

Dashboard

Actions taken in 2022	Progress in 2022	Future actions	Deadline
ENERGY INTENSITY AND GHG EMISSIONS			
1. Reduce the energy intensity of buildings by 30% to reach the level of 130 kWh/m² by 2030.			
Scope: overall portfolio			
Measurement of objective: in kWh/m ²			
<ul style="list-style-type: none"> Decrease of 17% in energy intensity compared to 2017 by reaching 158 kWh/m². 	158 kWh/m ²	<ul style="list-style-type: none"> Detailed inventory of energy performance to determine reduction goal by asset. Prioritise strategic assets according to material aspects like age, use, planned installations, etc. Make an economically viable list of all the measures that can reduce the energy performance of strategic buildings. Plan these measures and determine budget accordingly. 	2030
2. Increase renewable energy production.			
Scope: overall portfolio			
Measurement of objective: coverage in m ² of buildings with photovoltaic solar panels			
<ul style="list-style-type: none"> Detailed inventory of the photovoltaic solar panels already installed in the healthcare segment during the annual visits of internal and external property managers. 	14%	<ul style="list-style-type: none"> Prioritise installation of photovoltaic solar panels as investment during acquisition. Raise tenants' awareness to invest in renewable energy sources during construction/renovation/extension projects. Commitment to green energy supply for directly managed portfolio until 2030 and beyond. 	2030
3. Improve the portfolio's energy performance with a building renovation programme.			
Scope: overall portfolio			
Measurement of objective: annual renovation rate according to the 5-year portfolio renewal target			
<ul style="list-style-type: none"> 5.4% of the real estate portfolio underwent redevelopment or large-scale renovation, which improved the energy performance (excluding new constructions and acquisitions). 	5.4%	<ul style="list-style-type: none"> From 2023 to 2027, Cofinimmo is planning to refurbish 5.5% of its portfolio (excluding new constructions and acquisitions). 	2027
4. Smart monitoring of the energy intensity of buildings.			
Scope: overall portfolio			
Measurement of objective: coverage in m ² of buildings with energy data collection			
<ul style="list-style-type: none"> Consumption data has been collected for 77% of the healthcare real estate segment and 88% of the office segment. A monitoring system is installed for 82% of the healthcare real estate segment and 58% of the office segment. 	64%	<ul style="list-style-type: none"> Increase the coverage to 85%, with a minimum of 75%, achieved through smart monitoring. 	2023
5. Annual assessment of the head office's carbon footprint.			
Scope: Cofinimmo group			
Measurement of objective: emissions in tonnes CO ₂ e per employee			
<ul style="list-style-type: none"> Aim to reduce the carbon footprint by 50% by 2030 in line with the Science-Based Targets initiative, through an advanced mobility policy. Cofinimmo is the 2nd Belgian company to have been granted a Cycle-Friendly Employer GOLD award. This label rewards the efforts being made by the company to improve the cycling policy and infrastructure. 	4,4 tonnes CO ₂ e/FTE	<ul style="list-style-type: none"> Consider long-term net-zero target through the predefined target options of SBTi available for SMEs. 	2025
WATER MANAGEMENT			
6. Improve the collection of water consumption data.			
Scope: overall portfolio			
Measurement of objective: coverage in m ² of buildings with water consumption data collection			
<ul style="list-style-type: none"> 61% of data collected on water consumption for the healthcare real estate segment and 71% for the office segment. A monitoring system is installed for 82% of the healthcare real estate segment and 58% of the office segment. A water audit has been realised for a pilot project in each of the main segments which led to a water management strategy and awareness training session. 	53%	<ul style="list-style-type: none"> Increase the coverage to 85%, with a minimum of 75%, achieved through smart monitoring. 	2023

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MOBILITY			
7. Inform clients about the accessibility of buildings using alternative transport modes to the car.			
Scope: office portfolio			
Measurement of objective: coverage in m ² of buildings with good to excellent accessibility			
<ul style="list-style-type: none"> Assets accessibility in the office segment has been quantified using the calculation module developed in partnership with CO₂logic. 	51 %	<ul style="list-style-type: none"> Continual follow-up of accessibility as investment criteria during acquisition. 	2023
