

ABOUT

Immobel

As experts in high-quality real estate projects in major European cities, we create attractive urban environments that meet clients' expectations and the needs of today and tomorrow. With more than 150 years of experience, we dare to claim that we have the agility to invest and the drive to improve living and working environments.

Ambitious
ESG policy
based on
three pillars
on asset level:



FOR
the users



FOR
the community



FOR
the environment

> **EUR 725** mio
market
capitalisation

> **85**
projects under
development

1,600,000 m²
under
development

EUR 5.5 bio
gross development
value

71%
residential projects
in portfolio

> **200**
devoted team
members in Europe



WHO *we are*

TRENDS AND DRIVERS

In a complex and constantly changing real estate market, our vision for creating the cities of tomorrow remains clear: we want to reinvent urban spaces to make them enjoyable and sustainable places. Real estate is changing and adapting to its users' new ways of living and working. Several big trends and drivers impact what we do at Immobel; we integrate them in our strategy and reinvent our cities with an innovative mindset.



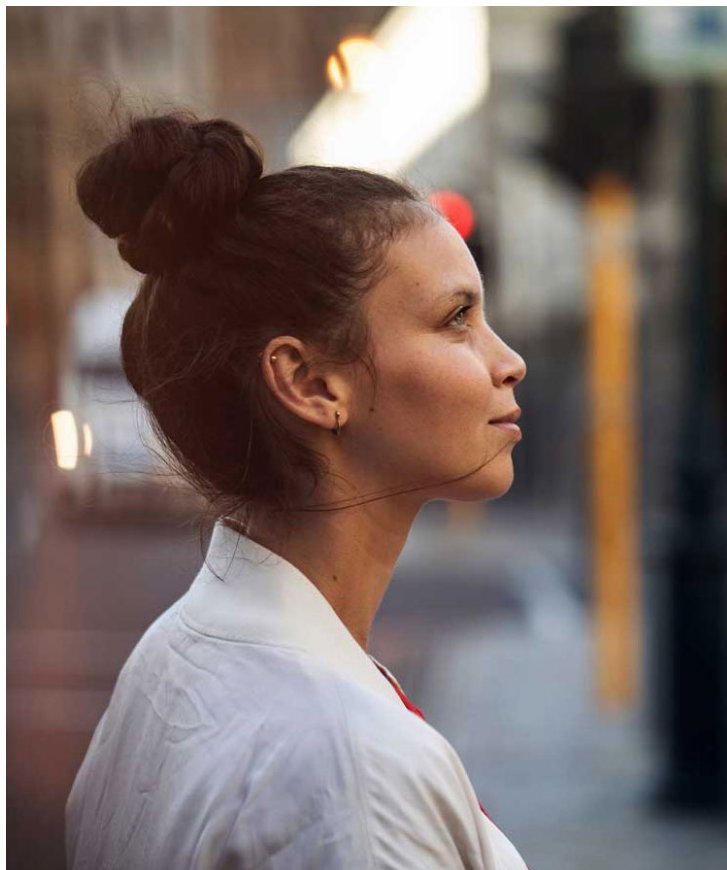
- › Importance of developing public and private spaces to promote health and well-being for everyone
- › Guarantee access to nature spaces for the well-being of city dwellers
- › Development of soft mobility and of the “15-minute city” to facilitate everyday travel
- › Improvement of city air quality
- › Growing demand for accessible services near where people live and work
- › Diversity of the economic fabric and social diversity are key factors for quality of life



- › Difficulties experienced by cities to produce part of what is consumed in them (urban farming) and the development of urban industry initiatives (fab city)
- › Local supply as the consumption choice of households, in large cities in particular
- › An increasing number of hybrid living and working spaces: alternative, coworking, coliving and other spaces
- › Negotiated urban planning, territorial dialogue and the growing role of citizens and civil society in project definition
- › Fight socio-urban inequalities, difficult access to employment and improve the employment-housing connection



- › Reduce the impact of the real estate sector on the environment with respect to the production of greenhouse gases and resource consumption thanks to innovation and clear themes (biodiversity, materials reuse, biosourced buildings, etc.)
- › Increasingly demanding regulations for asset carbon performance: EU Green Deal



OUR VISION

Reinvent living and working environments to help communities live well and sustainably.

