

SUSTAINABILITY REPORT *2021*



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LETTER FROM THE CEO,¹ MICHEL VAN GEYTE



Nextensa, a new business stemming from the July 2021 merger of the developer Extensa and investor Leasinvest, has several key drivers. The main one is sustainability.

The world is in transition; with fossil fuel resources depleting, we're in a huge-scale emergency. The real estate sector bears its own fundamental responsibility for CO₂ emissions.

At Nextensa, we want to be a frontrunner. We closely monitor all aspects of sustainability across the whole construction process and hope to expand our current portfolio with ESG compliant buildings.

The report we are presenting here is important to us but certainly not an end in itself. On the contrary, sustainability is not about meeting certain standards but exceeding them. We believe it has to become an attitude all your stakeholders buy in to. From our shareholders to our own teams of realtors, from our tenants to our buyers, Nextensa wants to prove that ESG has legs.

Renovating and refurbishing the Gare Maritime is probably the best example of our commitment to the cause but there are other, mostly smaller projects that are also making a real difference.

Many of these initiatives, including solar panels, charging stations, energy communities, replacing cooling units, etc., contribute to making our buildings climate adaptive. We want to go further across the whole construction process, pushing for the use of sustainable materials, reusing goods and more awareness about our approach to construction transport, etc. We are committed to creating healthy and liveable environments and neighbourhoods and are taking on a variety of initiatives to make a positive social impact.

There is a lot of work still to be done to reach the goals we have set ourselves and there will also be a financial impact. However, we are steadfastly resolute that this is the way to go, even if we encounter resistance and obstacles along the way.

Nextensa, Places You Prefer, is where developers make places and spaces that are good to live, work, relax, exercise and feel at ease in. Nextensa wants and will take on a major role in this movement so that it is the real estate company you want to invest in.

¹ 102-14 Statement from senior decision-maker

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“2021 was a challenging year. Rather than a blank page, Leasinvest and Extensa are coming together to write a new chapter under the name Nextensa.

This is Nextensa’s first Sustainability Report as a newly merged organisation. The issues have been identified and the goals set, charting the course for Nextensa’s future strategy. We will be focusing on all levels of our core business: the buildings we develop and manage, the communities around them and the people connected to Nextensa in all kinds of ways.

Due to the complexity of a merger half-way the year, it was intended to be a limited report. Nevertheless, more than thirty of our highly motivated team committed to developing the strategic themes set out in this report, demonstrating that there is already the will to go one better instilled in us. And so, our report could grow into this substantial reflection on the steps taken in 2021 and previous unreported years.

We are proud that Sustainability is already at the heart of what our people do and want to say a big thank you to them and the management team for adopting this important topic to make it part of the DNA of our new organisation.”

Trees Verhoogen
ESG-committee

1. NEXTENSA OVERVIEW

1.1. At a Glance

Nextensa¹ arose from the merger of Leasinvest Real Estate and Extensa. Leasinvest - with its track record as an international office and retail investor across the Belgian, Luxembourg and Austrian markets - and Extensa - with its award-winning and innovative expertise in next-generation real-estate developments - joined forces on 19th July 2021.

As a result of this coming together², Nextensa became one of Belgium's largest publicly traded real estate companies with a consolidated balance sheet of €1.9 billion in 2021³. Nextensa is listed on the Euronext Brussels (Bel Small) stock exchange and is part of the European Public Real Estate Association (EPRA) in Belgium and EPRA Eurozone real-estate indices⁴.

Leasinvest Real Estate, initially headquartered in Antwerp, moved to Brussels to join Extensa's team in the iconic Royal Depot building on the Tour & Taxis site⁵.

A new head office for the 87 staff members (employees and contractors)⁶ at Nextensa will be opened and fully operational by March 2022, in the recently completely renovated Gare Maritime on the same renowned Tour & Taxis site.

1.2. Our Activities

Nextensa's mission is to become a next-generation publicly traded real estate investor-developer. Its business strategy focuses on being a leading and listed real estate player by both acquiring property and developing real estate to be either held in its portfolio or sold.

Building on its values and expertise, Nextensa's vision is to shape future cities. It envisages building core-plus buildings by combining a mix of office, retail and residential use into large-scale mixed urban real-estate projects. In so doing, Nextensa hopes to provide its customers and beneficiaries with "great places to live, work, shop, exercise and have fun in"⁷.

¹ 102-1 Name of the Organisation

² 102-10 ii) Significant changes to the organisation's size, structure, ownership, or supply chain, including: Changes in the share capital structure and other capital formation, maintenance, and alteration operations (for private sector organisations)

³ 102-7iii) Scale of the organisation: net sales

⁴ 102-5 Ownership and legal form

⁵ 102-10i) Significant changes to the organisation and its supply chain: changes in the location of, or changes in, operations, including facility openings, closings, and expansions

⁶ 102-7i) – Scale of the organisation: total number of employees

⁷ 102-2 - A description of the organisation's activities

Nextensa will continue what it is doing as two businesses come together in collaboration:

- Leasinvest Real Estate, an innovative real-estate investor in high-quality office and retail segments in Europe with an impressive track record of creating value for its shareholders; and
- Extensa, a true specialist in mixed-use urban developments, creating large and medium scale high-quality, inspiring and award-winning real-estate projects, e.g. "Tour & Taxis" in Belgium and "Cloche d'or" in Luxembourg.

Nextensa's properties are located in the Grand Duchy of Luxembourg (45%), Belgium (42%) and Austria (13%).¹

The organisation's revenue depends, to a large extent, on the rental income generated from its **Investment Property Portfolio**. These consist of leases on Office buildings (51%), Retail sites (39 %) and other types of real estate (logistics, events, parking) (10%)² across its three operating countries. The total value of the investment portfolio is approximately EUR 1.4 billion.

Development Projects making up Nextensa's assets comprise residential property (68%), office buildings (29%) and Other (3% of which is retail) and include the development and sale of residential units at Tour & Taxis and Cloche d'or.³ The total value of the development portfolio is approximately EUR 0.3 billion.



¹ 102-4 - Location of operations

² 102-6i) Markets served: geographic locations where products & services are offered

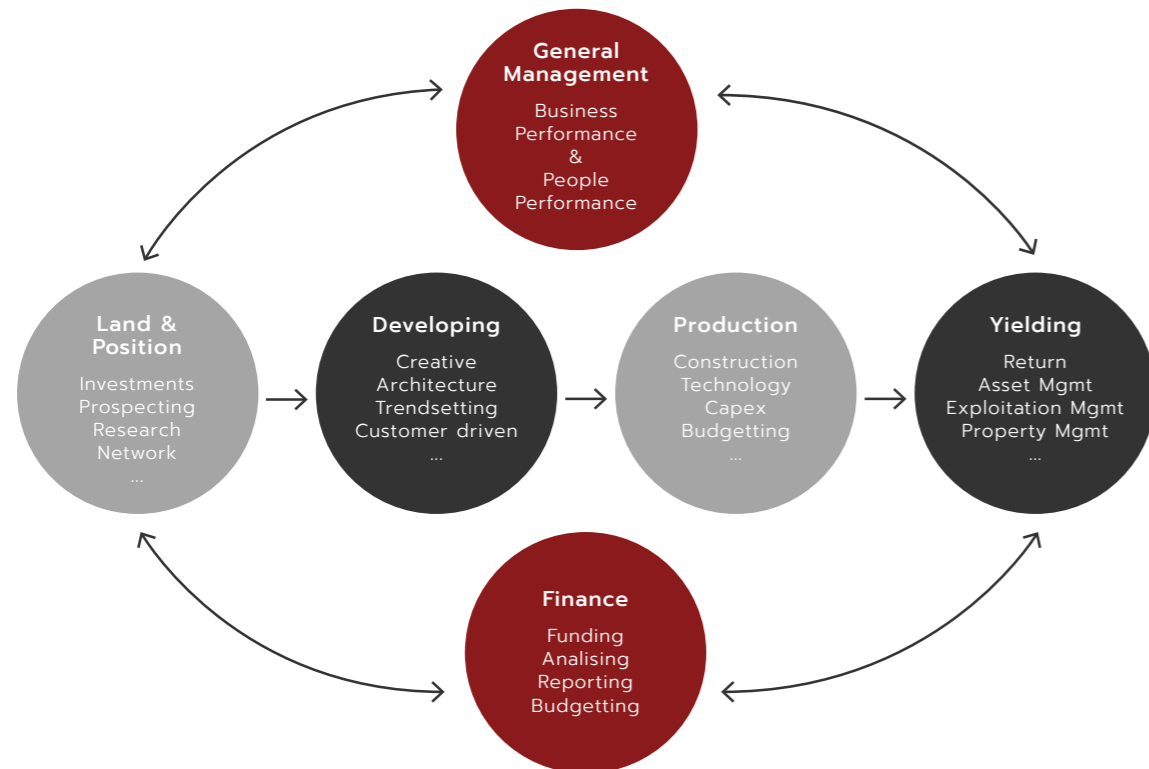
³ 102-7: Scale of the organisation, including: ii) total number of operations; iii) net sales (for private sector organisations) or net revenue (for public sector organisations); iv) total capitalisation (for private sector organisations) broken down in terms of debt and equity; v) quantity of products or services provided.



Where we are

Investments	Project Development						Participation	
Number of buildings		In construction/m ²		Permits acquired/m ²		In study/m ²		Retail Estates
37		BE	NL	BE	NL	BE	NL	1.351.320 shares
m ²	Residential	N/A	29.287	36.520	32.401	93.000	12.000	Value
514.600 m ²	Offices	3.674	16.747	N/A	6.836	37.500	56.045	96.484.248 €
Fair value	Total	BE > 170.694 m ²		NL > 156.816 m ²		Divident		
1.407.918.671 €								6.080.940 €
Rent/year								
70.326.600 €								

Below is the value chain of the Nextensa group¹:



¹ 102-9 a. A description of the organisation's supply chain, including the main items on the organisation's activities, primary brands, products and services

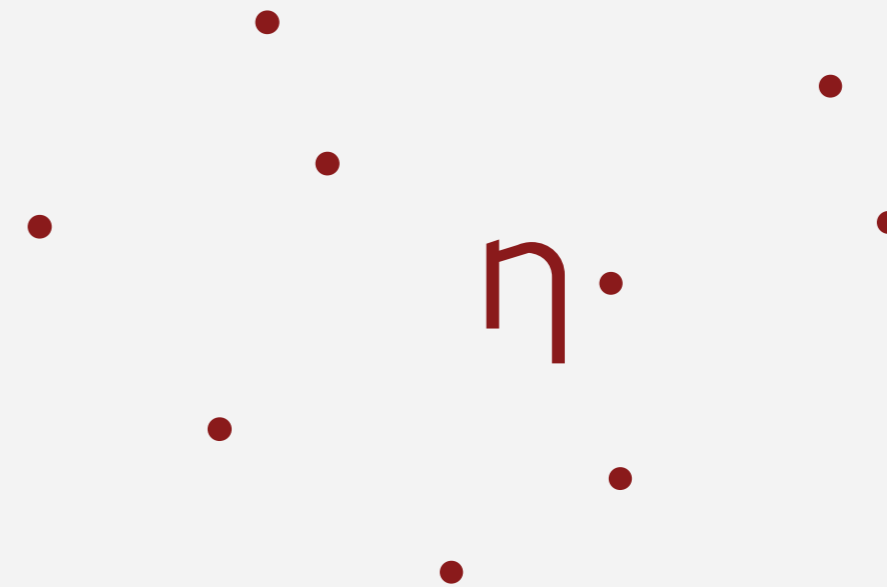
1.3. Our Corporate Governance

Nextensa's management structure follows the principles of its Corporate Governance Charter, based on the Belgian Corporate Governance Code of 2020.