8. Promote the use of alternative transport modes to the car by improving facilities.			
Scope: office portfolio			
Measurement of objective: % of bicycle parking space			
<ul style="list-style-type: none"> 3 % of parking spaces are equipped with charging stations in the office segment. 20 % of bicycle parking spaces are available in the office segment. Progressive set-up of multi-modal access sheets for office buildings. Trône/Troon 100 office building has been the first to obtain the ActiveScore Gold certification in Belgium. ActiveScore assesses, certifies and enhances active travel facilities and services in buildings around the world. This certification exists to future-proof assets and sets benchmarks for active travel standards. A fully integrated solution of shared electric bicycles and kick scooters has been provided to the tenants of Trône/Troon 98 & 100 and Arts/Kunst 47 office buildings. Thanks to this solution, provided in partnership with HOOBA, Cofinimmo helps its tenants set a further step towards a softer mobility. 	20 %	<ul style="list-style-type: none"> Gradually improve infrastructure for cyclists by: <ul style="list-style-type: none"> increasing bicycle parking spaces; improving the type of bicycle parking spaces; increasing the number of showers. 	2023
9. Increase the rate of use of car parks by sharing them or through a conversion into car parks for semi-public or public use.			
Scope: office portfolio			
Measurement of objective: coverage of shared or public car parking spaces			
<ul style="list-style-type: none"> 4 % of the parking spaces available in the office portfolio are converted into shared and public parking spaces. 	4 %	<ul style="list-style-type: none"> Assess the implementation of public parking spaces in the context of the renewal of the environmental permit of the parking spaces subject to COBRACE in Brussels. 	2023
10. Implement a mobility plan.			
Scope: Cofinimmo group			
Measurement of objective: total cycled distance			
<ul style="list-style-type: none"> 20,807 km cycled to head office. During the European Mobility Week Cofinimmo organised different events to encourage soft mobility, like a 'Bike in the city' training to make sure the collaborators drive safely to and from the office. Over the last two years the average CO₂ emissions of the fleet dropped by 14 %, the number of hybrid and electric vehicles - replacing fossil fuel cars - in the fleet was multiplied by a factor 8 and the number of leased company bikes doubled thanks to the 'bike-for-all' programme. 	20,807 km	<ul style="list-style-type: none"> Raise awareness among staff members of alternative means of transport by organising events to encourage soft mobility twice a year. 	2023
USE OF SUSTAINABLE/RECYCLED MATERIALS			
11. Life cycle analysis of materials used in development projects.			
Scope: overall portfolio			
Measurement of objective: number of projects			
<ul style="list-style-type: none"> Life cycle analysis for 2 redevelopment projects in 2 countries. Organisation of in-house training on embodied carbon and life cycle analysis. 	2	<ul style="list-style-type: none"> Explore innovative tools when using recycled building materials. 	2023
CONSTRUCTION WASTE			
12. Partially recycle materials during renovation projects.			
Scope: overall portfolio			
Measurement of objective: number of projects			
<ul style="list-style-type: none"> In 2022, the opportunity to recuperate materials prior to demolition did not occur in any of the redevelopment projects. 	n/a	<ul style="list-style-type: none"> Consider material recovery for new renovation projects. 	2023
IMPACT ON GREEN SPACES			
13. Ensure biodiversity.			
Scope: overall portfolio			
Measurement of objective: completion of planned actions			
<ul style="list-style-type: none"> The assessment in due diligence reviews is based on various factors. For the environment, the presence of green areas is one of the factors taken into account for each project. Internal study on tools used to quantify the biodiversity scorecard. 	100 %	<ul style="list-style-type: none"> Analyse projects on undeveloped land in order to reduce environmental impact by obtaining environmental certification like BREEAM or similar. 	2023

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OCCUPANCY-RELATED WASTE			
14. Improve waste sorting in multi-tenant office buildings by raising awareness among occupants.			
Scope: office portfolio			
Measurement of objective: % of recycled waste compared to the 70 % target			
<ul style="list-style-type: none"> • 50 % of collected waste are recycled. • Waste increase from 2.39 tonnes/m² to 2.58 tonnes/m² following an increase of activities in 2022 and a higher occupancy rate. 	71 %	<ul style="list-style-type: none"> • Improve waste sorting and reduce the overall weight of waste per m² by raising awareness among tenants in the portfolio under operational control. • Implement biomass waste sorting in the head office and the office segment following new upcoming regulation. 	2023
