

LEASINVEST

Sustainability is one of the pillars of the strategy of Leasinvest. As a real estate investor, Leasinvest aims for a solid return and good relations with all stakeholders, thanks to the sustainable development of real estate in Luxembourg, Belgium and Austria. The objective is to grow by sustainably increasing the value of the portfolio and by responding to trends to meet the needs of the end users.

To this end, an external consultant assists the 'Sustainability' working group in identifying and rolling out the sustainability policy. The materiality matrix was revised in 2020, with the greatest impact and the greatest improvement potential being identified for each real estate project. The following SDGs were selected: 'SDG 7 Affordable and Clean Energy', 'SDG 11 Sustainable Cities and Communities', 'SDG 12 Responsible Consumption and Production', 'SDG 13 Commitment to the Climate' and 'SDG 16 Peace, Justice and Strong Institutions'.

Leasinvest aims to further develop the objectives, the associated KPIs and supporting tools that correspond to this analysis in 2021.

• Environment

As a real estate investor, Leasinvest can have a major impact on the CO₂ emissions of buildings. By investing in sustainable buildings and sustainably renovating existing buildings, energy consumption and CO₂ emissions can be reduced. This is currently being mapped out with checklists for the sustainability score of the buildings. In 2021, concrete objectives will be set for reducing emissions.

In addition, Leasinvest focuses on circular construction by limiting waste, stimulating material re-use and opting for natural and renewable materials. Leasinvest continues to focus on BREEAM certification as a guideline for its sustainability barometer. The ambition is to subject all owned buildings to a BREEAM assessment.

The 2020-2021 energy supply contract has been reviewed on a global basis, whereby the energy purchased comes 100% from renewable sources at a price that is 5% lower than the average market price.

Various concrete and building-specific initiatives were also taken in 2020 to improve the sustainability of the real estate portfolio.

Belgium

- Several sites have been equipped with charging points for electric cars.
- Brixton Business Park Retail: 8 charging points for electric cars and an implementation file for installing 815 kWp of solar panels.
- Hangar 26/27: Leasinvest participates in the steering group on Urban Mobility and Energy, in close consultation with the KU Leuven and VITO research institutions, and the BREEAM ambition level for the development has been set at Excellent.
- Monteco: the BREEAM ambition level for the development has been set at Excellent, and there is the will to develop Monteco as a high-tech building, in terms of both comfort and use (Smart technologies).



Charging point for cars and bicycles



Monteco - Brussels

- Motstraat Mechelen: an implementation file is being drawn up to install 207kWp of solar panels and DeltaQ has started smart control of the indoor climate control based on weather forecasts, in order to reduce energy consumption by 15%.
- The Crescent Brussels: involvement of DeltaQ in the second year resulted in 24.1% less CO₂ emissions and an upgrade of the control system for HVAC applications (finished in 2021).
- Tour & Taxis Royal Depot: upgrading the control system for HVAC applications, with energy recovery via by-pass ventilation.

Grand Duchy of Luxembourg

- Various buildings were BREEAM-in USE certified or re-certified in the past year, and DeltaQ was engaged in a number of buildings in order to optimise energy consumption.
- EEBC: a thorough facelift of the buildings, with more green space and sustainable materials and a significant improvement of the energy performance.
- Knauf Schmiede shopping center: maximum attention to sustainable techniques (LED lighting, a cooling device with a low GWP index, heat recovery, etc.).

Austria

- Hornbach Stadlau: start-up of a project for solar panels and charging infrastructure for electric cars.

• Social

The initiatives of Leasinvest in the social field mainly concern HR policy and sponsoring initiatives. In addition to respect and appreciation for all employees, the HR policy also highlights well-being. With regard to sponsorship, Leasinvest has been supporting the Antwerp Conservatoire Foundation and the Middelheim museum for many years. In addition, new relevant initiatives are taken up every year, such as the contribution to the AvH Solidarity Fund in 2020.

• Governance

The Corporate Governance policy of Leasinvest is contained in the Corporate Governance Charter. In addition, Leasinvest has a 'code of conduct'. With this approach, which is based on co-creation and dialogue with all stakeholders, Leasinvest wants to guarantee receptive, inclusive, participatory and representative decision-making at all levels.



More information about sustainability is available in the sustainability report of Leasinvest and on the website www.leasinvest.be.