Nextensa aims to adhere to the 10 principles enshrined within it on governance structure, roles and responsibilities of senior management, maintaining an effective and balanced board of directors, setting up specialised committees, ensuring board member impartiality, board remuneration, responsibilities to shareholders, transparent and rigorous procedures to monitor and evaluate management performance and, lastly, transparent and continuous reporting on adopting and implementing these principles.

As governed by the 2020 Belgian Corporate Governance Code and outlined in Nextensa's Corporate Governance Code, the board of directors has three consultative committees: the audit committee, the nomination and remuneration committee and the committee of independent directors.¹

Nine members made up Nextensa's Board in 2021, three of whom are female.²



¹ 102-18: a) Management structure of the organisation, including committees of the highest governance body

² 405-1: Percentage of individuals within the organisation's governance bodies in each of the following diversity categories: gender, age, other diversity indicator

Nextensa's Governing Board are members of the Urban Land Institute (ULI), the Professional Association of the Belgian Real Estate Industry (BVS/UPSI), the Belgian and Luxembourg Council of Retail and Shopping Centers (BLSC), and the European Public Real Estate Association (EPRA):



● Jan Suykens
(*1960)
Chairman,
Non-Executive Director



● Michel Van Geyte
(*1966)
Chief Executive Officer



● Dirk Adriaenssen
(*1970)
Non-Executive director,
Independent



● Granvelle Consultants & C° BV,
permanently represented by
Jean-Loius Appelmans
(*1953)
Non-Executive director



● Piet Dejonghe
(*1966)
Non-Executive director



● Brain@Trust BV,
permanently represented by
Marcia De Wachter
(*1953)
Non-Executive director,
Independent



● Colette Dierick
(*1960)
Non-Executive director,
Independent



● SoHo BV
permanently represented by
Sigrid Hermans
(*1970)
Non-Executive director,
Independent



● Starboard BV,
permanently represented by
Eric Van Dyck
(*1962)
Non-Executive director,
Independent

¹ 102-13 Memberships

1.4. Our Approach to Fair Business

The cornerstone of Nextensa's values, principles, standards and behavioural norms is underpinned by a number of key documents (publicly available). These are the Corporate Governance Charter (described in the section above), the Integrity Code, Dealing Code and Remuneration Policy, which have been reviewed and approved by Nextensa's newly constituted 2021 board of directors, which was an integral part of the merger.¹

These codes and charters consolidate and further elaborate pre-existing principles and standards pertaining to ethical and responsible entrepreneurship that both Leasinvest Real Estate and Extensa² held.

Integrity Code

Nextensa's *Integrity Code* sets out a general behaviour framework with a number of principles and ethical guidelines that apply to every board member and employee at Nextensa, including shareholders, partners, customers, wider society and the third parties that collaborate with us.

The Integrity Code sets out principles such as honesty, integrity, respect, fairness and employee rights against a backdrop of a culture of confidence-based constructive dialogue. Furthermore, it sets out Nextensa's expectation that all employees actively prevent any conflicts of interest, especially in relationships with customers, suppliers and other third parties. A common definition for bribery and other forms of corruption and fraud has been provided.³

The Integrity Code sets out its expectation that all parties abide by for competition law when dealing with third parties. Nextensa is neither a member of, nor does it finance, any political party or organisation in any of the countries in which it operates.

In line with its commitment to contribute to sustainable development, Nextensa adheres to the Universal Declaration of Human Rights⁴ and pays due heed to health and safety and environmental concerns.

¹ 102-16 A description of the organisation's values, principles, standards and behavioural norms

² 103-2 The management approach and what it comprises – Tackling Corruption

³ 103-1 Anti Corruption - Explanation of the material topic and its Boundary

⁴ 102-12 A list of externally developed economic, environmental, and social charters, principles, or other initiatives to which the organisation subscribes, or which it endorses.

Any employee with questions on how these principles are applied or about the code in general or if they suspect or see irregularities in this regard, should consult Nextensa's compliance officer.

Dealing Code

Nextensa's *Dealing Code* sets out the principles and expectations for board members, employees and third parties in all financial transactions. It specifies the applicable rules, regulations and minimum standards of behaviour, expected from all parties to manage and mitigate any risks associated with insider buying or related practices.

All employees must inform the compliance officer if they become aware of information pertaining to insider buying. The compliance officer is responsible for informing the board of directors or similarly mandated person. Under Belgian competition law, the compliance officer shall maintain an up-to-date record of all governing bodies, employees and associated persons, whom may have been aware of or have come in contact with, insider information. Said records include a detailed account as to when and why a person may have become aware of such information.¹ In line with GDPR regulation, all persons on the list of presumed knowledge of insider information shall have access to their personal information and the right to request amendments to said information.

All existing and new employees shall attend information sessions on the Codes and Charters that apply to them or that are relevant to the business and stakeholder activities they are engaged in. All new employees must read and sign these codes of conduct when joining the organisation. In light of the merger, newly recruited legal counsel for Nextensa will be tasked with bringing the teams together with a common set of norms, values, principles and standards of behaviours using various on and offline tools and channels for training and communication.²

¹ 102-17 A description of internal and external mechanisms for: a) seeking advice about ethical and lawful behaviour, and organisational integrity; b) reporting concerns about unethical or unlawful behaviour and organisational integrity.

² 205-2 Communication and training on anti-corruption policies and procedures

Supplier and Partner Codes

As a real estate (re)developer, Nextensa works with a wide range of contractors and external partners. Efforts towards ensuring fair and proper operating practices extend to them too. Contractors and suppliers working with Nextensa must sign and adhere to the contractual obligations pertaining to social and labour legislation in Belgium, Luxembourg and Austria. Under this agreement, they also have a responsibility to ensure these contractual obligations extend to their own subcontractors.

Contractors and partners are also expected to follow Nextensa's Integrity Code and commit to passing these legal and ethical standards down to their own supply chain. As such, Nextensa aims to influence the occupational health and safety and labour standards within its downstream value chain, as well as prevent and mitigate impacts linked to its wider business relations.¹

In Q1 of 2022 we will draw up a Supplier Code of Conduct and updated supplier due-diligence process. The Supplier Code will, of course, integrate key principles from Nextensa's Integrity Code and will be in line with the Building Research Establishment Assessment Method (BREEAM) requirements on responsible materials sourcing.

BREEAM standards, the worlds' leading sustainability assessment method for master planning projects, infrastructure and buildings, reflect environmental, social and economic performance of assets across the built environment lifecycle, from new construction to in-use and refurbishment. When assessing which suppliers to work with, Nextensa will conduct social and environmental due diligence and score of suppliers, as required by the BREEAM methodology.^{2 3}

¹ 403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships

² 102-12: A list of externally developed economic, environmental and social charters, principles, or other initiatives to which the organisation subscribes, or which it endorses.

³ 102-11: Whether and how the organisation applies the Precautionary Principle or approach.



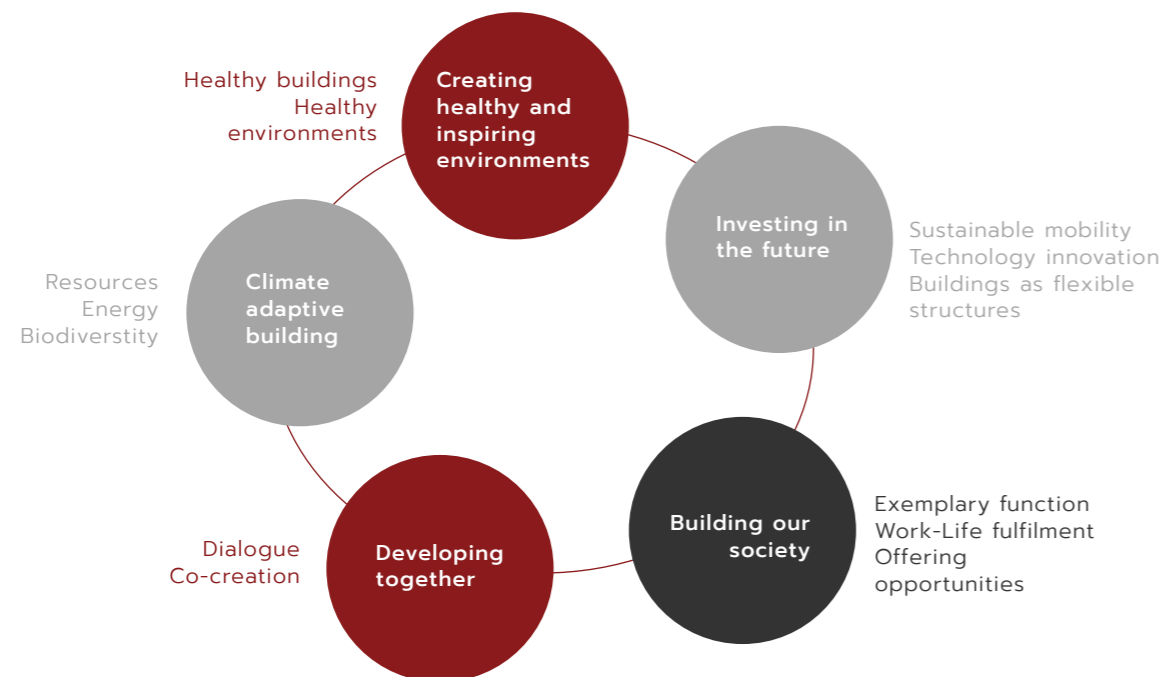
1.5. Our Separate Sustainability Journeys

Both Leasinvest Real Estate and Extensa had been on their own extensive sustainability journeys prior to their merger into Nextensa.

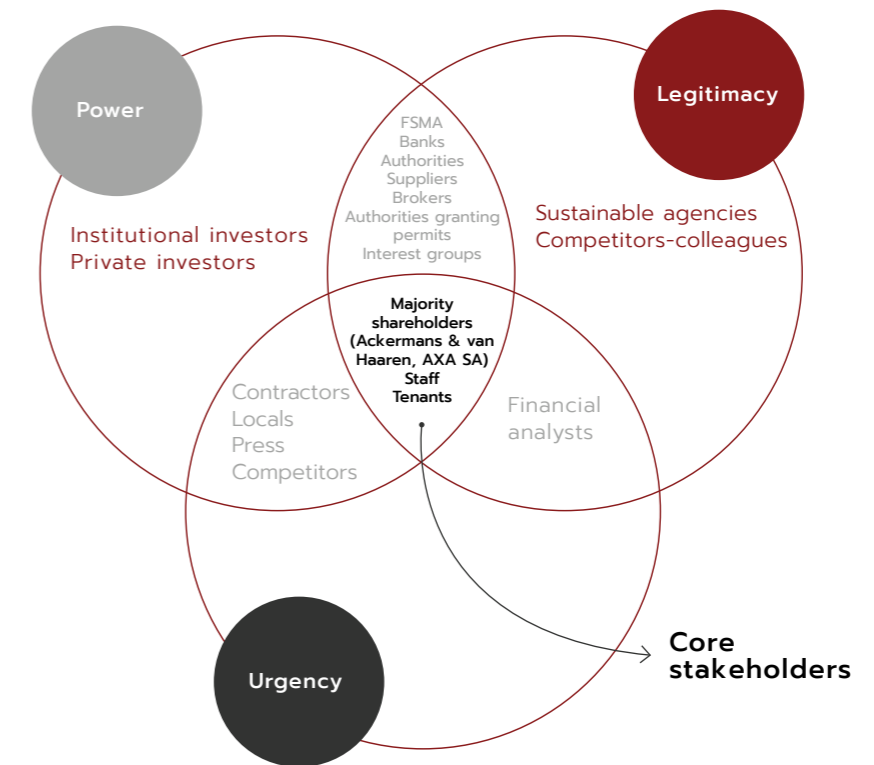
Leasinvest

Leasinvest looked at taking the 17 Sustainable Development Goals and their 169 related targets as the foundation of its strategy. Consultation took place over several months with the Leasinvest ESG team, with an SDG impact analysis, prioritising SDGs, deciding on strategic themes and subthemes, formulating action plans, setting KPIs and objectives, as well as building monitoring and evaluation tools and dashboards.