15. Receive electronic invoices from suppliers and send invoices to clients in digital format.			
Scope: Cofinimmo group			
Measurement of objective: number of invoices received/sent digitally			
<ul style="list-style-type: none"> • In 2022, 29,777 invoices were received. In total, 92 % of all invoices received in digital format were directly attached in an e-mail. The remaining invoices, received in paper format, were scanned. • Likewise, for 92 % of lease contracts, all documents (rent bills and rental-related expenses breakdowns, etc.) were sent in digital format. 	92 %	<ul style="list-style-type: none"> • 95 % of invoices will be received in digital format. • 95 % of tenants will receive their rent bills and rental-related expenses breakdowns in digital format. 	2023
SAFETY OF OCCUPANTS			
16. Gradually decontaminate buildings still containing traces of asbestos.			
Scope: overall portfolio			
Measurement of objective: coverage in m ² of buildings without asbestos			
<ul style="list-style-type: none"> • 66 % of the portfolio no longer contains traces of asbestos. 	66 %	<ul style="list-style-type: none"> • Improve the quality of data collected for the different segments. 	2023
17. Promote solidarity in order to maximise its social impact.			
Scope: Cofinimmo group			
Measurement of objective: completion of planned actions			
<ul style="list-style-type: none"> • Integration of social risks in the customer relationship for the health sector during the annual visits of internal and external property managers. 	100 %	<ul style="list-style-type: none"> • Develop an internal occupant charter to integrate social risks into the client relationship. 	2023
RELATIONSHIP WITH SUPPLIERS			
18. Include a separate clause in contracts and calls for tenders regarding the adoption of sustainability practices by subcontractors.			
Scope: Cofinimmo group			
Measurement of objective: % of contracts			
<ul style="list-style-type: none"> • ESG policy is included in any general contractor contract. Cofinimmo encourages its suppliers to adopt an environmentally friendly behaviour. • Cofinimmo reiterated its commitment as a signatory to the UN Global Compact, which encompasses ten principles of fundamental corporate responsibility in the fields of human rights, labour, environment, and the fight against corruption. • 2022 ESG report published as 'communication on progress' on the UN Global Compact website. • Publication on the group's website of the supplier code of conduct. 	100 %	<ul style="list-style-type: none"> • Prepare for and submit the new 'communication on progress' 2023 questionnaire on the UN Global Compact website. • Develop a sustainable procurement policy for the head office. • Develop a due diligence policy. 	2023
HUMAN CAPITAL			
19. Develop the necessary framework for employee development.			
Scope: Cofinimmo group			
Measurement of objective: % of employees who attended one or more training courses			
<ul style="list-style-type: none"> • 5,500 hours of training were followed by 88 of employees, representing an average of 4 days of training per employee. • Launch of a training platform regarding performance evaluation. • ESG training on life cycle analysis. 	88 %	<ul style="list-style-type: none"> • Continued employee training. • Definition of a training pathway for all and for specific functions. • ESG training on water management. 	2023
20. Ensure sufficient diversity at the different levels of the company's hierarchy.			
Scope: Cofinimmo group			
Measurement of objective: % of women / % of men at executive committee level			
<ul style="list-style-type: none"> • Greater parity between men and women at staff level. 	72 %	<ul style="list-style-type: none"> • Continued vigilance on a parity between men and women on the board of directors and the executive committee. 	2023
AESTHETICS, RESPECT FOR PUBLIC SPACES AND DIVERSITY OF DISTRICTS			
21. Improve the aesthetics and public space when redeveloping existing buildings.			
Scope: overall portfolio			
Measurement of objective: renovated/constructed surface in m ²			
<ul style="list-style-type: none"> • Acceptance of the redevelopment works of the Fundis healthcare building in the Netherlands. 	155,582 m ²	<ul style="list-style-type: none"> • Delivery of construction, renovation and extension works for 7 % of the portfolio. 	2027

Actions taken in 2022	Progress in 2022	Future actions	Deadline
22. Receive BREEAM and BREEAM In-Use certifications.			
Scope: overall portfolio			
Measurement of objective: number of buildings since 2010			
<ul style="list-style-type: none"> Ongoing renewal of the BREEAM In-Use certification for Woluwe 58, Cofinimmo's head office. Obtaining BREEAM In-Use Very Good certificates for two healthcare assets in Germany. Obtaining BREEAM certificates Excellent for two healthcare assets in Spain. 	34	<ul style="list-style-type: none"> Initiate the procedure to receive a BREEAM certification for at least one healthcare real estate project in Spain. Obtain a BREEAM In-Use Very good for at least two office buildings in Belgium. 	2023
ACCESSIBILITY FOR PEOPLE WITH REDUCED MOBILITY			
23. Audit and research potential improvements related to the accessibility of buildings to people with reduced mobility (PRM).			
