

ESG Highlights

2022



bpi | URBAN
SHAPERS

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BPI meeting the needs of cities

_Intro by Jacques Lefèvre, CEO of BPI

The desire to innovate is an integral part of who we are. As a truly sustainable company, BPI Real Estate has been building cities for the past 30 years, always endeavouring to pre-empt the standards of the future, whether in terms of mobility, energy or environmental impact.

BPI Real Estate focuses on developments in city and town centres with high growth potential, a positive impact on the environment, real opportunities for soft mobility and an emphasis on social well-being.

BPI Real Estate has a clear ambition. We want to lead the way in developing sustainable buildings.

This means:

- becoming a leader in constructing low-carbon, bio-based buildings (timber or hybrid) and carrying out large-scale renovation projects;
- being the first Belgian developer to handle every phase of the construction process in a sustainable, decarbonised way;
- converting Belgium's largest buildings into smart, circular structures.

All these objectives are achievable thanks to the wealth of talent within BPI Real Estate and, even more so, right across the CFE Group. I know that every single team member is committed to innovation and a sustainable approach.

“We have been building cities for 30 years, always trying to pre-empt the standards of the future, whether in terms of mobility, energy or environmental impact.”

JACQUES LEFÈVRE
CEO



FOREWORD



SANDRA GOTTCHEINER

Development &
Innovation Director

MORGANE STOK

Sustainability Officer

YANNIC KOTNIK

Sustainability Officer

Intro by Sandra Gottcheiner, Development & Innovation Director at BPI

When I joined BPI as Sustainability and Innovation Director, I found a company already at the forefront of the real estate business. Without fanfare, the women and men of BPI, backed by the expertise of the whole CFE Group, were determined to deliver new ideas and new solutions to meet the emerging demand for sustainable property development.

Today, we continue to work tirelessly towards greener, more inclusive, more energy-efficient buildings and we can be proud to be part of a group with an industrial and technical vision that matches our desire to Change for Good.

Our company's commitment to society is about meeting the current needs of cities and their

inhabitants, without compromising the ability of future generations to meet their own needs.

By being bold enough to imagine more sustainable cities, we design projects focused on the people who will live there. Our projects are well thought out, featuring, for example, smart architecture, greenery and inspiring spaces, as well as demonstrating a strong commitment to society.

This is why BPI Real Estate has chosen to align its development and construction activities with the United Nations Sustainable Development Goals (SDGs), which are key benchmarks in terms of sustainability.

Sustainability concerns everyone: you, me, them... us

3 SDGs given priority in our projects



164,732
m² CO₂-friendly buildings***



90,574
m² fossil-free buildings

2022: major achievements in sustainability*



130

people dedicated to
the cities of tomorrow



17,795

tonnes of materials
reused



26,882

m² timber/hybrid
buildings



25,387

m² renovations



90,574

m² fossil-free
buildings**



164,732

m² CO₂ friendly
buildings***



33 %

of our portfolio
mostly aligned with
the EU Taxonomy



> 10

examples of our sites being made
available to local groups for
temporary use, free of charge



5

partnerships
with startups



BREEAM®
OUTSTANDING

47 %

of office projects aiming
to achieve WELL Gold
certification or higher

53 %

of office projects aiming to
achieve BREEAM Excellent
certification or higher

2

upcoming residential projects
stand out in Poland with
BREEAM Very Good certification



* Projects/phases included 100%, provided that the project status at the time of assessment is between six months before the submission of a permit application and six months after provisional handover of the building.

** Fossil-free: no gas, no oil, no coal.

*** CO₂-friendly: projects incorporating at least one co-generation system, a biomass/pellet heat network or geothermal energy, passive construction or at least 10% greater efficiency than the national NZEB value.

Other highlights resulting from teamwork in 2022

- Renolution's Renolab.B 2022 won by EQ
- Most innovative business model project won by Key West
- Liège Heritage Grand Prize for La Grand Poste
- RES award for La Grand Poste
- CBRE Best co-working for La Grand Poste
- Regional subsidy "Bruxelles en vacances" for Key West



A harassment-free place for everyone, regardless of gender, gender identity and expression, age, sexual orientation, disability, physical appearance, ethnicity, or religion (or lack thereof).



Team BPI Real Estate Belgium



Five key principles to develop new standards

Audaciously imagining the cities of the future has always been part of BPI's DNA.

From our first large residential redevelopment of an old military hospital (1997, Belgium) to the design of a cutting-edge, timber-framed, ultra energy-efficient office building, the BPI team has always been at the forefront when it comes to delivering innovative solutions to urban challenges.

Smart architecture, inspiring indoor and outdoor spaces, buildings that effortlessly blend into their surroundings and support for vibrant communities are all features of our past real estate developments. So when the United Nations SDGs were rolled out, we embraced them without missing a beat.

Today, we use the UN's Sustainable Development Goals (SDG) as a backdrop to all our initiatives and have translated them into five key principles that help us develop new and innovative standards for tomorrow.