Through these processes, five priorities and thirteen sub-themes emerged for Leasinvest Real Estate in 2020:



Leasinvest also conducted a thorough stakeholder mapping exercise¹ to gain further insight into ESG and ascertain which points were most important. It took into account internal and external stakeholder expectations and the impacts the business has on them.



Leasinvest Real Estate also published its first sustainability report in 2020, inspired by the principles of GRI.

¹ 102-42: Identifying and selecting stakeholders



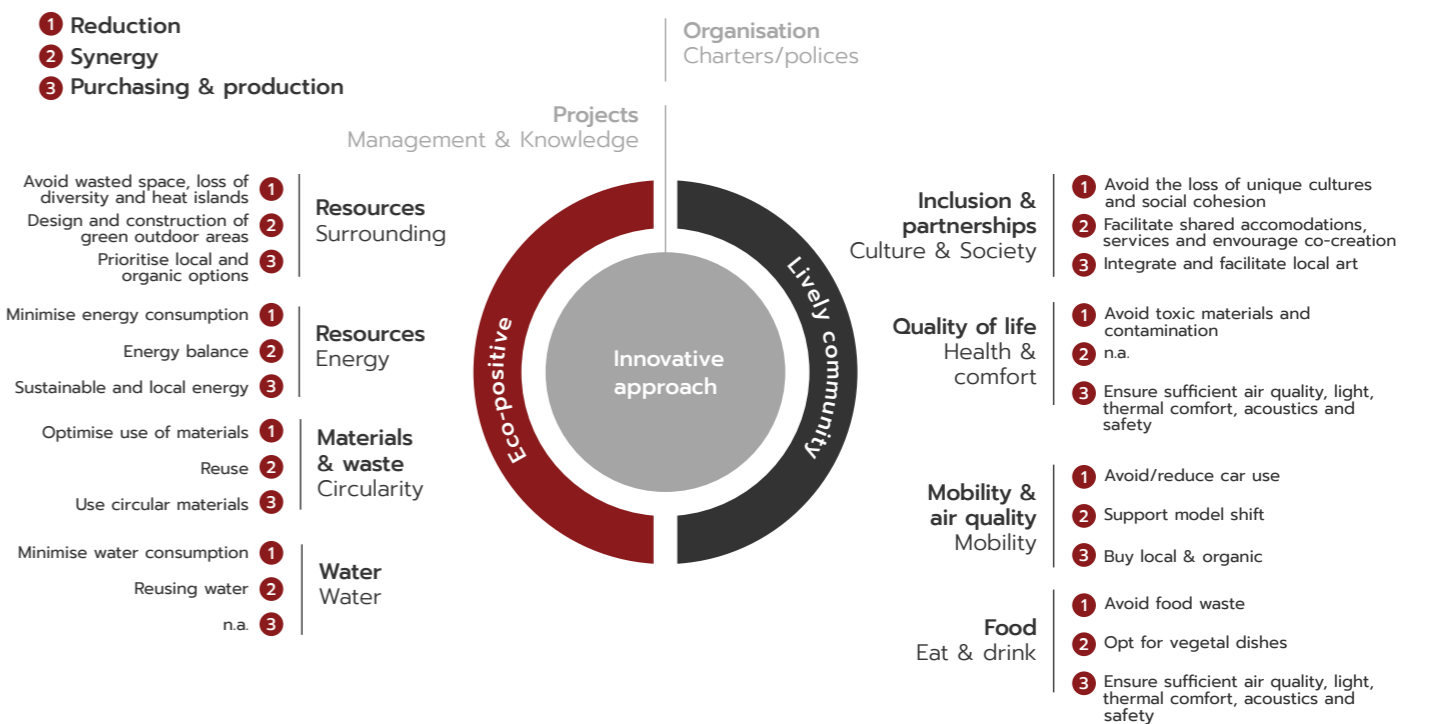
Extensa

Extensa held a series of workshops in 2019 and 2020 with all its employees, to set its material sustainability focuses and long-term priorities.

There were three workshops in all that followed the UN’s “Business Reporting on the SDG’s: a practical guide to set priorities and reporting (integrating the SDGs into corporate reporting)” methodology.

The process required all employees to put themselves in the shoes of the connected and external stakeholders that they engage with and whose voices they represent in-house. They sought to suggest, agree and prioritise points of sustainability.

Extensa lay down three priorities with ten subtopics at these workshops, in 2020¹. It also developed KPI’s and future actions for each subtopic. Building upon this initial employee-centred exercise, sustainability consulting firm Greenfish was brought on board in January 2021 to support Extensa’s ESG team. It worked to consolidate data and create tools that calculate the carbon footprint across all three scopes and measure the impact projects have. It then drew up a concrete and actionable strategy with targets and KPIs based on these results.



¹ 102-42: Identifying and selecting stakeholders

EU Taxonomy

The EU Taxonomy aims to achieve the transformation to a low-carbon economy through generally accepted definitions and reporting methods for ‘green’ activities. So far this has been done for two of the six climate and environmental goals, notably the mitigation of and the adaptation to climate change. It should be pointed out that the definitions are not always clear and that they will probably still evolve. The Taxonomy also implies major adaptations in reporting methodology and associated reporting processes.

For the financial year 2021 Nextensa is reporting according to the EU Taxonomy standards in compliance with the requirements set for the preparation of its shareholders’ Non-Financial Statements. As Ackermans & van Haaren falls within the scope of the Non-Financial Reporting Directive (NFRD), Nextensa performed an eligibility assessment on the proportion of Taxonomy eligible or non-eligible activities. Nextensa adopted a conservative approach in its eligibility assessment.

	Eligible	Non-eligible
Turnover	94%	6%
Capital expenditures	88%	12%
Operating expenditures ¹	-	-

For Nextensa, more than 90% of its turnover and more than 85% of its capex are ‘eligible’ for the EU Taxonomy and primarily relate to real estate development and the letting of real estate from its own investment portfolio.

The impact of the four additional Taxonomy environmental objectives yet to be published and the detailed ‘alignment’ analysis will be carried out in 2022.

¹ The opex, as defined in the scope of the EU Taxonomy, comprises a restrictive list of non-capitalised costs. As the participations draw up their annual financial statements on the basis of IFRS, they are already to a large extent contained in the capex

1.6. Consolidating Sustainability at Nextensa

With the merger in July 2021, the ESG Representatives of both entities joined forces to share their knowledge and experience. The new five-member Nextensa ESG committee built on the results of their materiality assessments to date and looked for ways to take advantage of both teams’ expertise and internal networks¹.

It has been the priority of Nextensa’s ESG committee to agree common sustainability priorities and a shared strategic plan. This means we can meet the broader challenges faced by Nextensa in bringing two different organisations together within the larger and rapidly evolving ecosystem in which it operates.

Everyone agrees that the real estate industry is in the midst of a major transition phase. There is no doubt that the sector has a significant impact on the environment, not only from an ecological perspective, but also on the social and communal aspect of the urban fabric. It impacts spatial planning and, therefore, on the way in which people live, work, shop and play. It should be a matter of putting “people” at the centre of all development projects and involving them in the development processes. It is with this in mind we mapped out the priorities and subthemes each company had already identified and pitted them against each other.

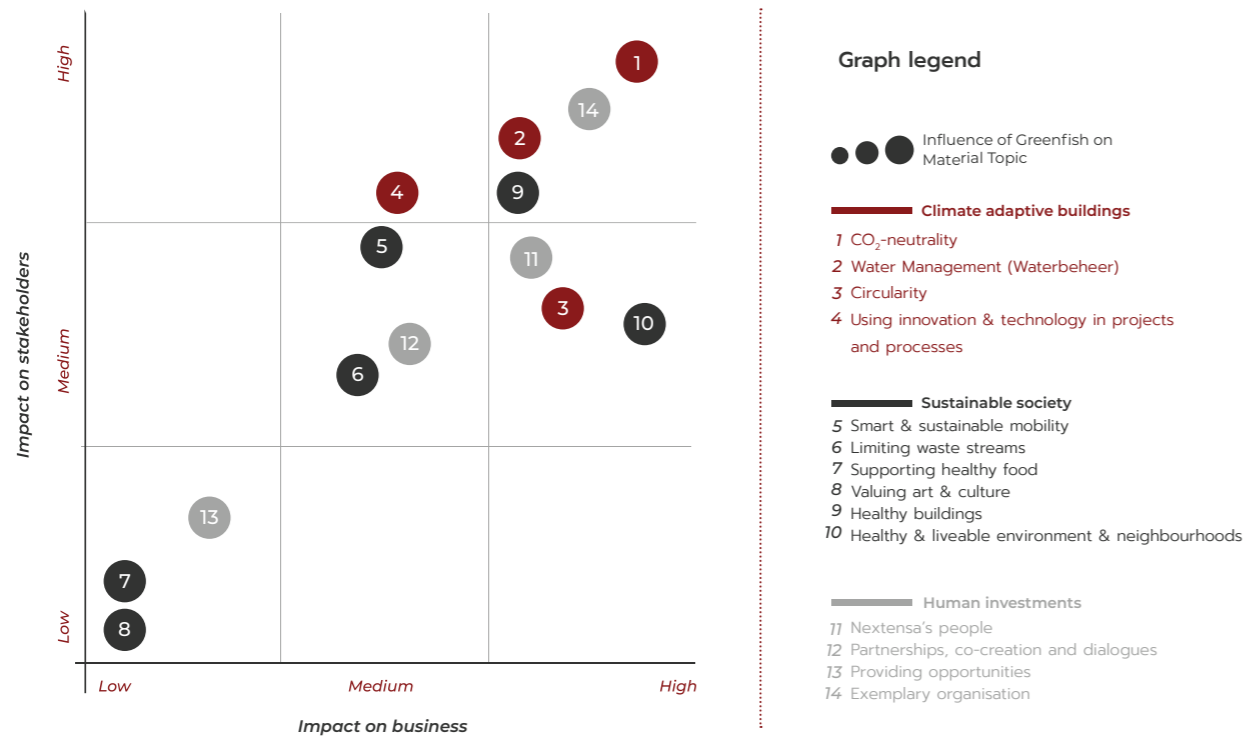
Nextensa’s materiality assessments then looked at a range of sector specific and sustainability related benchmarks and trends and established real estate risks and opportunities. It also examined upcoming legislation that will impact the industry, including EU Taxonomy eligibility, the Corporate Sustainability Reporting Directive (CSRD), the European Public Real Estate Association (EPRA) sustainability performance indexes and Belgian and European property laws².