Our cities are facing challenges which have been accelerated by the health crisis.

Taking part in building the cities of the future requires providing answers to these challenges.

We are convinced that place has a direct impact on our lives. Thanks to their diversity, public spaces, markets, cultural centres and alternative spaces contribute to the quality and resilience of people-oriented cities. These places already are and, in future, will become increasingly valuable for the regions and all the people associated with them.

Each region is also defined by its inhabitants, its companies, its culture, its heritage and its natural environment. As is the case for an ecosystem, the diversity of a region is a key factor for the resilience of the collective.

Immobel has been working with all of its stakeholders to implement the technical and economic conditions required to prepare the social and environmental transition of cities.

OUR MISSION

Create high-quality, future-proof urban environments with a positive impact on the way people live, work and play.

At Immobel, we want to develop places that have a positive impact on the lives of people and communities. As a result, improving environmental objectives is at the heart of each project. Our real estate developments also take into account the history and identity of the neighbourhoods in which they are located.

This approach enables us to provide fulfilling living, working and recreational spaces which also have a low environmental impact.



OUR VALUES



Trust

Trust is the cornerstone of our business, and of our company's story that started in 1863. Every day, we put our dedication and expertise to work for clients, investors, citizens and partners. Every day, we aim to be worthy of their trust.



Agility

We are used to working with many different stakeholders, as well as improvising in ever-changing circumstances. Without ever compromising on quality or the key aspects of responsible development, we design real estate projects that meet the most exacting standards of construction and urban renewal.



Passion

We love what we do! It is the driving force for our team of dedicated people, and it fuels our constant desire for improvement and our solutions-oriented approach. It also creates a lively work atmosphere where all colleagues can give the best of themselves and contribute real added value to our projects.



OUR STRATEGY

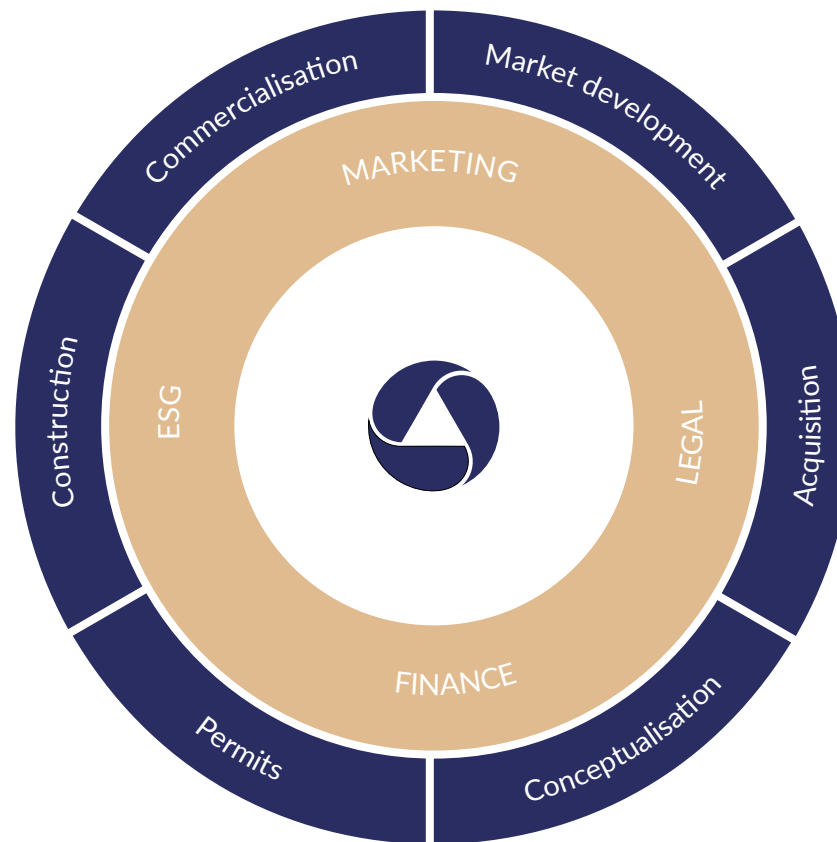
Present in Belgium, Luxembourg, France, Germany, Poland, Spain and the United Kingdom, we are committed to building the cities of tomorrow.