Well being

We recognise the importance of residents' well-being, green spaces and the services required for everyday life when designing a project. The way we proceed should encourage and support a sustainable lifestyle in its true sense.



Circularity

When it comes to construction, we are all too aware that renovating and reusing materials should always be front of mind. Our aim is to give buildings and materials an extended lifespan.



Durability

We aim to offer integrated sustainable processes for development and construction by promoting alternative energy sources and clean construction sites.



Mobility

The options we offer are always designed with soft and active mobility in mind. We focus on non-motorised travel, favouring infrastructure promoting cycling and walking.



Innovation

Always on the lookout for innovative concepts, we design solutions that promote dynamic use of office spaces. We also build partnerships with start-ups to provide us with innovative ideas. We dare to change the game towards more sustainable designs and construction methods. Innovation is at the heart of everything we do.





Well-being

A better world is not one in which gleaming architectural marvels line our streets, but a world where people live well in cities that offer a consistently high standard of living, support biodiversity and provide greener escapes.

TODAY'S CHALLENGES

Lately, well-being in cities has been challenged.

The impact of climate change is being felt like never before, with temperatures rising to extreme levels in densely populated cities covered in concrete. Heavy rainfall has caused flooding and destruction. During the Covid-19 pandemic, poor urban planning turned cities into giant traps with everyone locked inside small spaces with no escape outside their own four walls. Because of this, people are now seeking refuge in the greener suburbs or in rural areas. But increasing population density in the countryside brings other challenges for the environment.

At BPI, we believe cities have a major role to play in solving the greatest challenge of our times. Our commitment to cities demands that, in all our developments, we raise living standards, care for those living in and around urban centres and help cities sustain greener, more resilient, more diverse natural areas.

The 15-minute city


PROJECT:

Chmielna Duo, Warsaw (Poland)

PROJECT PHASE:

Permit obtained – start of construction 2023

DEVELOPED AND MANAGED BY:


ANDRZEJ ŚWIDER
Project Director



RAFAŁ MAZUREK
Project Manager

The face of Warsaw is constantly changing, as Andrzej well knows. Many parts of the city have undergone radical transformation, and some many times. Chmielna Street is just one example.

Situated in the heart of the city, but forgotten by real estate developers at the beginning of the 21st century, this area is now taking on a new lease of life. Chmielna Street is home to Europe's tallest skyscraper and many new offices and trendy hotels have popped up nearby.

According to Andrzej, BPI could have done what everybody else did and pushed for another office development on this site. But we would not have improved the neighbourhood. With no life outside office hours, more pressure on adjacent residential streets and no recreational spaces, we would have helped turn Chmielna into an unattractive office complex.

Instead, we decided to use our residential development expertise and give Chmielna what it was missing: good-quality housing, green open spaces and sustainable mobility options. Additionally, along planned pedestrian routes, there are business premises – most of them restaurants and cafés – which will enhance the attractiveness of the area.

“We could have done like everybody else, says Andrzej, and push for another office development on our site. But we would not have improved the neighborhood.”

ANDRZEJ ŚWIDER

S.A.M.I. ARCHITEKCI Sp. z o.o.



STORY #1 The 15-minute city

Naturally, we designed our development to meet high sustainability standards: fewer carbonated materials, a roof garden accessible to all residents of the building and water storage tanks designed for the reuse of rainwater to water greenery.

But our proudest achievement is how we have been able to blend the development into its surroundings, reconnecting the different parts of the neighbourhood.

By creating a new pedestrian walkway, people living nearby will be able to easily access the new office towers on the other side of the street and from there reach the main transportation, shopping and cultural areas. A green open space planted with trees provides a place for people to meet, for children to play and for everyone to enjoy a quiet spot just a short distance away from the hustle and bustle of the city centre.

By incorporating the missing functions and taking advantage of the existing network of transport routes, we have created an invaluable link that brings true meaning to the 15-minute city and increases the well-being of an entire community.

“By incorporating the missing functions and taking advantage of the existing network of transport routes, we have created an invaluable link that brings true meaning to the 15-minute city and increases the well-being of an entire community.”

ANDRZEJ ŚWIDER





OUR OTHER KEY PROJECTS THAT PUT WELL-BEING AT THE HEART

Bavière Liège (Belgium)

Development of a lively neighbourhood on the outskirts of Liège

Near the city centre, along the Meuse river, a historic area is being revitalised and transformed into a vibrant neighbourhood. With complementary functions available on the same site, the entire community will be able to live, study, shop, take care of themselves and be cared for in return. A place to be well!

©Schmitt-GlobalView



Bernardovo Gdynia (Poland)

Woodland makes up 50% of the housing estate

This residential housing development will bring a sense of peace and promote harmonious neighbour relations, with residents able to enjoy many amenities featuring lush greenery, including dedicated relaxation areas, walking paths with hammocks, a playground with zipline, and an indoor fitness room. As well as respecting nature on the site and keeping our impact to a minimum, we have installed a system to ensure that rainwater is managed and used in a way that is environmentally friendly: thanks to rainwater harvesting tanks and water-retaining green roofs, outflow is slowed down.