¹ 102-44 Key topics and concerns raised

² 102-46 a) An explanation of the process for defining the report content and the topic Boundaries, b) An explanation of how the organisation has implemented the Reporting Principles for defining report content



Through these consolidation and iterative processes, Nextensa agreed its 2021 Materiality Matrix¹, which was approved by the CEO and the Executive Committee on 28th October 2021 and communicated to all employees during a Townhall meeting attended by the entire organisation on 29th October 2021²:



1.7. Nextensa's Sustainability Vision & Mission

The foundation of our Sustainability Vision & Mission is to contribute to the following four SDG's:



As previously stated, all Nextensa employees have been and continue to be closely involved in developing and implementing this ambitious mission statement. We don't want it to remain abstract and full of empty terms but to become integral to our daily work and decision making and, increasingly, part of the new DNA of the organisation.

Nextensa's Sustainability Vision is best reflected in its tagline

'Places You Prefer: Excelling in sustainable urban real estate investments and developments by creating places our clients prefer to live, work, shop and relax in'

Nextensa's mission is to create preferred places that:

- Are **climate adaptive**: by location and through technological innovation;
- Have a **positive societal impact**: on the neighbourhood and urban fabric;
- Incite to **co-creation** through B2B and B2C partnerships.

This mission followed a very clear ESG vision running through all core activities - acquisition & investments, developments & project management and asset & property management.

¹ 102-44: Key topics and concerns raised
² 102-26 Highest governance body's and senior executives' roles in the development, approval, and updating of the organisation's purpose, value or mission statements, strategies, policies, and goals related to economic, environmental, and social topics.

Acquisitions & Investments

All new opportunities are to be assessed against the criteria below:

- Focus on the major cities in the countries in which Nextensa operates: Brussels - Luxembourg – Vienna – Antwerp – Ghent
- Active search for large scale sites for more leverage on positively impacting the urban fabric
- Prioritising mixed-use potential and promoting sustainable community building
- Favouring upcycling on existing structures
- Embracing smart mobility

Developments & Project Management

All developments need to be BREEAM, DGNB and/or WELL certified, aiming for the highest possible rating by focusing on:

- Carbon neutrality: life cycle approach as a basic principle - following GRI guidelines
- Healthy buildings: well-being for all clients
- Energy: reduce (building skin) – exchange (mixed use) – renewable (local, if possible)
- Materials: circularity – reuse – upcycle – recycle – responsibly sourced/produced
- Water: reusing rainwater as a minimum, aiming for recycling wastewater
- Biodiversity: integrating green open space where possible to stimulate biodiversity and wellbeing
- Technological innovation: off-site construction initiatives in collaboration with construction partners
- Process innovation: setting up collaborative project methodologies

Asset & Property Management

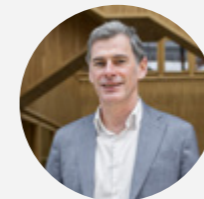
Nextensa aims to have all assets BREEAM In Use certified with responsible management plans and to implement GRI & Taxonomy reporting tools by:

- Interacting with our clients (tenants) & mutually fuelling ESG plans
- Setting up partnerships with innovative businesses (solar panels, charging stations, renewable HVAC production, etc.)
- Developing research initiatives for energy communities that promote local exchange
- BMS monitoring on all assets (energy consumptions, etc.) in view of permanent performance optimisation
- Including Proptech to advance client digital experience and to improve asset management by data analytics
- Organising sustainable community building initiatives: societal partnerships (e.g. culture, food & beverage, sports, etc.)

1.8. Our Sustainability Governance

Nextensa's ESG committee is made up of a five-member team, particularly representative of the organisation, both in terms of gender, age and (Leasinvest/Extensa) origin. The ESG Committee reports directly to the Executive Committee of Nextensa and plays a key role in advising the executive committee and CEO on strategic decisions that integrate key ESG priorities¹. The five-member team also have the mandate to translate and disseminate Nextensa's sustainability priorities into the business, to further develop its strategy, set objectives and KPIs and to play a central role in engaging all members of the organisation in these processes.

"The ESG committee is committed to maximising our ESGs' R number to spread its DNA to all our stakeholders"



● Peter De Durpel



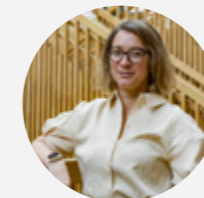
● Valérie Vanderveken



● Jan Bergé



● Tim Van Dorpe



● Trees Verhoogen

¹ 102-18: b) Committees responsible for decision-making on economic, environmental, and social topics.

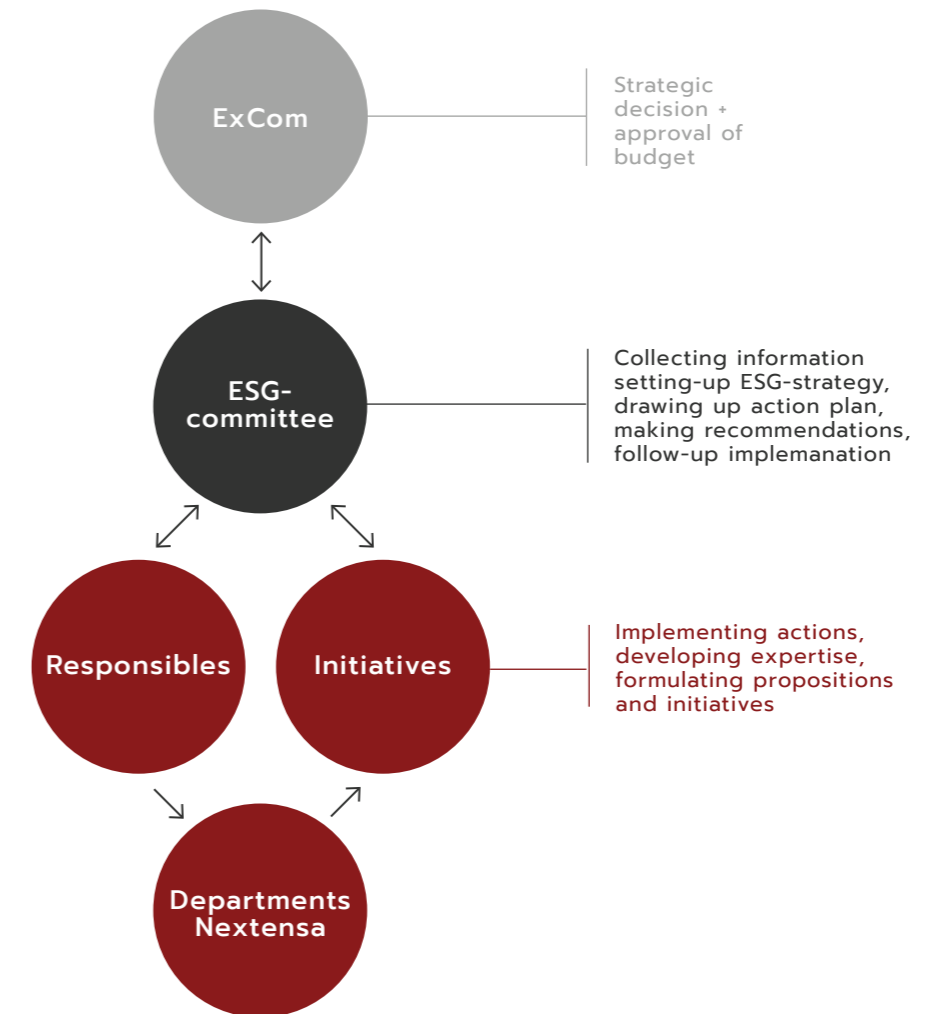
The ESG committee leads on educating and empowering each employee to foster cooperation and improve strategy based on experience in the field. The committee promotes dialogue to agree where efforts should be put in and develops long-term partnerships with all stakeholders to increase the positive impact of the actions being implemented.

The mission of the ESG Committee, with the unerring support of the Executive Committee, consists not only in ensuring the sustainability goals are met, but also in promoting the adaptability, creativity and inclusiveness of a multidisciplinary approach to sustainability. Michel Van Geyte, in his capacity as CEO, has ultimate responsibility for implementing and achieving on sustainability matters across the organisation.¹ As of January 2022, the ESG committee will report on a bi-annual basis to the Executive Committee, feeding back on the achievements and challenges in meeting Nextensa's strategic objectives and implementation plans.

Thematic teams are led by "Responsibles" (Leads) who each voluntarily take on the role of consultant on various sustainability topics. They also take the lead in collecting and making data and related information available to the ESG Committee (in accordance with GRI requirements) and their investor and handle other requests for sustainability related information.² Nextensa relies on more than 20 responsables (almost 1/4 of the organisation) who are actively engaged in striking the ESG strategy into the company's DNA.

Responsibles have a mandate to involve the ESG committee in meetings and projects to integrate and improve sustainability-related discussions and the resulting decisions, actions and initiatives.³

The sustainability governing structure at Nextensa is as follows:

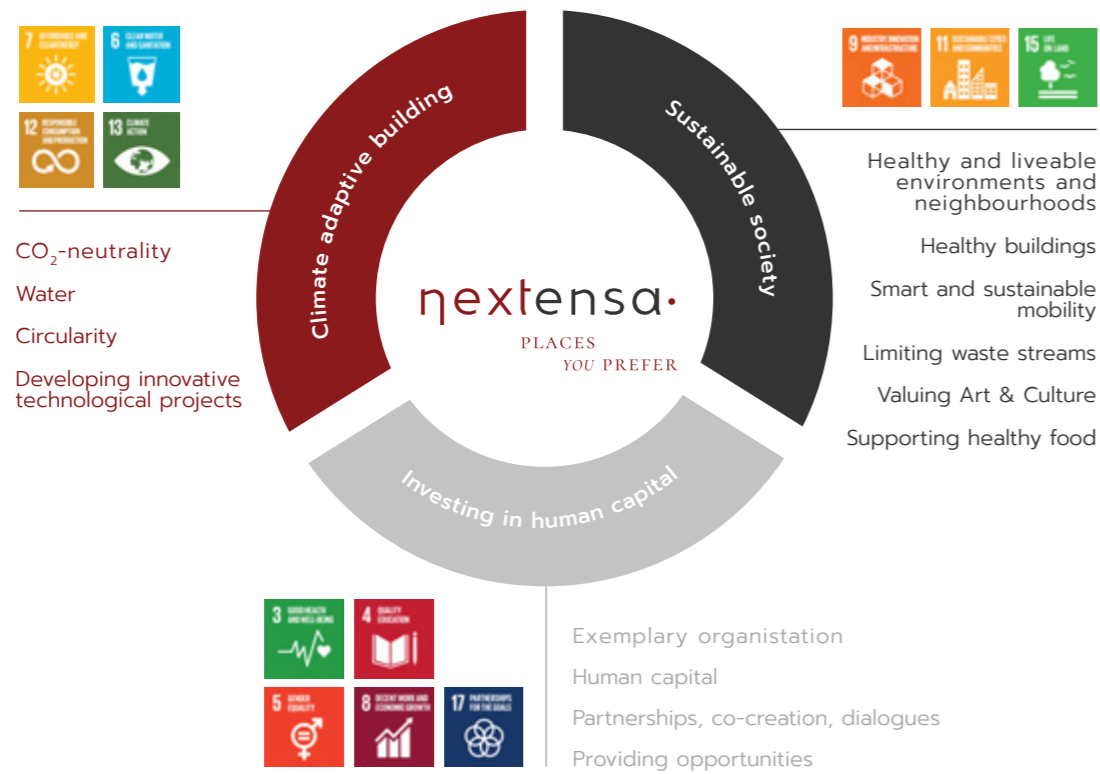


¹ 102-20: a) Whether the organisation has appointed an executive-level position or positions with responsibility for economic, environmental, and social topics. b) Whether post holders report directly to the highest governance body.
² 102-19: Process for delegating authority for economic, environmental, and social topics from the highest governance body to senior executives and other employees
³ 102-18: b) Committees responsible for decision-making on economic, environmental, and social topics.