Through both property developments and investments, the Group aims to build sustainable and high-quality urban environments on the European property market to meet the needs of the people who live, work and spend leisure time there.

We develop major mixed-use urban projects thanks to the variety of expertise within our staff.

Our subsidiary, Immoel Capital Partners, focuses on creating investment strategies in the office and residential sectors where Immoel is already a market leader which allows the creation of unique synergies.

A PURPOSE DRIVEN REAL ESTATE DEVELOPER AND INVESTMENT MANAGER




OUR AMBITIOUS ESG POLICY

Since we are very aware that buildings become a part of cities for a very long time, we want our projects to be healthy living places. The current health crisis has shown us, more than ever, what will count in the future: the ability of places to contribute to our quality of life, to reduce our environmental footprint and to actively contribute to the vitality of the region.

These concerns are part of all of our projects and illustrate the desire of our teams to develop urban spaces that benefit both individual users and communities.

We implement our convictions in three ways on the level of our asset: through what we do for the users, for the local community, and for the environment.

At group level, we focus on collaborators and partners engagement, stakeholder dialogue and social sponsorship.

 [Read our ESG report](#)

CREATING HEALTHY PLACES



In 2021, we have set-up a process to refine and rollout our sustainability engagements throughout the Group. The starting point was the definition of the most important UN Sustainable Development Goals (SDG's) which should guide our day-to-day business. We have identified 7 goals, in particular those related to sustainable cities and communities, good health and wellbeing, as well as measures related to climate change.

OUR OBJECTIVES ARE LINKED TO THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS



We consider these SDG's as the ones on which we can have a direct impact at assets level. In addition, at group level, we are convinced that we can have a direct or indirect impact on SDG's 17, 5, 3, 9, 4.



In the following pages we give an overview of the key focus areas in our ESG strategy.



Isala, Brussels



FOR *the users*



As a real estate developer and investor, we play a leading role in constructing a healthy living, working and recreational environment for all city users. Our projects are intended to produce high-quality areas in cities that benefit everyone.

This is why we are careful to minimise exposure to risk factors that impact people's health. We also include the many secondary factors which contribute to ensuring the well-being of urban populations such as the proximity of essential services, accessibility to nature, the design of spaces, a sense of safety and the opportunity to meet.

HUMAN-CENTRED DESIGN

To successfully complete our mission to create healthy spaces, we ensure the excellence of building techniques and operations management.

With an enlarged focus on well-being, Immoel has decided to pursue WELL certification for large urban development projects. For its entire portfolio, a health and well-being design checklist has been developed to assure health and well-being parameters are integrated in the design. By designing environmental qualities – daylight, clean air, ventilation, careful sound design, biophilic design, vistas onto green surroundings, and integrated biodiversity – into our living environments and working spaces, we create better conditions for our users' health and well-being, both mental and physical.

SOFT MOBILITY FOR URBAN PROXIMITY

When deciding where to develop our projects we consider the distance to

public transport and between facilities, we focus on developing projects near central mobility hubs. We also want to promote access to nearby services that can be reached on foot or by bicycle. The reduction in mobility needs results in more sustainable lifestyles and an improvement in quality of life.

The launch of MyMove, with its fleet of shared electric cars and bicycles, confirms the trend of offering services which encourage our users to opt for soft mobility solutions.

 [Read our magazine](#)



We develop urban areas. This is a significant responsibility because it provides a unique opportunity to create an environment that will have a long-term impact on the life of its users. We therefor design our developments for and with all of the stakeholders impacted. Working for the community means taking account, to the extent possible, of the needs for services and facilities expressed by our interlocutors. Working with the community means consulting with them and involving them in the planning process.

Our active involvement in several non-profit organisations, whose goal is to rethink neighbourhoods via a public-private/non-profit dialogue, demonstrates our commitment to overall well-being and our role as a regional expert.

SUPPORT THE LOCAL ECONOMY TO DIVERSIFY THE REGIONAL FABRIC

We are committed to ensuring that our developments provide an opportunity to diversify the local economic fabric by providing answers to the needs for services expressed by the resident community. We are convinced that the wealth of neighbourhoods is proportional to the diverse activities that take place in them. This is a factor for social cohesion because it enables the resident population to meet their needs locally and it draws in other users. The diversity also enables the development of a range of local activities by reducing dependency on external economic flows.