Roark Studio



Wood Hub Auderghem (Belgium)

Protecting the site's biodiversity and ecological value

Wildlife in the surrounding area is protected from light pollution, and transits of smaller animals are made possible by creating corridors that provide safe passage and shelter. Beehives are housed on the roof, promoting pollination and supporting the local bee population. Endemic plants and fruit trees growing on the site encourage biodiversity and provide food for a variety of species. All these efforts help contribute to a balanced ecosystem.

ARCHI2000



Listening to the needs of local communities



Project in partnership

PROJECT:

Key West

TEMPORARY SITE USE MANAGED BY:**MORGANE STOK**

Sustainability
Officer

Key West is a major project for Brussels. Located on a former industrial site by the canal, this redevelopment will create an entirely new neighbourhood where waterfront living is key.

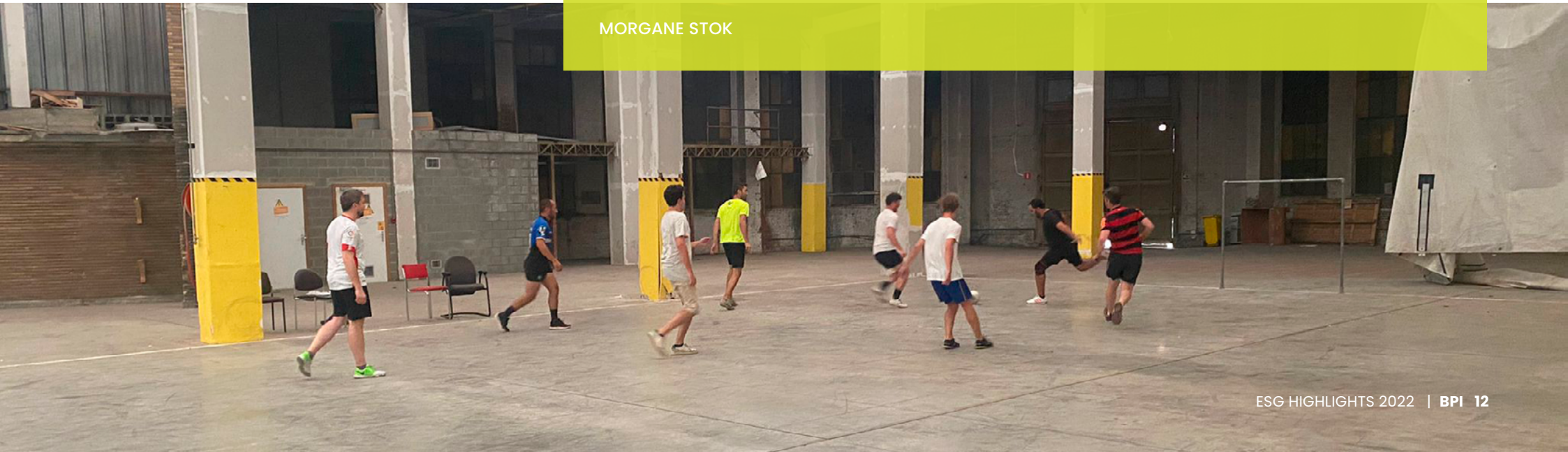
As Morgane Stok points out, however, it may take a while for such a large-scale project to become a reality. In the meantime, the site and the adjacent area can be put to some use. Many associations are desperately looking for available space to

pursue their activities, often on a temporary basis. So the obvious solution was to open up our site to local associations, NGOs and other non-profit organisations. We provide this service free of charge and the benefits are mutual.

Key West covers a huge area and is entirely fenced, with large interior spaces. It was perfect for hosting a wide range of activities.

“Many associations are desperately looking for available space to pursue their activities, often on a temporary basis. So the obvious solution was to open up our site to local associations, NGOs and other non-profit organisations. We provide this service free of charge and the benefits are mutual.”

MORGANE STOK



STORY #2 Listening to the needs of local communities

In 2022, several hundred people accessed Key West for many different purposes: to receive training on how to assemble mobile clinics, to work out and play sport, to create art or to collect and sort out donations in aid of Ukraine. Morgane is pleased to report that they had many encounters with different people who live and work in the city and ultimately make it what it is.

We started offering temporary use of our sites under development many years ago (with Denis Meyer's artistic graffiti at Solvay in 2016). Since then, it has become a recurring feature of BPI projects. With Key West, we have the perfect site to promote the well-being of the city and its inhabitants from day one!