1.9. Our Sustainability Strategy

The fourteen topics plotted on the Materiality Matrix¹ fall under three strategic priorities and are linked to the SDGs they contribute to.



In 2022, Nextensa will further refine and prioritise its fourteen sustainability topics through a comprehensive internal and external stakeholder engagement process, building on the thorough mapping exercise conducted by Leasinvest and the employee-led Extensa workshops to agree key topics.

¹ 102-47 List of material topics

The engagement exercise aims to encompass all relevant core, connected and external stakeholders of Nextensa:

- Core stakeholders: employees, tenants and majority shareholders
- Connected stakeholders: contractors, suppliers, communities & visitors, press, local government, real estate companies, FSMA, certification bodies & lobbyists, as well as events and hospitality partners, facility management and safety service providers
- External stakeholders: institutional and private investors, sustainability rating agencies & competitors²

In addition to the fact that more than half of Nextensa's employees have already taken part in agreeing the current materiality matrix, all relevant stakeholders across the board will now be involved in specifying the organisation's sustainability priorities. These will be based on expectations about Nextensa's impact on environmental, social and economic issues, as well as a thorough assessment of those ESG issues with potential impact on the organisation's strategic priorities.

Channels for collecting opinions may vary depending on the core stakeholder. For tenants, this can be achieved through the annual tenant general meetings held by Nextensa, while insights from connected stakeholders such as visitors, may be gathered through on-site surveys. Nextensa's stakeholder engagement process will provide further support in identifying partnership opportunities and scaling sustainability-related issues together with suppliers, occupants, investors, etc. The stakeholder engagement process in 2022 will be led by the ESG Committee and implemented by the relevant "ESG Responsibles". Several hundred stakeholders are expected to be involved.²



¹ 102-40: a. A list of stakeholder groups engaged by the organisation.

² 102-43 The organisation's approach to stakeholder engagement, including frequency of engagement by type and by stakeholder group, and an indication of whether any of the engagement was undertaken specifically as part of the report preparation process.

1.10. About this Report

This is Nextensa's first Sustainability Report as a newly merged group from two major realtors - Leasinvest & Extensa - each with their own core activities and materiality process. It covers the calendar year 1st Jan – 31st Dec 2021¹. Leasinvest has previously published a 2020 CSR Performance Report ².

After consolidating the two separate materiality processes and matrices, 14 topics emerged as Nextensa's ESG priorities in 2021³.

Pending additional external stakeholder consultations in 2022 to guide Nextensa towards a finished snapshot of the ESG topics society deems most urgent for the company to address, it was decided to report on all 14 topics found on the 2021 Matrix⁴.

This first report on the scope and boundaries of these fourteen topics is limited to Nextensa's (re)developments and investment activities in Belgium (unless otherwise specified)⁵. The goal is to include its Austrian and Luxembourgish assets and activities in Sustainability reporting from 2022 onwards. Nextensa's consolidated financial statements are publicly available and can be downloaded from the website⁶.

Writing this report has been a tremendous project that overcame the complexities of two companies coming together halfway through the year. More than 30 Nextensa employees, led by the ESG team, have actively contributed, with support from Greenfish's consultants.

¹ 102-50: a. Reporting period for the information provided. 102-52: a. Reporting cycle.

² 102-51: The reporting organisation shall report the following information:
a. If applicable, the date of the most recent previous report.

³ 102-49: Significant changes from previous reporting periods in the list of material topics and topic boundaries.

⁴ 102-46: a) An explanation of the process for deciding on the report content and the topic boundaries.

⁵ b) An explanation of how the organisation has implemented the Reporting Principles for setting report content.

⁶ 102-45: A list of all entities included in the organisation's consolidated financial statements or equivalent documents.

Whether any entity included in the organisation's consolidated financial statements or equivalent documents is not covered by the report.

⁶ 102-45: A list of all entities included in the organisation's consolidated financial statements or equivalent documents.

Whether any entity included in the organisation's consolidated financial statements or equivalent documents is not covered by the report.

Nextensa has only just begun consolidating inhouse information and data collection for ESG monitoring, management and performance reporting in line with GRI Standards.¹

In line with the GRI Content Index Service, GRI concluded that the content index is clearly presented and disclosures included align with the appropriate sections in the body of the report. The review was on the English version of the report² and the full content index can be found on page 82.³ This report has not been externally assured.⁴

¹ 102-48: a. The effect of any restatements of information given in previous reports, and the reasons for such restatements.

² 102-54 Claims of reporting in accordance with the GRI Standards

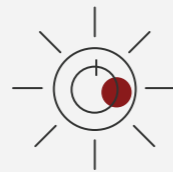
³ 102-55 GRI content index

⁴ 102-56: External Assurance





FOURTEEN ASSETS ARE POWERED BY SOLAR PANELS ON THEIR ROOFS, AVOIDING 5200 TONNES OF CO₂



6.841.365 KWH

ELECTRICITY PRODUCTION FROM SOLAR PANELS ON NEXTENSA'S ASSETS AMOUNTED 6.841.365 KWH, WHICH IS EQUIVALENT TO THE ANNUAL ELECTRICITY CONSUMPTION OF 1955 HOUSEHOLDS.



300m² OF WALL SPACE FREELY ACCESSIBLE TO LOCAL GRAFFITI ARTIST FOR 2 YEARS



60%

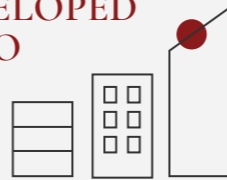
GREEN CHARTER - 60% OF VEGETARIAN/VEGAN OPTION

67%



67% OF THE WATER USED IN THE OFFICES OF GARE MARITIME IS RAINWATER

PROJECTS DEVELOPED ACCORDING TO CIRCULARITY PRINCIPLES



25



25 COMMUNITY INITIATIVES SUPPORTED EACH YEAR

70%



70% LOCAL INGREDIENTS FOR THE FOOD MARKET

53%

47%



GENDER DIVERSITY AMONGST EMPLOYEES 53% MALE/47% FEMALE

15 min



INTRODUCING THE 15 MIN NEIGHBOURHOOD-CONCEPT FOR THE MULTIFUNCTIONAL TOUR & TAXIS SITE

50



50 AFFORDABLE APARTMENTS SOLD VIA FULLY DIGITAL WEB TOOL

5



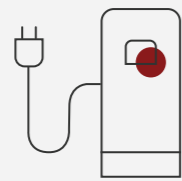
FIVE ADDITIONAL BREEAM CERTIFICATIONS



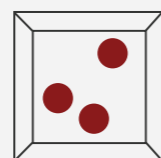
7

SEVEN ADDITIONAL AWARDS WON FOR GARE MARITIME IN 2021 AND ONE SPECIAL MENTION

115

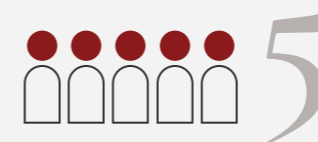


115 CHARGING STATIONS INSTALLED ACROSS THE PORTFOLIO



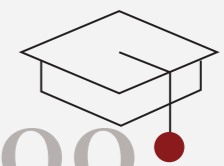
Free Art Space

AFFORDABLE OR FREE SPACE PROVIDED FOR 6 ART EXHIBITIONS



ONE DEDICATED 5 HEADED ESG TEAM SUPPORTED BY 19 "RESPONSIBLES"

€ 57.000

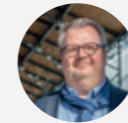


57,000 EUROS FOR EMPLOYEE TRAINING AND EDUCATION



2.0.

2. CLIMATE ADAPTIVE BUILDING



“The European Union’s commitment to reduce its Greenhouse Gas emissions by 40% by 2030 has become the basis for our strategic plan to invest in climate adaptive buildings. As a real estate company active in various domains of development, ownership and building management, we face a major challenge to reduce carbon emissions as much as possible. To fulfil this objective, we focus on energy monitoring and investing in renewable energy systems to optimize the energy performance in our building portfolio. Proactive real estate management in combination with well-informed building users will allow us to achieve our goal of striving for carbon neutrality by 2050.”

Nextensa stands for a sustainable energy policy. In addition to reducing electricity and fossil fuel consumption, this also includes a sustainable water policy. However, sustainable water management does not end with reducing the use of tap water, so in addition to installing an automatic consumption monitoring system, in the future, further efforts will be made to reuse rainwater and grey water. For new developments and renovations, we will focus even more on circularity by giving more attention to the materials we use and by working in partnerships with contractors and suppliers who play a leading role in this. To continue to make a difference in the real estate sector, we will continue to engage in innovative technology projects aimed at increasing building performance and user satisfaction”.

————— **Tim Van Dorpe**
ESG-committee

2.1. Carbon Neutral

Approach

The role of buildings in tackling climate change is clear. It has been widely reported that the built environment accounts for approximately 38% of global energy consumption and for almost 40% of total direct and indirect CO₂ emissions¹. With the global trend towards urbanisation and increasing demands for building stock, these numbers are only set to rise.

Nextensa has made significant efforts in recent years to make their buildings more sustainable and resource efficient, while also looking inwards and reducing their own operational emissions. Taking it one step further, developing climate-adaptive buildings designed with optimal energy performance and increased use of renewable energy sources in mind, is considered a strategic priority for Nextensa.

The energy consumption of buildings and the impact of materials used (resources) are being examined to lay the foundation for an ambitious carbon neutral roadmap. In its portfolio, Nextensa is gradually implementing smart monitoring and measurement systems to analyse the energy consumption of buildings in operation. In 2021, all assets in the Belgian portfolio, were equipped with digital monitoring systems (in collaboration with nanoGrid, a global Energy Management Platform for multi-location companies) to track and measure all energy flows: the use of electricity, natural gas, fuel oil, district heating and cooling, and water consumption. This system will be rolled out in other countries in 2022.

Energy consumption will be converted into CO₂ equivalent emissions to specify emission reduction targets for the entire value chain. Nextensa aims to be CO₂-neutral for scope 1 and 2 by 2030 and to validate the reduction target in 2022 for scope 3, as a baseline will then be calculated. The long-term target for scope 3 is to reach net zero by 2050.²

¹ UN Environment programme, *Building sector emissions hit record high, but low-carbon pandemic recovery can help transform sector – UN report*. 2020. <https://www.unep.org/news-and-stories/press-release/building-sector-emissions-hit-record-high-low-carbon-pandemic>

² A baseline measurement for 2019 has been established

Kick-Starting the Journey

In 2021, Leasinvest and Extensa joined forces to report on scope 1 and scope 2 emissions in Belgium, the Grand Duchy of Luxembourg and Austria. Scope 1 accounted for 107 tonnes of CO₂eq¹. These direct greenhouse gas (GHG) emissions were generated by fuel combustion engine company-owned cars and gas consumption for heating six offices². Scope 2 accounted for sixteen tonnes of CO₂eq³. These indirect GHG emissions occurred from bought-in electricity for the offices.

