumption of the shared technical equipment of the directly managed buildings.
- No information is available for the distribution networks.
- At Cofinimmo's head office, and within the framework of COVID-19, the traditional taps were replaced by electronic taps in all the toilets. This is not only a sanitary action, but also an environmental improvement aiming at reducing water consumption.

	Water-Int			Water-Int-LfL		
	2020	2019	Δ	2020	2019	Δ
Healthcare real estate (BE)	0.89	0.79	12.7%	0.90	0.81	11.9%
Healthcare real estate (FR)	1.13	1.23	-8.3%	1.13	1.23	-8.1%
Healthcare real estate + medical office buildings (NL)	0.24	0.29	-17.5%	0.28	0.32	-10.8%
Healthcare real estate (DE)	0.78	0.49	60.0%	0.42	0.49	-14.2%
Healthcare real estate (ES)	0.00	0.00	-	0.00	0.00	-
TOTAL Healthcare real estate	0.91	0.91	-0.4%	0.95	0.93	1.7%
TOTAL Offices	0.16	0.25	-34.1%	0.17	0.25	-32.5%

- For offices, the 2020 consumption is significantly impacted by the lockdown resulting from the health crisis, which explains the significant decrease.
- No information is available for healthcare real estate in Spain.

Nursing and care home – Niebüll (DE)





TOTAL WEIGHT OF WASTE BY TYPE AND DISPOSAL ROUTE (TONNES/YEAR)

Based on disclosures GRI 306-3 and 306-4

Quantity of waste collected by disposal route: reuse, recycling, composting, incineration, landfilling, etc. The recycling (REC) and incineration (INC) of waste with energy recovery are the only disposal routes.

	Number of buildings	Coverage in m ²	Waste-Abs 2020			Waste-Abs 2019			Waste-LfL 2020			Waste-LfL 2019			Δ
			REC	INC	Total	REC	INC	Total	REC	INC	Total	REC	INC	Total	
PPP	2/7	68%	34	88	122	14	67	81	13	58	71	14	67	81	-13.1%
Single-tenant offices	19/28	61%	93	109	201	116	178	294	68	99	167	60	131	191	-12.7%
TOTAL indirectly managed	21/1,416	12%	127	197	324	130	245	376	81	157	238	75	198	273	-12.8%
Medical office buildings	8/15	37%	24	77	100	23	76	99	24	77	100	23	76	99	1.5%
Multi-tenant offices	46/48	97%	373	395	768	528	613	1,141	369	386	756	506	585	1,091	-30.7%
Head office	1/1	100%	6	5	11	15	4	19	6	5	11	15	4	19	-39.0%
TOTAL directly managed	55/64	90%	403	477	880	566	692	1,259	399	468	867	544	665	1,209	-28.2%
TOTAL	76/1,480	25%	530	674	1,204	697	938	1,634	480	625	1,105	618	863	1,482	-25.4%

1. Waste is collected at the Source: by type: general waste, paper, cardboard, plastic, cans, glass, etc.
2. The breakdown of waste by disposal route varies based on the type of waste.
3. The values shown represent the total quantities for the buildings, without distinction between the private and shared areas.
4. Cofinimmo has no control over the private quantities of building tenants. It can only influence the quantities of the directly managed buildings.
5. Waste classified as hazardous is processed directly by the tenants. The total quantity of hazardous waste in the records of the directly managed buildings accounts for 0.2% of the total weight.
6. Conversion factor by type: general waste 60 kg/m³, paper/cardboard 50 kg/m³, plastic/cans 30 kg/m³ and glass 320 kg/m³.
7. No information is available for indirectly managed healthcare real estate and distribution networks.

Proportion of waste collected by disposal route: reuse, recycling, composting, incineration, landfill, etc. The recycling and incineration of waste with energy recovery are the only disposal routes.

Quantity of waste per m² and per year.

	Waste-Abs Recycled		Waste-LfL Recycled		Waste-Int 2020 tonnes/m ²			Waste-Int 2019 tonnes/m ²			Δ
	2020	2019	2020	2019	REC	INC	Total	REC	INC	Total	
PPP	28%	17%	18%	17%	0.34	0.88	1.22	0.50	2.38	2.88	-57.6%
Single-tenant offices	46%	39%	41%	32%	0.76	0.89	1.66	0.81	1.24	2.04	-18.8%
TOTAL indirectly managed	39%	35%	34%	27%	0.57	0.89	1.46	0.76	1.42	2.18	-33.0%
Medical office buildings	24%	24%	24%	24%	1.41	4.53	5.94	1.38	4.47	5.85	1.5%
Multi-tenant offices	49%	46%	49%	46%	1.10	1.17	2.27	1.49	1.73	3.23	-29.6%
Head office	54%	79%	54%	79%	1.59	1.38	2.97	3.85	1.03	4.88	-39.0%
TOTAL directly managed	46%	45%	46%	45%	1.12	1.33	2.45	1.51	1.85	3.36	-27.1%
TOTAL	44%	43%	43%	42%	0.91	1.16	2.07	1.27	1.72	2.99	-30.7%

1. Recycling and incineration with energy recovery are the only disposal routes applicable. The proportion of incineration with energy recovery is therefore the balance of the recycled proportion.