50

people were trained to assemble mobile clinics by Doctors Without Borders

>100

young people from the adjacent neighbourhood worked out and played sport

12

convoys of medical supplies and clothes were collected, sorted and shipped from the site directly to Ukraine





OUR OTHER KEY PROJECTS THAT PUT COMMUNITY AT THE HEART

Support for refugees and Ukraine

BPI Real Estate Poland, located on the border with Ukraine, has been closely involved in helping refugees and people in difficulty in this war-torn country.

Our employees undertook several initiatives:

- a fundraiser in which we collected a total of PLN 500,000 (approximately EUR 115,000). The money was donated to help Ukrainian citizens, both locally in Ukraine and in Poland;
- a collection of items at the Warsaw office, intended to meet the basic and most urgent needs of people fleeing Ukraine;
- financing for a field ambulance, which was handed over to the Ukrainians. The funds were used to convert an off-road vehicle into a

fully equipped ambulance needed to provide assistance in hard-to-reach places;

- voluntary work, with employees involved in direct aid at the border, helping refugees find transportation to onward destinations. We also made it possible for our employees to take additional leave related to aid activities for refugees;
- conversion of the sales office in Warsaw into a temporary apartment, where a family from Ukraine could live for a couple of weeks.

Circular.brussels

Recycled and reconditioned IT equipment

Circularity is very close to our heart. That's why we organised a collection of old IT equipment via circular.brussels and all our employees were motivated to take part. Thanks to their efforts, 6,544 kg of carbon emissions were avoided, one job was created for five days and around 30 people from disadvantaged backgrounds were able to benefit from reconditioned equipment.

Shoebox campaign

Our team shows solidarity with the Samaritans association

Every year, as Christmas approaches, our employees get together to make the festive season a little sweeter for the homeless. In 2022, more than 50 boxes were collected for the Samaritans association.

EQ, Brussels (Belgium)

A cultural centre for Ukrainian war refugees

Following Russia's invasion of Ukraine, we reached out to local associations helping the refugees. With one of them, Promote Ukraine, we quickly identified that EQ could host a centre focused on Ukrainian culture and language and the well-being of refugees who had recently arrived in Brussels.

More than 20 activities were organised for free to support psychological well-being and help displaced persons integrate into their new communities, ranging from psychological support to art therapy, from yoga to dance and from language classes to activities for kids.

Christmas with a difference: 65 degrés

Every year BPI celebrates Christmas as a team. In 2022, we decided to mix gastronomy, smiles and social inclusion by going to the restaurant "65 degrés". The venue serves to train, integrate and showcase the skills of its Belgian staff, mainly made up of people with disabilities, by offering an impressively top-notch gastronomic experience.





Circularity

Reusing existing structures, designing new buildings with fewer but longer-lasting materials and extending the lifecycle of developments beyond their intended use are all circular ways to reduce the greenhouse gas impact our houses, offices and shops have on the planet.

TODAY'S CHALLENGES

For a long time, cities grew by building on top of themselves, reusing what was already there. But over the last century, expansion involved replacing long-lasting existing buildings with structures that became obsolete within two decades, without caring about the waste generated or the CO₂ emitted.

Today, the real estate sector has the unique opportunity to contribute to cities' sustainable development, so we must embrace the old ways, re-learning how to use what already exists and designing buildings that will last, even though their function may change over the course of their lifetime.

BPI's commitment to cities requires a strategy to repurpose, refurbish, repair and reuse the materials already in buildings, as well as to future-proof our designs beyond the intended use of our development.

At BPI, we have the know-how to take on that challenge, based on our long track record in renovation projects. As part of the CFE Group, we have access to cutting-edge technology, smart-building tools and construction best practices that directly inform our designs.

Finding a balance between existing value and future needs



Project in partnership

When purchased, the Tervuren Square site comprised three existing office buildings in a very urban residential area, as Philippe explains.

When brainstorming about the future of the three buildings, the optimal solution found was to consider them separately, resulting in different development approaches for each building.

The intention with the first building ("Tervuren Square"), on Tervuren Avenue, was to convert it from offices into high-quality residential apartments, since the location, orientation

and floor plan of the existing building were ideal for this new purpose. The renovation project required more or less the same volume as the existing building, with the existing structure preserved.

The second, smaller building ("17 College"), located on Collège Saint-Michel Street, did not have an ideal volume or floor plan to create optimal apartments. The final decision was to demolish it and build new qualitative, energy-efficient apartments.

PROJECT:

Tervuren Square, Woluwe-Saint-Pierre (Belgium)

PROJECT PHASE:

Under construction

DEVELOPED AND MANAGED BY:



PHILIPPE SALLE
Development
& Sales Director

"Overall, ventures like Tervuren Square, other than being great projects that have a history, help us gain very valuable knowledge and experience that can be put to good use in all our future renovation and conversion projects, whether at the design or construction stage."

PHILIPPE SALLE

Assar Architects



STORY #3 Finding a balance between existing value and future needs

The third and final building is situated in the courtyard of the residential complex (“The Loft”). Instead of opting for demolition, and because the floor plan is ideal for offices, it was decided to keep the building’s original function. The existing offices will be renovated with the main aim of improving the building’s energy efficiency, for instance by adding a green roof. Smaller changes will also be made to create high-quality office space.