	2020	2021
Average specific CO ₂ eq emissions (kg CO ₂ eq/m ²) Gas + Electricity consumption	0.028 kg CO ₂ eq/m	0.020 kg CO ₂ eq/m ²
Linked to fuel burning gas boilers for heating offices (Scope 1)	37.15	39.84
Linked to combustion-engine company cars (Scope 1)	60.53	67.47
Linked to bought-in electricity for offices (Scope 2)	40	16

Average specific CO₂eq emissions are not relevant as a reference due to the Covid pandemic

Energy consumption inside the organisation (from offices) and intensity per m²

	Energy consumption within the organisation ⁴	Perimeter	Energy intensity ⁵
Electricity	261.8 MWh	2 738m ²	95.6 kWh/m ²
Gas	258.2 MWh	2 738 m ²	94,3 kWh/m ²
Employees commuting with Nextensa cars	382 028 km	Average number of cars in 2021 =33 cars	11 577 km/car

Clearly, gas and electricity are the most significant forms of energy Nextensa consumes.⁶ We signed a contract with Engie in 2021 for 100% green electricity for the entire Tour & Taxis site, including Royal Depot where Nextensa's offices are currently located. To further reduce its Scope 1 and 2 emissions, the organisation is already taking steps by moving the three main offices⁷ to one office in the Gare Maritime in

¹ Disclosure 305-1 Direct (Scope 1) GHG emissions

² Schermersstraat, Knauf Pommerloch, Knauf Schmiede, The Station, Koninklijk Pakhuis, and RIO (residential sales office)

³ 305-2 Energy indirect (Scope 2) GHG emissions

⁴ 302-1 Energy consumption within the organisation

⁵ 302-3 Energy intensity

⁶ 302-1 Energy consumption within the organisation

⁷ Schermersstraat (Antwerp), Royal Depot 3rd floor (Brussels) and the Residential Info Office (Brussels)

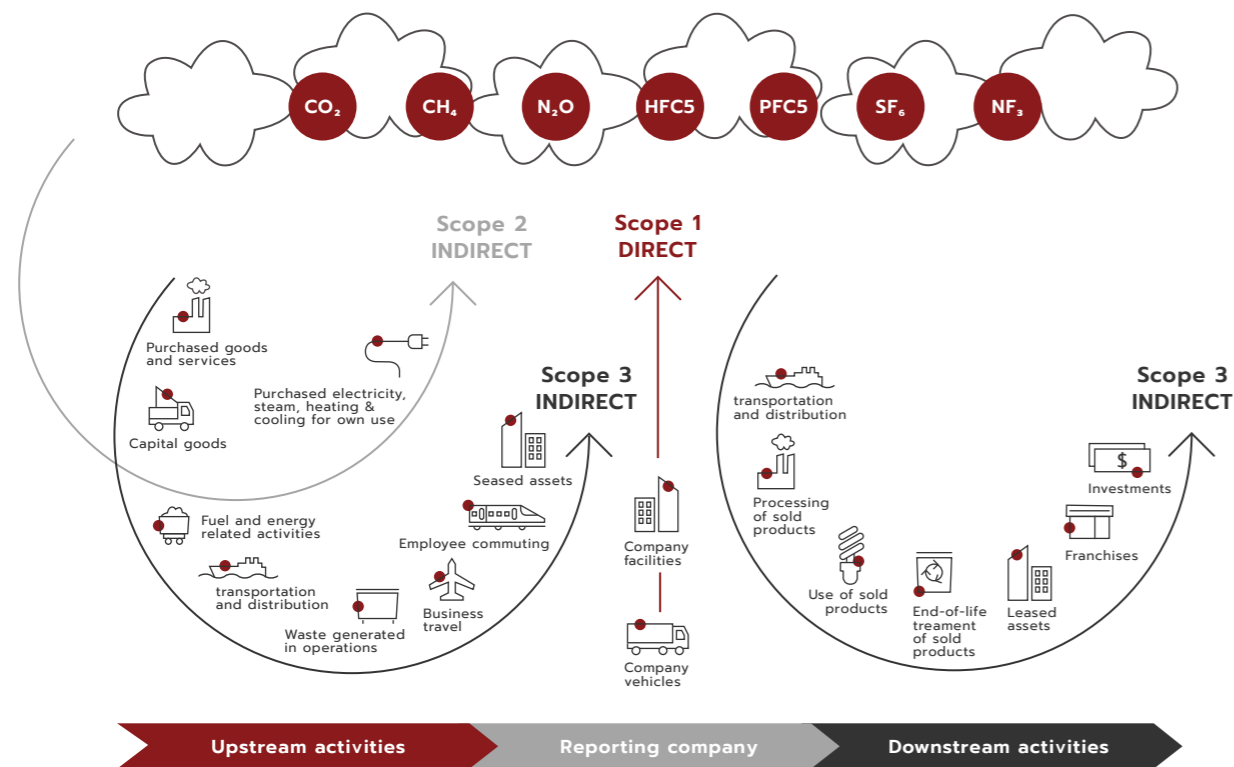


2022. This will be powered by 100% renewable energy, including geothermal heating and cooling.

In recent years, Nextensa has also taken action to reduce transport related GHG emissions. The work-from-home policy allows employees to work two days a week from home. Nextensa has reduced the number of kilometres travelled and car usage. To promote alternative and sustainable modes of transport, the organisation provides space for shared cars and bikes around the office. For the sport enthusiasts who have cycled to work, changing rooms and showers have been made available.

To reduce the impact of commuting, the company car policy will be reviewed and adapted in 2022. To contribute to a “net-zero” scenario, Nextensa will first set up a plan to reduce the number of company cars by offering attractive alternatives. In 2021, the first employee was awarded a transport budget, allowing them to choose the most suitable means of transport. In 2022, more employees will have the opportunity to switch to a transport budget.

By 2026, Nextensa will swap out the remaining combustion-engine cars to achieve a 100% fossil fuel free fleet.



Setting the Baseline for Nextensa’s Activities

Alongside reducing Scope 1 and 2 GHG emissions, Nextensa is conscious of the commitment needed to cut down Scope 3 emissions (e.g. energy performance on leased assets, used materials, transportation, waste management, etc.), which represent the most significant share of associated impacts. Nextensa endeavours to report on Scope 3 emissions¹ in 2022 and will collect data per type of activity.

To gather data of Scope 3 emissions for the **construction and renovation** activities, a tool, named the “*Project Sheet*”, has been developed by a third party whereby the GHG emissions will be calculated in two phases.

- The first phase looks at the project development (GHG emissions design phase), i.e. before the permit is delivered, using several monetary ratios. This tool aims to estimate the relative contribution of construction materials to the overall ecological footprint of buildings at the design stage. These monetary ratios, expressed in kg CO₂eq/ €1000, will give a first estimation of the carbon impact of the different components of a building.
- The second phase looks at the project implementation, i.e. after the permit has been obtained. A more detailed analysis can then be carried out, using different emissions factors expressed in kg CO₂eq/tonne based on the type, quantity, and density of the materials used. When selecting contractors for smaller projects or during tender phase for major development projects, priority will be given to suppliers whose materials have a lower carbon footprint, when financially feasible.

For the investment portfolio, i.e. **owned buildings**, Nextensa’s roadmap has been drawn up in two phases, taking into account the occupancy of the various buildings in the portfolio:

- A detailed inventory of the building will be made up (age, type of usage, type of installations, etc.) and CO₂eq reduction targets are set
- A list of measures to reduce CO₂eq emissions will be drawn up. These measures will be prioritised and grouped based on costs, implementation schedules and expected impact. In this way, informed decisions can be made in line with the long-term strategy to achieve a CO₂ neutral portfolio by 2050.

The energy source and performance of buildings play a key role in achieving Nextensa’s ambitious CO₂eq emission reduction targets in 2030 and 2050. Therefore, the organisation needs to measure and identify hotspots.

¹ 305-3 Other indirect (Scope 3) GHG emissions

The first step to measuring emissions is to collect asset energy consumption data. Nextensa commits to report on the energy consumption of leased assets¹. Key levers to measure and improve the energy consumption of assets in the portfolio are: remote monitoring of consumption, network operators and energy suppliers, internal property managers and building occupants. These levers are further elaborated on below.

- **Remote monitoring of consumption**

A reliable BMS (Building Management System), including an Energy Monitoring System allowing real-time access to critical building data, is of great importance for sustainable buildings. That is why all new non-residential buildings have been equipped with this system. It allows facility managers to monitor, measure and control data from buildings and improve the sense of responsibility, comfort and satisfaction of tenants and their employees. An optimal building system not only provides better control of operating costs (limited budgets and maintenance resources), user comfort and asset value, but it also provides essential insights into building activities to identify faults and proactively address inefficiencies.

- **Network operators and energy suppliers**

The network operators and energy suppliers are privileged partners to usefully cross-reference the data collected by the BMS of the different buildings. Nextensa maintains an intense partnership with Engie, which leads to a controlled peak-shaving strategy. As a result, better coordination of supply and demand leads to a reduction in both costs and CO₂eq emissions.

- **Internal managers**

It is the responsibility of the facility and property managers to defend the interests of tenants in terms of consumables. This entails negotiations with energy suppliers for tenants and raising awareness among occupants about their consumption profile. Within the contracts of the maintenance companies, Nextensa places a great deal of responsibility on energy management and savings. In 2021, an improved version of the maintenance specifications was drawn up. Within these specifications, no less than 10 references to energy consumption are made, ranging from general terms and conditions, building management system, active technical management, preventive maintenance, modified maintenance to SLAs.

¹ 302-2 Energy consumption outside of the organisation

- **Building occupants**

For occupants having the technical possibility to choose their supplier, it is their responsibility to communicate their consumption. However, this information is not always spontaneously communicated by tenants who are not always equally committed to climate risks and challenges. To gain insights into consumption, a monitoring programme has been set up within the ownership activity. All new rental contracts contain an obligation for tenants to communicate on their consumption on a regular basis. The analysis of this data enables property managers, if necessary, to raise tenant awareness and plan investments that will support the reduction of their consumption and improve, where feasible, the energy performance of buildings.

In the context of good management and to increase awareness, Nextensa wants to inform their customers as much as possible on energy-related topics. Types of information range from investments in the property (such as PV installations), from automatic optimisations (Delta Q type), through tips for smart use, to price evolutions in the energy market.

Improving Buildings' Energy Efficiency and Reducing GHG Emissions'

Gradually, improvement actions have been carried out in order to reduce Scope 3 GHG emissions generated by Nextensa's (re)development projects and portfolio. Even before the merger, Leasinvest and Extensa shared a common vision on sustainable buildings and are continuing to pursue that path together.

¹ 302-4 Reduction of energy consumption

To do so, Nextensa strives to (re)develop energy-efficient buildings by following and applying criteria from renowned certifications. Since 2013, the organisation has met the required BREEAM¹ certification standards both for operational office buildings and those under construction or renovation. Nextensa has 4 New Construction BREEAM certifications (14% of the portfolio) and four ongoing proceedings and 5 In Use (19% of portfolio) and 3 ongoing assessments. The certifications guided the organisation to improve the buildings' sustainability performance.



HÔTEL DES DOUANES



ALTER DOMUS



GARE MARITIME



TREESQUARE



THE CRESCENT



DE MOT



MONTOYER



MONNET



MONTECO



HANGAR 26/27

¹ The BRE Environmental Assessment Method (BREEAM) is a global standard and rating system for buildings.