TYPE AND NUMBER OF ASSETS WITH CERTIFICATIONS (KWH/M²)

Based on disclosure GRI CRE8

Total number of buildings that have received a certification by type (Cert-Tot).

The table shows the number of buildings that have received at least one PEB certification.

The energy performance level shown is the weighted average of the scores by segment.

	Number of buildings	Coverage in m ²	Energy performance			Lfl energy performance		
			2020	2019	Δ	2020	2019	Δ
Healthcare real estate	105/205	40%	241	248	-2.7%	249	249	-0.1%
Distribution networks	277/1,176	15%	295	310	-4.9%	295	296	-0.4%
PPP	2/7	0%	816	271	201.1%	816	816	0.0%
Single-tenant offices	11/28	59%	237	264	-10.2%	268	271	-0.9%
TOTAL indirectly managed	395/1,416	34%	245	258	-4.8%	257	258	-0.3%
Medical office buildings	15/15	100%	286	294	-2.7%	286	297	-3.7%
Multi-tenant offices	26/48	51%	187	194	-3.5%	187	184	1.4%
Head office	1/1	100%	238	238	0.0%	238	238	0.0%
TOTAL directly managed	42/64	57%	208	213	-2.7%	208	208	-0.1%
TOTAL	437/1,480	38%	236	244	-3.5%	242	242	-0.2%

1. PEB certification is regulated differently per country and per segment.

2. For some PEB certifications, the score is 0 kWh/m² due to a lack of information. These certifications are excluded from the average..

3. The certifications relating to the PPP segment refers to 2 caretaker's houses of 237 m² in total which are to be considered as not material for the segment. Other certifications relating to the PPP segment are not available for 2020.

	Number of buildings	Coverage in m ²	Energy performance			Lfl energy performance		
			2020	2019	Δ	2020	2019	Δ
Healthcare real estate (BE)	11/83	3%	125	125	0.0%	125	125	0.0%
Healthcare real estate (FR)	39/49	85%	397	390	1.6%	404	404	0.0%
Healthcare real estate + medical office buildings (NL)	42/42	100%	219	244	-10.1%	237	241	-1.7%
Healthcare real estate (DE)	26/43	53%	106	92	15.2%	93	93	0.0%
Healthcare real estate (ES)	2/3	71%	205	0	-	0	0	-
TOTAL Healthcare real estate	118/220	42%	245	253	-3.0%	253	254	-0.5%
TOTAL Offices	38/77	54%	207	216	-4.2%	213	212	0.5%

The environmental impact of buildings with at least a B certification is quantified at 12% of revenues.



The table shows the number of buildings that have received at least one BREEAM or BREEAM-equivalent certification.

	Number of buildings	Coverage in m ²	BREEAM In-Use		BREEAM		BREEAM
			Good	Very Good	Good	Very Good	Excellent
PPP	2/7	25%	-	-	19%	-	6%
Single-tenant offices	2/28	13%	-	-	-	-	13%
TOTAL indirectly managed	4/1,416	3%	-	-	1.5%	-	1.8%
Multi-tenant offices	3/48	11%	2%	-	-	3%	6%
Head office	1/1	100%	-	100%	-	-	-
TOTAL directly managed	4/64	10%	1.5%	1%	-	2.5%	5%
TOTAL	8/1,480	4.5%	0.3%	0.2%	1.2%	0.4%	2.4%

1. For healthcare real estate and property of distribution networks, no BREEAM or BREEAM-equivalent certification is available. The certification of the PPP asset, namely Excellent is HQE.
2. All the certified buildings are located in Belgium, to the exception of the HQE-certified asset located in France.
3. In the context of the ISO 14001 certification, the principles of BREEAM and/or BREEAM In-Use certification are also applicable to the entire portfolio.
4. A rotation policy is applied for BREEAM certification favouring the certification of buildings not certified in the past, which goes beyond a simple extension of the certifications already obtained. The number of buildings that have thus obtained BREEAM certification at one time or another amounts to 28.

Guimard 10-12 office building –
Brussels CBD (BE)



Social performance indicators

GOVERNANCE BODIES AND EMPLOYEE GENDER DIVERSITY (IN %)

Based on disclosure GRI 405-1

Diversity-Emp	2020		2019		Δ With respect to 50 % goal	Δ Women
	Women	Men	Women	Men		
Board of directors (including non-independent members)	42%	58%	42%	58%	-16%	0%
Executive committee	40%	60%	40%	60%	-20%	0%
Managers	29%	71%	27%	73%	-42%	7%
Employees (including managers)	58%	42%	61%	39%	16%	-5%

1. In 2019, 32% of women and 8% of men worked part-time.
2. In 2020, 10% of women and 2% of men worked part-time.

GENDER SALARY AND REMUNERATION RATIO (% WOMEN/MEN)

Based on disclosure GRI 405-2

Diversity-Pay	2020	2019	Δ
Board of directors	71%	88%	-19%
Executive committee	75%	73%	3%
Managers	88%	90%	-2%
Employees	79%	88%	-10%

1. The chairman is male, which explains the difference at the Board level. Non-independent members are excluded from calculation, because they are included in the Executive Committee.
2. The CEO is male, which explains the difference at the Executive Committee level.
3. The difference at the manager level can be explained by the fact that there are more male operational managers.
4. At employee level, there is a difference because many women have an administrative assistant function.