To meet this goal, we are developing regional analysis tools and we rely on the dissemination of transitional urban planning experiences to test the relevance of new services before integrating them in a final project.

PUBLIC ENGAGEMENT, OPENING UP TO LOCAL RESIDENTS

We strengthen the dialogue with the players concerned, at every level: from the territorial authorities to residents, from retailers to major companies. We try to include our stakeholders as much as possible in our projects, from the design steps, by activating an ecosystem which

can feed into our planning activity and add value to each project.

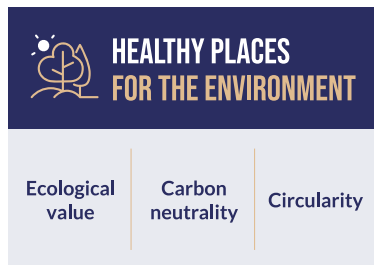
We want our projects to reflect this goal for openness via the planning of exterior and interior spaces that are open and accessible to all. We are convinced that the economic and social value of a real estate asset grows when it is used intensively by a diverse set of users.

The desire for innovative product definition also translates into the group's in-house practices. This is the case of IMMPULSE, a design-centred approach intended to promote hybridisation between teams during the planning phase.

SOCIAL INCLUSION, SUPPORT FOR VULNERABLE GROUPS

A positive impact for local communities includes support for vulnerable groups, notably by supporting economic players who commit to providing socio-professional integration and to fighting poverty. We work with our suppliers, service providers and tenants to support and accompany these actions. This includes our Immo! Social Fund, which accounts for 1% of our net income each year, and supports non-profits and social entrepreneurship players.

 [Read our magazine](#)



The impact of the real estate sector on the environment is very significant because it accounts for about 40% of energy consumption and 36% of European CO₂ emissions. This is why the sector is at the heart of national and European strategies to adapt to and mitigate climate change, via quick, binding standards changes as demonstrated by the work underway to adopt the European green taxonomy.

We work to anticipate regulatory changes that will have a profound impact on the way in which we design, build and manage real estate assets.

We are setting up the tools needed to measure, reduce, offset and include these actions in a comprehensive strategy.

TOWARD CARBON NEUTRALITY

We have been using tools and studying avant-garde initiatives for several years now to ensure the energy performance of our assets, starting with environmental certification practices (BREEAM, High Environmental Quality Certification (HQE), DGNB, or equivalent) which are consistently implemented in our projects.

Our projects have several certifications, as well as a series of labels, including WELL, BiodiverCity or Effinergie and E+C- (positive energy and reduced carbon building) in France.

In order to ensure the consistency of our in-house initiatives, to disseminate them throughout our developments and to equip the company with a broader strategic direction, in 2022 Immobel will define a path to carbon neutrality. This will enable us to integrate our energy performance, carbon accounting and construction materials selection practices.

Several of our developments are already designed today to become CO₂-neutral by eliminating all operational carbon and striving to become energy-neutral by producing locally at least as much energy as it consumes.

PRESERVING BIODIVERSITY

Our activity has an impact on biodiversity. The preservation of living things is integrated in our activities via the location choices for our projects and the inclusion of green spaces favourable to flora and fauna. We work with landscapers and ecologists on a regular basis to get a precise understanding of the state of biodiversity on our sites and to put in place instruments suited to its preservation. We also plan to disseminate in-house initiatives which combine respect for living beings with the maintenance of our green spaces.

Immobel aims to favour the establishment of the most favourable spaces for biodiversity.

A CIRCULAR APPROACH TO WATER MANAGEMENT

Our environmental performance is being enhanced by more responsible water use. We are contributing to the emergence of lower-impact circular water use practices for our real estate projects by using consumption optimisation solutions.

PROMOTING THE REUSE OF MATERIALS AND THE CIRCULAR ECONOMY

We are working on pilot projects for the restoration of our heritage, urban mining and the reuse of materials to promote local architectural, human and material resources. Our action in this respect enables us to continue to minimise the extraction of raw materials and maximise the local anchoring of our activity.

By prioritising renovations and based on the reuse inventories established for these renovation projects, Immobel has set up an internal urban mining programme to identify the potential for material reuse between our own projects or those that can be valorised by third parties.

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