Nextensa created an internal tool, the “Project Sheet”, which sets out the strictest guidelines and targets for all renovations and new developments to push its commitment even further. The Project Sheet guarantees that all projects comply with the latest legislation, including EU Taxonomy rules, and meet the required standards of certifications, such as BREEAM, WELL, DGNB, etc.

- **Construction and Renovation**

In construction and renovation projects, minimising energy consumption already starts at the design phase. It influences architectural choices, material choices, and construction techniques to reduce emissions during the construction and operational phase.

- **Energy**

Nextensa’s first step is to reduce the energy demand for heating and cooling, by installing more efficient equipment. In addition, as from 2021, all new developments are designed to be powered by renewable energy sources and with high energy performance, 10% higher than the nZEB. Nextensa aims to align with the EU Taxonomy mitigation strategy. A second step will be to look at the operational energy needs. As from 2022, all technical installations introduced in projects need to reach high performance (class A+++) and be powered by renewable energy as much as possible.

- **Materials, Waste and Transportation**

In addition to reducing GHG emissions from energy use, Nextensa has set reduction targets for emissions from used materials, waste management and transportation. Nextensa’s actions on each topic are covered in detail in the respective chapters of this report.

To use materials with a low carbon footprint for constructions and renovations, the organisation aims to conduct LCAs (Life Cycle Analysis) on the most important building elements and to opt for materials with EPDs (Environmental Product Declaration) when possible. Nextensa pushes for more circularity and has established key principles to reduce, reuse and recycle materials and prevent waste production.

Nextensa opts for natural materials such as wood, which retains its capacity to absorb CO₂ as a building material when the project allows it. Meanwhile, the newly planted trees absorb CO₂ out of the atmosphere. As a result, the use of wood is responsible for much less CO₂ emissions than a traditional concrete or steel building. Gare Maritime’s additional structures are in wood (“cross laminated timber”), saving 3500 tonnes of CO₂ emissions compared to concrete. For the current project of MONTECO, the structure is also made of wood, reducing the carbon footprint of the building. In addition, wood acts as a natural insulator, requiring less energy to heat and cool.¹

Nextensa also aims to minimise fuel consumption from transport and machinery. Since Tour & Taxis is located next to the canal, Nextensa tries to use transport by boat as much as possible. For instance, during the construction of buildings on the site, the excavated soil was transported by boat in cooperation with the Port of Brussels. Other initiatives will be analysed with CFE group constructors.

¹ 305-5 Reducing of GHG emissions



In this wake, in 2021, the design process for the remaining zone A & B on Tour & Taxis started with the clear ambition to develop a fossil-fuel-free building for the planned 135 000m².



- **Ownership**

For owned buildings, Nextensa is committed to enhance energy efficiency and increase renewable energy sources. The ambition is to maximise locally and on-site produced renewable energy in existing buildings. This helps to reduce GHG emissions associated with fuels for heating and cooling and bought-in electricity for building usage. Nextensa also improves mobility around the sites by promoting more sustainable transportation modes.

- **A transition to renewables**

The organisation is working hard to move from fossil fuels to renewable alternatives. Fourteen assets are already equipped with solar panels on their roofs.

In 2021, the total electricity production of solar panels of Nextensa's assets amounted to 6 841 365 Kwh, which is equivalent to the annual electricity consumption of 1 955 households. It provides a reduction of 5 200 tonnes of CO₂eq.¹

The energy intensity of the solar energy production (with Nextensa's investments of 514 600m²) is 13 kWh/m².

Asset	Electricity production in 2021 (Kwh) (theoretical production capacity)	CO ₂ -reduction in 2021 (Tonnes)
Gare Maritime (Tour & Taxis Brussels)	2 975 000	2 262
Sheds phase 1 (Tour & Taxis Brussels)	495 996	377
Sheds phase 2 (Tour & Taxis Brussels)	254 660	194
Hotel des douanes (Tour & Taxis Brussels)	63 070	48
Brixton Retail Park (Zaventem)	1 130 000	862
Motstraat (Mechelen)	190 000	145
Montoyer 63 (Brussels)	11 256	9
The Crescent (Brussels)	136 643	104
Treesquare (Brussels)	28 854	22
Royal Depot (Tour & Taxis Brussels)	176 382	134
Frunpark (Asten)	490 594	373
Gewerbeparkstrasse (Stadlau)	490 924	373
Nordring 2	224 987	171
Nordring 16	172 999	131
Total	6 841 365	5 200

¹ 305-5 Reducing of GHG emissions

Montoyer 63 and Gare Maritime have geothermal heating and cooling technologies and Frunpark Asten is equipped with heat pump systems.

In 2022 Hotel Des Douanes will also be equipped with a geothermal system for heating and cooling.

In Gare Maritime, thanks to geothermal energy, no fossil fuels are used for heating and cooling. With 17 000 m² of photovoltaic roof panels, this building is one of the largest 'solar factory' in the Brussels Region, producing near to 3 000 MWh of green electricity annually¹.

In late 2021, a pilot project was submitted to Brugel in creating a Local Energy Community. In this project, local self-consumption will be maximised by selling Gare Maritime's surplus production to participants (including inhabitants of the residential part of the Tour & Taxis site), which is currently being fed back into the distribution network.

- **Fostering Energy Performance**

Besides switching to local and renewable energy, Nextensa aims to implement energy optimisation systems that predictively control and adapt parameters of technical installations based on weather forecasts. It has already been implemented in The Crescent (Anderlecht), Motstraat (Mechelen), the Royal Depot (on the Tour & Taxis site), Boomerang (Strassen) and Monnet 4 (city of Luxembourg). Consequently, an emission reduction of 439 tonnes CO₂eq/year is predicted for each building.

Another important aspect of energy-saving is investing in new energy-efficient appliances or systems. In recent years, outdated installations were replaced by new high-efficiency installations with better control options. As for an example in the Crescent Anderlecht, a dry cooler for free cooling was installed. And since every small step counts, the smallest projects are not left behind and so several relighting projects were worked on, replacing high consumption lamps with LED lighting.

- **Promoting Sustainable Mobility Around the Sites**

To reduce Scope 3 emissions, the organisation also encourages tenants, occupants, residents and visitors to adopt more sustainable transport modes, designing solutions around the sites and for events. Nextensa has improved the building accessibility, space provided for soft mobility and carpooling and installed charging stations for electric bikes and vehicles.

To push its commitment even further, Nextensa got involved with the HUME project. This project aims to conduct in-depth research into the different building blocks for integrating e-mobility platforms into a local renewable energy system. This entails developing an optimal grid design for various urban environments and applying these designs under real conditions. This creates a flexible and open data architecture. Ultimately, the HUME project aims to develop new combined services based on the integration of energy and mobility services. With its participation in the HUME project, Nextensa demonstrates the importance of co-creation to maintain an edge in the development of its real estate and complementary infrastructure. The results of the HUME-project are expected in 2024.



¹ 302-4 Reducing of energy consumption





Future Goals

Nextensa aims to be CO₂-neutral for scope 1 and 2 by 2030 and to confirm the reduction target in 2022 for scope 3 (as a baseline will then have been calculated). The long-term target for scope 3 is to reach net zero by 2050.

For Scope 1 and 2:

As part of reaching carbon neutral status, in March 2022 Nextensa is moving its main offices to the Gare Maritime, which is powered only by non-fossil fuels and bought-in green energy.

To further reduce scope 2 emissions, a new policy for the organisation's cars will focus on reducing own-car commuting and increasing the ratio of electric cars.

To reach the goals for Scope 3, the following KPIs were set:

- In 2022 Nextensa sets-up a CO₂ baseline for scope 3 for its main activities and maps climate risks. Based on the baseline measurement, Nextensa will set reduction targets and look at the evolution/year.
- For 2030, Nextensa aims to have 100% of the office buildings certified by BREEAM (built or as asset). By 2024 all non-residential assets will be certified BREEAM in Use
- Establish a mobility plan and strategy for all assets.

For new (re)developments, Nextensa will drastically reduce the use of fossil fuels and investigate options to integrate renewable energy for heating and cooling. The amount of electricity generated by solar panels will be maximised or green energy will be bought for the delta. In 2021, investments were already made to equip assets in Austria with solar panels which will be installed in 2022. To track and measure energy consumptions, monitoring system will be further implemented in the remaining buildings of the portfolio.



2.2. Water Management



“If it is not already, water will become more precious than gold. More than ever before we will take care of every drop”

Philip Pieters
Development

Approach

To date in Belgium, water has been abundant, easily accessible and cheap. However, Belgium is listed in the 37 most water stressed countries and the Brussels Region is in the highest category for water scarcity, according to a report by the World Resources Institute¹.

Therefore, responsible water management is of high priority for the organisation in the coming years, given the significant water consumption of both operated buildings and new buildings during construction and renovations activities. The organisation has been optimising water management of buildings and sites with this in mind. For the Belgian portfolio, the organisation implemented monitoring systems (in collaboration with nanoGrid, a global Energy Management Platform for multi-location companies) to track and measure water consumption and identify potential leaks. Since this was implemented in 2021, data on water consumption will be reported in 2022. For Luxembourg and Austria, the monitoring system will be implemented in 2022, with first yearly results reported from 2023.²

As part of its water management policy, Nextensa obviously relies on the guidelines provided by BREEAM certification and the “do-no-significant harm”³ criteria of the EU taxonomy, while developing its own standards for future projects to look into additional actions. Each project will be analysed on the basis of its own capabilities to maximise water recovery and rainwater collection, where feasible.⁴

¹ <https://www.statista.com/statistics/1097524/water-stress-levels-by-country/>

² Disclosure 303-1 Interactions with water as a shared resource

³ “For an activity pursuing one or more of the six objectives to qualify as sustainable, it cannot cause significant harm to any of the other Taxonomy objectives. For each activity, the TSC lays out thresholds to “do-no-significant harm.” S&P Global, 2021

⁴ Disclosure 303-2 Managing of water discharge-related impacts

Water Withdrawal

For Nextensa's activities, only groundwater which originates from the construction activity is being extracted. Permanent pumping, during construction of new buildings, might be needed to lower the water table¹. However, this concerns a period limited to the construction of the basement. An enormous amount of non-drinking but clean water is released into a public sewer and treatment plant. Nextensa is actively searching for solutions to reduce and reuse this water pumped during the construction phase. New measures have been planned and will be described in the ESG report of 2022².

Nextensa also uses geothermal heating for two assets, using the calories naturally present in the water table (stable temperature around 10°C). This system directly pumps out the water from the aquifer, then restores it after heat exchange. There is no water extraction. In summer, on the other hand, the same system makes it possible to cool the spaces. A geothermal system consists of at least two wells: one to supply and the other to evacuate the water. The most recent installation was in the Gare Maritime and studies are underway to equip other historic buildings on the Tour & Taxis site³.

Water Consumption

Nextensa is aware of the large amount of water required by water softening facilities. For future developments, Nextensa will prioritise the best performing softening installation or switch to other techniques that require no water.

Nextensa is working towards the automating/digitising water consumption data collection. The rollout of an energy and water monitoring platform (nanoGrid) to all Belgian assets is underway. Measuring and analysing this data will enable us to optimise energy and water consumption. In 2022, this platform will also be rolled out to Luxembourg and Austrian assets. For 2021, the aim was to collect the water consumption data on all buildings in the portfolio. In 2021, the total water consumption of Nextensa's portfolio⁴ was 81 351 megalitres⁵.