Scope: office portfolio			
Measurement of objective: coverage in m ² of audited multi-tenant buildings			
<ul style="list-style-type: none"> 30% of the buildings have been audited since 2013. 	30%	<ul style="list-style-type: none"> Continued vigilance on accessibility regarding construction sites. 	2023
PROFITABILITY FOR INVESTORS AND ACCESS TO CAPITAL			
24. Develop a financial strategy that is consistent with ESG objectives.			
Scope: Cofinimmo group			
Measurement of objective: coverage in m ² of EPC certified assets			
<ul style="list-style-type: none"> The certification of assets according to the EPC certification scheme has been completed by 57%. The list of the green & social assets allocated to sustainable financial instruments has been reviewed. Implementation of climate change due diligence analysis for each acquisition. 	57%	<ul style="list-style-type: none"> Develop the net zero roadmap within the portfolio. 	2023
BUSINESS ETHICS			
25. Maximise the transparency of the company's ESG information.			
Scope: Cofinimmo group			
Measurement of objective: scores obtained in the different surveys			
<ul style="list-style-type: none"> Received an EPRA Sustainability sBPR Award for the 11th consecutive year. Prepared an ESG report in line with GRI standards and received third-party assurance for it. 	Gold Award Limited assurance on EPRA performance indicators, GRI Content Index and the green & social portfolio	<ul style="list-style-type: none"> Continually and actively participate in the GRESB, MSCI, Sustainalytics, ISS ESG and CDP surveys and ratings. Publish ESG information in a combined annual financial report and obtain third-party assurance. Prepare the annual financial report based on risks and opportunities associated with climate change as recommended by TCFD. Drawing up an annual eligibility report in accordance with the European Union taxonomy. 	2025
<ul style="list-style-type: none"> Participated in the GRESB survey with a score which went from 45% to 70% in nine years. 'Prime' rating according to the ISS ESG rating methodology. Renewed participation in the Carbon Disclosure Project. MSCI ESG rating improved from A in 2016 to AA in 2021 and remained stable in 2022. 	70% C (Prime) B (management) AA		
26. ISO 14001 certification for the environmental management system.			
Scope: portfolio in Belgium			
Measurement of objective: certification renewal/extension			
<ul style="list-style-type: none"> Renewed ISO 14001:2015 certification. 	100%	<ul style="list-style-type: none"> Tri-annual renewal of the ISO 14001:2015 certification. 	2023
27. Annually review the materiality analysis for the company's sustainability topics.			
Scope: Cofinimmo group			
Measurement of objective: completion of planned actions			
<ul style="list-style-type: none"> Engaged healthcare real estate stakeholders to challenge the material topics during the annual visits of internal and external property managers. In-depth analysis of the physical risks of climate change in the portfolio. 	100%	<ul style="list-style-type: none"> Bi-annual satisfaction survey in the health care real estate sector. Prepare resilience action plan for the physical risks of climate change in the portfolio. 	2023
28. Promote the collaboration agreement signed by Cofinimmo and the tenant in order to actively promote sustainability and encourage all parties to reduce the environmental impact of leased property: sharing of consumption data, initiatives to reduce consumption, better waste sorting, etc.			
Scope: Cofinimmo group			
Measurement of objective: coverage in m ² of buildings with a collaboration agreement			
<ul style="list-style-type: none"> 71% of surface areas covered by a collaboration agreement in order to share consumption data (in the form of a green clause, a green charter, a proxy, or a simple email exchange). 	71%	<ul style="list-style-type: none"> 85% of surface areas in healthcare real estate covered by a sustainable collaboration agreement. 	2023
29. Mobilise employees.			
Scope: Cofinimmo group			
Measurement of objective: employees with an ESG objective			
<ul style="list-style-type: none"> Publication of a two monthly internal newsletter including an ESG section. Renewed the Investors in People Gold certification following an extensive employee engagement survey. 63% of employees received a ESG target for 2022 linked to the performance review process. 	63%	<ul style="list-style-type: none"> Continued efforts to be worthy of the Investors in People Gold award. Define a global ESG objective in the annual individual objectives of each employee for 2023. 	2023