The existing underground parking levels will be reused for the same purpose for the new project.

For any renovation project or when working with existing buildings, an important first step in the design process is to carry out an extensive inventory of all materials and fittings in the existing buildings that could be reused. The three main materials that were reused in the Tervuren Square project were natural façade stone elements (reused in the entrance hall), blue stone slabs (landscaping) and solar protection elements (stair railings). The existing sanitary appliances were collected by a company that will give them a second life on other projects. Philippe shares his experience on the project, pointing out that, in practice, several challenges arise when reusing materials in construction. The quality of the inventory report, obtaining the necessary certifications for safe reuse, carefully dismantling the elements without damaging them and managing stock during construction are all challenges that are handled differently than when working with new materials.

Overall, ventures like Tervuren Square, other than being great projects that have a history, help us gain very valuable knowledge and experience that can be put to good use in all our future renovation and conversion projects, whether at the design or construction stage.

about

2,000

m² of offices renovated

about

80 %

of the structure
of the whole
project preserved

about

7,000

m² converted into
52 apartments
(Tervuren square)





OUR OTHER KEY PROJECTS THAT PUT CIRCULARITY AT THE HEART

La Grand Poste

Liège (Belgium)

Cultural heritage renovation project in the city centre

The former post office, La Grand Poste, is a listed building with a rich history located right in the centre of Liège. Preserving its structure, finding new functions and ensuring its ability to evolve over time were central to our approach. Today, La Grand Poste hosts co-working spaces, start-ups, student spaces, a covered market, retail and food outlets, and even a microbrewery where BPI's own Urbanista beer is brewed!

Altiplan° Architects



Serenity Valley

Auderghem (Belgium)

Reuse of basements and extensive pre-demolition audit

Turning two run-down office buildings into a high-end residential development is no mean feat in itself. But on top of that, we adopted a circular approach to the Serenity Valley project. We preserved all underground levels (basement and car parks) and, based on an inventory of the materials removed from the existing structure, we were able to reuse a high proportion in the new building. Thanks to these efforts, our environmental footprint was reduced by up to 15%.

ARCHI2000



Czysta

Wrocław (Poland)

Reuse of 6 tonnes of façade stone slabs

For Czysta, we used 6 tonnes of stone slabs recovered from the derelict existing structure to build our latest development in Wrocław. We will further reduce our carbon footprint by installing solar panels to create an energy-efficient building.

chillHouse design sp. z o.o





Durability

Human activities consume energy. From work to travel, from heating our homes to cooking our meals, we are reliant on energy. And 80% of that energy comes from fossil fuels, which cause massive greenhouse gas emissions and global warming.

Reducing energy consumption is our lifelong challenge. Since 40% of all energy used globally is consumed in buildings, and most traditional building materials are derived from petrochemicals, we – as real estate developers – still have a lot to do!

Solutions must be found to reduce the energy we need to power our buildings. Alternative building materials must be developed and new construction methods are required if we are to lower our energy dependence and limit global warming.

BPI is committed to the challenge of durability. Our team of professionals, with their strong engineering and technical knowledge, have rolled up their sleeves and are excited to be part of all the initiatives developed within the CFE Group. Together, we can forge new paths and set new standards.

Exploring the boundaries of timber construction



Project in partnership

Timber construction can significantly reduce the environmental footprint of buildings and is currently the best option in terms of eco-design. Wood is a natural and regenerative resource, especially if forests are managed sustainably. The Wooden project challenged the status quo of the wood construction industry by being the first large-scale timber-frame office building in Luxembourg. Timber used in its construction comes exclusively from PEFC-certified forests in the surrounding region. When one tree is cut down, two more are planted.

In addition, wood is associated with low energy consumption, since only a moderate amount of energy (water, electricity, etc.) is needed to turn it into a building material. Moreover, it is said to be “carbonivorous” because, thanks to photosynthesis, the carbon that accumulates while wood is growing remains trapped in it until the end of its life.

PROJECT:

Wooden (Luxembourg)

PROJECT PHASE:

Delivered

DEVELOPED AND MANAGED BY:

SEBASTIEN LABIS
Country manager
Luxembourg



MICHEL ROBERT
Project manager (CLE)

“It would be terrific if Wooden were to pave the way for alternative construction methods in Luxembourg. I hope this private initiative will inspire the public sector to make timber construction the norm.”

ARNAUD REGOUT, Managing Director of BPI Real Estate Luxembourg

Art & Build Architects



STORY #4 Exploring the boundaries of timber construction

"This is the first major timber construction project for most people on our team," says Michel Robert, Project Manager at CLE. "We're working with a hybrid timber, metal and concrete structure that's completely dry-prefabricated and dry-assembled. The excitement is palpable, as the whole team enjoys trying out new construction methods. I'm very proud to be able to work on such an extraordinary project." And extraordinary projects call for new ways of working. "Everything is different, from the project execution details through to logistics management. This requires us to develop new reflexes. We have to be much more proactive than on a conventional construction site. It means that the preparatory stages take longer and we have to think outside the box, but we reap the rewards on site."