EMPLOYEE TRAINING AND DEVELOPMENT (NUMBER OF HOURS)

Based on disclosure GRI 404-1

Emp-Training	Total			Average		
	2020	2019	Δ	2020	2019	Δ
Women	2,865	2,063	39%	36	28	29%
Men	992	2,481	-60%	18	52	-65%
Employees	3,857	4,544	-15%	29	37	-22%

1. The denominator for the average per employee is 135 people (= total number of employees).
2. Belgian regulations require companies to provide an average of five days or 40 hours of training per employee. The reduction in 2020 compared to this target is mainly linked to the lockdown. Following the lockdown, trainings are replaced by webinars which have not been included in the results.

EMPLOYEE PERFORMANCE APPRAISALS (IN %)

Based on disclosure GRI 404-3

Emp-Dev	2020	2019	Δ
Employees	100%	100%	0%

RECRUITMENT OF NEW EMPLOYEES AND EMPLOYEE TURNOVER

Based on disclosure GRI 401-1

Emp-Turnover	Departures					New hires				
	2020		2019		Δ	2020		2019		Δ
	Total	%	Total	%		Total	%	Total	%	
Employees	12	8.9%	23	18.7%	-48%	25	18.5%	18	14.6%	39%

1. The denominator is 135 people (= total number of employees).
2. As at 31.12.2020, one manager position was still open.



EMPLOYEE HEALTH AND SAFETY

Based on disclosure GRI 403-9

H&S-Emp	2020	2019	Δ
Short-term absenteeism	1.0%	1.5%	-33%
Long-term absenteeism	3.2%	2.9%	10%
Number of work-related accidents	0	0	-
Hours lost/worked hours	0%	0%	-
Number of accidents/worked hours	0%	0%	-

1. According to Belgian legislation, the denominator is the total number of working days including leave days.
2. Short term means absenteeism of 20 days or less while long term means more than 20 days.
3. The number of absenteeism days per employee amounts to 9.2 days.

ASSET HEALTH AND SAFETY ASSESSMENTS (% OF BUILDINGS IN M²)

Based on disclosure GRI 416-1

H&S-Asset	2020	2019	Δ
Medical office buildings	67%	20%	235%
Multi-tenant offices	96%	99%	-3%
Head office	100%	100%	0%
TOTAL directly managed	93%	91%	2%

1. The assessment is based on the annual monitoring of fire audits and asbestos monitoring.
2. In the indirectly managed portfolio, these assessments are carried out as part of the due diligence process at the time of acquisition. Annual monitoring is then the responsibility of the tenants.

ASSET HEALTH AND SAFETY COMPLIANCE (NUMBER OF ACCIDENTS)

Based on disclosure GRI 416-2

H&S-Comp	2020	2019	Δ
Medical office buildings	0	0	-
Multi-tenant offices	0	0	-
Head office	0	0	-
TOTAL directly managed	0	0	-

1. In 2020, no infringements related to fire audits and asbestos monitoring with a financial or health impact on the occupant were detected.
2. In the indirectly managed portfolio, annual monitoring is the responsibility of the tenants. During the monitoring visits, no violations with financial or health impact were found.

COMMUNITY ENGAGEMENT, IMPACT ASSESSMENTS AND DEVELOPMENT PROGRAMMES (% OF BUILDINGS IN M²)

Based on disclosure GRI 413-1

Comty-Eng	2020	2019	Δ
Medical office buildings	-	-	-
Multi-tenant offices	100%	100%	0%
Head office	100%	100%	0%
TOTAL directly managed	88%	89%	-1%

1. The accessibility of office buildings has been assessed in the chapter 'Mobility' (see page 110). The strategy also foresees individual actions for each building, such as the opening of a garden to the public (see the chapter 'Aesthetics, respect for public spaces and diversity of districts' on pages 118-119).
2. The commitment relating to the head office is described in the GRI content index (see page 329).

Governance performance indicators

COMPOSITION OF THE HIGHEST GOVERNANCE BODY

Based on disclosure GRI 102-22

NOMINATING AND SELECTING THE HIGHEST GOVERNANCE BODY

Based on disclosure GRI 102-24

CONFLICTS OF INTEREST

Based on disclosure GRI 102-25

The Gov-Board, Gov-Selec and Gov-Col indicators are described in the chapter 'Corporate governance statement' (see pages 180-207).