BPI and CLE can rely on Wood Shapers and LTS sharing their timber construction expertise and this is seen as a major advantage. Emphasising the remarkable efforts of all the teams on site, Michel adds, "As colleagues, we're all in this together. The strength of our group is that we make the most of all our internal resources by building synergies between CFE companies, each of us benefiting from the added value the others contribute. Incidentally, by forming what we call a 'bouwteam', all stakeholders have been involved in the project right from the development phase."

Wooden is in the process of obtaining WELL Building Standard® Gold and BREEAM Excellent certifications.

"The excitement is palpable, as the whole team enjoys trying out new construction methods. I'm very proud to be able to work on such an extraordinary project."

MICHEL ROBERT





OUR OTHER KEY PROJECTS THAT PUT DURABILITY AT THE HEART

Arboreto

Tervuren (Belgium)

Fossil-free, use of heat pumps and recovery of rainwater

In working on the design, our team of architects reconciled comfort, EPB (energy performance) regulations and technical requirements. As a result, Arboreto has nearly passive EPB and high energy efficiency, thanks to green roofs, sustainable lighting, smart ventilation systems, rainwater recovery and use of exclusively FSC-certified timber.

HUB & Styfhals



Origin

Strassen (Luxembourg)

Inspiring workplace awarded BREEAM Excellent certification

The exceptional quality of its architecture combined with durable materials and efficient construction techniques earned this project BREEAM Excellent certification. The generous glazing brings light into this inspiring workplace. By reusing 100% of the underground floors and the foundations of the existing structure, the carbon impact of the project was greatly reduced.

BOITO Architectes



Bernadovo

Gdynia (Poland)

LED lighting, solar panels and energy-efficient lifts

Bernadovo is one of several Polish housing developments to be BREEAM-certified at the "Very Good" level. The project made use of materials with a positive impact on environmental protection and energy savings (EPB approximately 20% better than national regulations), setting a shining example.

Roark Studio





Mobility

People are constantly on the move! Whether we're commuting to work, restocking our retail stores, taking our children to school or getting out and about enjoying nature, some form of transport is involved. But today, all these different movements are responsible for more than 25% of global carbon emissions.

TODAY'S CHALLENGES

Moving in and around cities more sustainably is a major challenge, not just for the mobility industry itself (e.g. the automotive industry) but also for the construction industry and real estate business. Sustainable transportation solutions will simply not work if the buildings they need to serve cannot accommodate them. And there is no point having carbon-free transportation infrastructure if it does not take users where they want to go.

As real estate developers, we must ensure that our building infrastructure is suitable for developing sustainable mobility solutions. Our overriding goal is to reduce the need for a car, improve the accessibility of bikes and make walking an enjoyable alternative.

At BPI we strive to promote environmentally compatible transportation. We carefully select sites to ensure they have good connections to a quality public transport network. We create as many green areas as possible to contribute positively to the health and well-being of residents and visitors. We constantly seek solutions to meet the needs of the growing number of electric vehicle users.

The embodiment of equilibrium

Project in partnership



PROJECT:

Cavallia, Poznań (Poland)

PROJECT PHASE:

Permit obtained – start of construction 2023

DEVELOPED AND MANAGED BY:



**WOJCIECH
DZWONKOWSKI**
Head of Development



ZBIGNIEW LIPIŃSKI
Project Manager

Wojciech explains that Cavallia is on a very large plot of land located in an area often referred to as the second centre of Poznań. As such, it lies at a major transportation hub.

However, the size of the development in itself may become an obstacle to sustainable mobility: if you cannot cross the site and have to go around, it may discourage walkers or cyclists and tempt them back to their car. For BPI, the challenge was then to develop a site that is efficient in terms of ground space but remains accessible to all the transport options.

When we launched our studies, we asked our people to focus heavily on promoting cycling routes and on limiting car access on site. These early choices led us to orient our development towards two-wheeled users: we now have a bike repair

workshop, several bike parking facilities and even a bicycle rental place. For pedestrians' well-being, we have also incorporated a lot of green, open spaces accessible from the street.

“We now have a bike repair workshop, several bike parking facilities and even a bicycle rental place. For pedestrians' well-being, we have also incorporated a lot of green, open spaces accessible from the street.”

WOJCIECH DZWONKOWSKI

SUD Architekt Polska





OUR OTHER KEY PROJECTS THAT PUT MOBILITY AT THE HEART

Erasmus Gardens

Anderlecht (Belgium)

Close to everything, yet pleasant and peaceful

The Erasmus Gardens project is sited on a former agricultural land, now transformed into a completely new neighbourhood, offering an ideal place to live for people who work in Brussels and want to avoid daily traffic chaos. Its location next to the Erasme metro station means that residents can get to the city centre in no time at all. A huge advantage for those who work there, but also for people who want to enjoy all the excitement that the capital has to offer in the evenings and at weekends.

A2RC Architects



Domaine des vignes

Mertert (Luxembourg)

Excellent accessibility

This development is served by an efficient public transport network, with bus and rail links close by. Charging points for electric vehicles and plenty of bicycle storage areas ensure gentle, fossil-free mobility.

BFF Architectes



Panoramiqa

Poznań (Poland)

In the heart of Poznań

The area owes its uniqueness to the combination of the proximity of green spaces and good access to the city centre. The location of this residential development near the Warta river provides an opportunity to enjoy the picturesque landscape on a daily basis, which is sure to appeal to walking and cycling enthusiasts.

Brit Plan





Innovation

With climate change an ever-present reality, we are living in testing times. Each day raises new issues for the construction industry, and new solutions need to be found to address them.

As an organisation, we are constantly challenged from within and by the business environment around us whenever an employee or a new start-up develops a new idea, a new concept or a new solution to overcome the challenges facing cities. We must embrace the uncertainty innovation brings and experiment with new solutions and ideas to identify the best ones.

Finding the time and committing resources to untested initiatives often calls for boldness and requires us to step out of our comfort zone. However, there is no alternative to innovation. So let's wholeheartedly welcome it!

Some may consider ESG a hindrance to business. Others embrace it as a way to push themselves beyond the existing consensus and break the status quo. At BPI, we want to use ESG to fuel our never-ending quest for innovation!

Construction Consolidation Center



Project in partnership

Stéphane and his team count themselves lucky to have been able to work with Omar Maatar. BPI's ambition is to handle every phase of the construction process in a sustainable, decarbonised way and to achieve that, we need partners who are willing to be bold and take risks with us. That's why, when Omar proposed that our Gravity project in Luxembourg could be a pilot for CLE smart logistics on an urban build, we rose to the occasion and immediately said yes!

Omar explains that CCC stands for Construction Consolidation Centre, a logistics platform that handles the supply chain, upstream of the construction site.

By consolidating material sourcing and delivery in a dedicated space, away from the worksite, we can solve a range of problems. Materials are not constantly being moved around, so workers are less vulnerable to accidents. Transportation is more efficient (delivery trucks have a higher payload and fewer journeys are required), which helps cut carbon emissions. An efficient "last-mile delivery system" can be implemented (e.g. deliveries are timed outside peak hours to avoid traffic), leading to further reductions in the emissions from construction-related transport.

PROJECT:

Gravity, Differdange (Luxembourg)

PROJECT PHASE:

Under construction

DEVELOPED AND MANAGED BY:



STÉPHANE FAYON
Project Manager



OMAR MAATAR
Innovation Director
(CLE-BPC)

Moreno Architecture & Petitdidier Prioux Architecte

"CCC stands for Construction Consolidation Centre, a logistics platform that handles the supply chain, upstream of the construction site."

OMAR MAATAR



STORY #6 Construction Consolidation Center

All this increases employee satisfaction, reduces the time it takes to complete a project and leads to a significant overall reduction in greenhouse gas emissions.

That's why partnering with innovative technical partners, especially within the CFE Group, is so important to us at BPI to help us achieve our environmental goals!

89 %

of employees say it improves their working conditions and productivity

+/-5 %

total cost reduction

66 %

fewer trucks in use

46 %

overall reduction in carbon emissions

"All this increases employee satisfaction, reduces the time it takes to complete a project and leads to a significant overall reduction in greenhouse gas emissions."

OMAR MAATAR



Want to find out more?

Read our scientific publication at the Berlin Summit on the Sustainable Built Environment.





OUR OTHER KEY PROJECTS THAT PUT INNOVATION AT THE HEART

Wood Hub

Auderghem (Belgium)

Proptech competition and VManager

A Proptech competition was organised to enable an innovative start-up to deploy its services and raise the bar of smart building solutions in this project.

Implementation of the VManager sustainable building management system, which optimises energy consumption.

TwoDesigners



Pure

Auderghem (Belgium)

High-end apartments equipped with high-tech domotics

Connected qualitative apartments equipped with intelligent sensors. Control electronic devices and open downstairs door remotely, operate lights with your smartphone and adjust window blinds based on the weather forecast.

ARCHI2000



La Grand Poste

Liège (Belgium)

Incubator par excellence

La Grand Poste is an incubator of incubators! It has been designed to provide start-ups, accelerators, incubators and investment funds with all the infrastructure and facilities they need to develop their activities under the best possible conditions, in an inspiring environment. The incubator is the space at La Grand Poste dedicated to various support initiatives: hackathons, boot camps, short or long training courses and acceleration programmes will all take place in this space, which has been designed specifically for this purpose.

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CFE Group and the SPARC strategy

CFE group and the SPARC strategy



Next generations deserve new heroes

BPI Real Estate is the real estate branch of the multidisciplinary CFE Group, which was founded in 1880 and operates in Belgium, Luxembourg and Poland. We focus on developments in urban centres with high growth potential, a positive environmental impact, real opportunities for soft mobility and an emphasis on social well-being.

Energy-saving, circularity of materials, mobility, well-being, innovation and waste reduction are all global challenges to which we strive to provide sustainable solutions.

LUC BERTRAND

Chairman of the Board of Directors

2022 was a pivotal year for CFE. With the partial demerger of DEME, our multidisciplinary group has gained agility by focusing on four main, complementary business areas: Real Estate Development, Multitechnics, Construction & Renovation, and Sustainable Investments. CFE aims to use the skills of the group's various companies and the synergies between them to become a leader in the high-growth markets of sustainable buildings and cities, smart industries and infrastructure for the energy and mobility of tomorrow.

RAYMUND TROST

CEO of CFE

The CFE Group has summarised its ambition in the form of a commitment: "Changing for good". At CFE, our ambition is to challenge the status quo, identify what is unsustainable and change it.

"We have achieved strong operating results for the second consecutive year, with all four business areas contributing significantly. We have strengthened our financial position despite extreme macroeconomic volatility and significant investment in our growth businesses. This is the result of the strength of our multidisciplinary business model and the outstanding work of our employees."

RAYMUND TROST



CFE group and the SPARC strategy

For us, sustainability and innovation are not just buzzwords. The age of words is over: it's time for action. These are real commitments that we make together, with our community, with our heroes! Employees, customers, partners, suppliers and investors – all passionate men and women who, thanks to their expertise, professionalism and determination, contribute every day to creating impact in our businesses.

In short, CFE's ambition is to bring together people, skills, materials and technology in a community for positive change. These words were not chosen at random. In fact, by creating this community, we are accelerating positive change far more than any of us could do individually.

It is really about change because, as people who work in an industry that has the potential to shape the world, we have a great responsibility to do so. We need to challenge the status quo and change what is unsustainable.

We want to reinvent value creation. That is why sustainability indicators, together with financial indicators, are at the heart of our business: they become one. We are already integrating these new performance indicators to create a balance between people, planet and profit and thus generate sustainable development in our business.

To be able to achieve this ambition, and to go beyond mere words, CFE has developed an ambitious strategy under the acronym SPARC. Sustainability, innovation and operational excellence are at the heart of this strategy.

SPARC



AS A H.E.R.O.

Happener Engaged Reliable One

Shift

We change by putting sustainability & innovation at the core of our strategy.

Perform

We strive for excellence for our customers in risk management, operational processes and resource productivity.

Accelerate

We accelerate through platforms for sustainable growth thanks to a group's integrated approach.

Return

We create attractive long-term value for our stakeholders.

Community

We put our people and stakeholders at the heart of what we do. We act as a close community internally and externally.

CFE group and the SPARC strategy

In 2022, sustainability and innovation truly took their place in the CFE Group's strategy. "We are justifiably proud of the results we have achieved and of the recognition of these results by the ESG rating agency Sustainalytics, which ranked us Top ESG Company 2023," says Isabelle De Bruyne, CFE's Chief Sustainability Officer.

The groundwork laid over the past few years is taking shape and we can now build on an integrated approach in which sustainability and innovation play a leading role. But above all, we are delighted with

the opportunities offered by this new strategy, which will be a real accelerator for all the companies in our group.

Want to read more about the non-financial statements and key indicators of the CFE Group? [Read the CFE Group annual Report.](#)

ISABELLE DE BRUYNE

Chief Sustainability Officer of CFE



"We are justifiably proud of the results we have achieved and of the recognition of these results by the ESG rating agency Sustainalytics, which ranked us Top ESG Company 2023."





**Our commitments
for the future**

Our commitments for the future

Continue to surpass ourselves every day

Our company's commitment to society is about meeting the current needs of cities and their inhabitants, without compromising the ability of future generations to meet their own needs. We are fully aware that our work must not stop there and that the years ahead will be crucial in combating global warming and reducing our environmental impact.

That's why the whole BPI team is committed to achieving this goal, whether in the acquisition and development of new projects, in the refurbishment of existing buildings, or even in the day-to-day work of all our team members.

Being an integral part of a multidisciplinary group is both a strength and an opportunity that we must seize to maximise our impact.

European policies and regulations are becoming increasingly stricter with regard to our activities. We need to embrace these changes if we are to outperform ourselves and shape a better world for tomorrow, starting today.

Finally, we believe that every action counts, big or small. It is important for us to have faith in what we are doing and do it with passion, all together, day after day.

“Being an integral part of a multidisciplinary group is both a strength and an opportunity that we must seize to maximize our impact”.

Team BPI Real Estate Luxembourg



Team BPI Real Estate Poland



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