To decrease the tap water consumption in new developments and renovations as much as possible, rainwater will be collected for reuse.

In 2021, we measured total water consumption of 996m³ for the office spaces of Gare Maritime. 672m³ or 67% of this was rainwater. This shows the high potential for collecting and reusing rainwater. However this data should be taken with caution given the covid period and the fact that the Gare Maritime is not yet 100% leased.

¹ "The water table is the boundary between the unsaturated zone and the saturated zone underground. Below the water table, groundwater fills any spaces between sediments and within rock." National Geographic

² Disclosure 303-3 Water withdrawal

³ Disclosure 303-3 Water withdrawal

⁴ Except from Gewerbeparkstrasse, Nordring 16 and Hornbach Stadlau

⁵ Disclosure 303-5 Water consumption

Other projects where rainwater is captured are The Crescent, Montoyer 63, Treesquare. For these buildings, the water monitoring system for the rainwater still has to be installed.

Optimising Water Systems

- **Ownership**

Nextensa continuously strives to optimise its water filtration capacity. For example, when redeveloping and expanding the Boomerang Strassen shopping centre (Luxembourg), we chose grass tiles that are 50% water-permeable for the extra parking spaces.

Nextensa wants to maximise rainwater collection and has already equipped several buildings with water recovery systems (Treesquare, Crescent, Montoyer 63 and Gare Maritime). For instance, the Gare Maritime is equipped with an underground tank of 1300 m³ (i.e., 2 diameters wide and 200m long) for collecting rainwater. This water is used to flush the toilets, water the green areas and for adiabatic cooling.

- **Construction and Renovation**

Urbanisation in the Brussels region has made a large part of the soil impermeable. As a result, rainwater can no longer penetrate the ground and must be evacuated through the sewers. All this water passes through the sewer system during rainy periods, resulting in local flooding and overloaded treatment plants. These large quantities of water severely disrupt the operations of these plants. In addition, the untreated water overflowing from the plants might be temporarily discharged into rivers and other surface water sources, leading to flooding of both streams and rivers. Often these floods of untreated water pollute streams and kill organisms in the water.

Water quality is essential to preserving the environment and guarantee our drinking water supply. However, making water safe to drink is become increasingly expensive due to soil and surface water pollution. Since tap water is precious, it is one of the most strictly controlled consumers goods.



For Nextensa, good water management starts with discharging as little rainwater as possible into the sewer system.¹ To achieve this, the following steps are followed:

- Enhance direct infiltration of rainwater into the soil;
- Create buffer volumes and reuse rainwater for the buildings;
- Create rainwater buffer tanks to delay evacuation to the sewers.

By these actions, Nextensa intends to address the two large-scale problems of excess water and soil drying. The organisation is willing to send less water to the sewers and capture more rainwater. Infiltration reduces the risk of flooding and allows the soil to be cleaned and restore its natural balance. In addition, infiltration areas are developed into pleasant places which are conducive to biodiversity.

Water management on the Tour & Taxis site is part of a master plan initiated several years ago, during which a “hydraulic” scan was carried out and regularly updated by Nextensa. The plan anticipates better management for the future

The sewerage network of the Avenue du Port currently does not allow separation of rainwater from wastewater. Therefore, to manage this resource properly, an agreement was reached with the Port of Brussels (with the collaboration of regional authorities) to release the rainwater collected on the Tour & Taxis site directly into the canal. The investment was made entirely by Nextensa. This connection to the canal of such a capacity is currently unique in Brussels and is already used as an example for other projects in Brussels. It is the result of an exemplary collaboration between the public and private sectors. Nextensa has also taken steps with the companies adjacent to the Anna Boch Drève to enable them to connect.

Future Goals

Nextensa has formulated 2 KPI's for this theme:

- Nextensa wants to minimise tap water uses with 20% by 2030 and 50% by 2050.
- By 2050 no rainwater or extracted groundwater will be discharged anymore into the sewerage system for new developments or renovations but collected, reused, buffered and infiltrated.

Following actions will be taken to reach these goals:

- A monitoring system measuring all water consumptions will be rolled out in all assets. This will support the organisation to enhance efficient water management.
- In new developments and renovations and where possible in the existing portfolio, all sanitary installations will comply with the requirements set by the do-no-significant-harm criteria of the EU Taxonomy
- In new developments and renovations, as much rainwater as possible will reused as non-potable water
- Where possible in new developments and renovations grey water will be valorised to reuse as non-potable water
- Research on the re-using of extracted groundwater during construction will be started in 2022

At the Crescent Anderlecht a test programme has been launched for low-Econeo urinals. If this test is successful, significant savings in water consumption will be achieved, given the large number of sanitary blocks in the entire portfolio.

For the Lake Side Development, research is conducted on how to reuse greywater. For instance, greywater could be used to flush the toilet, which would save a lot of drinking water.

In 2022, new lakes on the Tour & Taxis site will be filled with rainwater and when technically possible with the extracted groundwater from the development ParkLane 2. The lakes are used as an extra buffer before discharge to the canal. With a water surface of 3000 m², this lake project will also be an important cooling down spot on the site.



¹ Disclosure 303-2 Managing of water discharge-related impacts



2.3. Circularity



“Nextensa’s buildings will no longer be built for the years to come but they’ll be built for the generations to come.”

————— **Kevin De Neve**
Construction

Approach

Construction works and materials represent 11% of global carbon emissions. Construction materials and operational materials of buildings count for half of all extracted raw materials used in Europe. During a building’s lifetime, substantial flows of materials are created, such as waste from building materials and operational waste, interior design features and furniture, etc.

As most of these materials come from finite resources, we must move away from a linear approach of raw materials (extraction, production, consumption, waste) to the untapped potential of a circular approach.

Circular construction strives for an efficient and effective use of resources. The aim is to create and maintain economic, social and ecological (added) value. During the building process, the existing legacy and future opportunities specific to our building world are taken into account.

To achieve circular constructions, Nextensa aims to keep existing materials in the loop as long as possible, to retain their value and avoid waste.

The majority of Nextensa’s GHG emissions come from Scope 3. Besides energy, materials are the main source of emissions, leading to the significant carbon footprint of the organisation and its sector in its whole. As a developer and real estate organisation, Nextensa can play a crucial role by choosing more sustainable materials for projects.

Integrating more circularity into all projects is important for Nextensa. For this, the organisation is determined to integrate circularity principles in as many projects as possible. Therefore, Nextensa has drawn up three principles leading to more circular buildings, with a focus on efficient and low-emission material use:

1. *The reusable building*
2. *Thoughtful use of materials*
3. *Enablers for circularity*

Principle 1: The Reusable Building

The first step is to maximise the life cycle of a building by enhancing its capacity to adapt and increase its flexibility. When feasible, the first choice is always to reuse existing buildings. The most sustainable construction is the one that does not need building.

For a new development, the following must be followed:

- Build a reusable building that is multifunctional and adaptable. Since the structure of a building represents 75% of the mass and is supposed to last at least 50 years, the sustainability of a building derives not only from the materials, but also from the capacity of its structure to adapt over time to new issues and new demands that impose a spatial context upon it.
- Build structures with high robustness, with less quantities (e.g. spans, free height, loads, horizontal and vertical extensions) and details (e.g. slope for flat roofs not in concrete).
- Timeless design: detailing, reducing maintenance to a minimum, versatility, lengthening the lifespan of a building through a distinctive design accepted by users, forecasting a second use life, pushing for a building free-plan and free section, quantify additional loads to open to new functions. A building designed in a modular way with a standard grid.
- Separation of layers: making it possible to separate materials from one another based on expected lifetime through dry connections.



Principle 2: Thoughtful Use of Materials

The second step is to mitigate the impact of a building by its materiality, by minimising mass, waste and embodied carbon.

Seven elements are integrated in this step:

- **Reduce materials:** Optimise the design for correct application, build only what is necessary, reduce surfaces and materials
- **Reuse materials:** reuse materials or building components recuperated from the original or other projects (urban mining)
- **Renewable materials:** materials from controlled sources which stocks can recover in a short term and with a low CO₂-footprint.
- **Recycled materials:** materials with a high percentage of recycled raw materials
- **Recyclable materials:** materials that – when removed- can be easily recycled
- **Maintenance friendly materials:** materials that keep their value during the whole lifecycle of a building and are subjected to low maintenance to keep that value
- **Local materials:** materials from local sources to lower the transportation impact

Principle 3: Enablers for Circularity

To develop, design and manage the project in a more circular way now and in the future, different existing tools are available to integrate into projects:

- **LCA-analyses**

A Life Cycle Assessment is a methodology developed for assessing and quantifying the potential environmental impacts associated with entire product life cycles. It is standardised in the ISO 14040 series. LCA can be applied to build in a more sustainable manner by considering potential upstream and downstream impacts and encompassing all relevant resources and impact categories.

- **Material passport**

A material passport is a document in which all materials used in a building are described.

By documenting all (raw) materials in a construction project, it raises awareness about material choices and reuse. The aim is to drastically reduce the amount of material ending up as waste and being incinerated. The material passport thus contributes to the most important objective of a circular construction: preventing the depletion of stocks.

Using BIM during the design and construction phase can enable this passport by creating a virtual twin of the project containing all necessary information.

- **Prefabrication**

Prefabrication and off-site construction are the future for sustainable constructions: this maximises the quality standard and leads to less overstock of materials, less failure costs are incurred while waste on the construction site is minimized. This has a direct impact on the environment of the construction site. Prefabrication demands more attention in the design phase whilst reducing the construction time. This can again be facilitated by a BIM as a powerful tool.

- **Products as a service**

The shift from possessing material to products as a service can lead to a minimization of material flows in the economy, while maximizing service and/or user satisfaction. In particular, the use-oriented and result-oriented forms fit well in a circular economy. The revenue model is linked to the use and the result and not to the sale of the product. All material products and consumables consumed to provide the use or result now become cost factors for the supplier/manufacturer. This creates an incentive to minimize its consumption and greatly improve the life of the product.

- **Partnership and innovation**

The construction sector has an ambitious sustainability agenda. This can only work if different parties work closely together, set high ambitions and create a win-win situation. New opportunities can occur and will create innovative solutions. In the next chapter, our vision on this topic is further explained.





Project Sheet

The previous steps of circular construction have been integrated into a Project Sheet that has been developed by Nextensa in 2021. It incorporates the principles with minimum the technical requirements that needs to be applied to renovations or construction projects. The Project Sheet supports the project team in evaluating the impact of the project by providing a value linked to each decision made (type of material, process, etc.). A total grade is given to the project based on the filled-in options, and stimulates us to reduce GHG emissions by making smart choices in the design phase.

Most of these requirements exceed existing standards and regulations, and they include the obligation to carry out an inventory for reuse, to take into account flexibility and adaptability, consider disassembly and future dismantling from the design stage, and to consider the use of recovered materials/ equipment that have an environmental certification or which come from the service economy. Furthermore, to make evidence-based choices, Nextensa wants to increase material choices based on LCA analyses. The Project Sheet therefore sets ambitious targets requiring a ratio of material choices based on LCA studies. This will stimulate the choice for certified, recycled, or biobased and renewable materials or materials of sustainable origin such as FSC or PEFC wood.

Circularity in our Ongoing Projects

Monteco

The construction of Monteco started in 2021. This building will be the first wooden office building in the Leopold District in Brussels. The construction will contain 850 m³ of wood, avoiding 2 000 tonnes of concrete for the structure. The wood that is used comes from sustainable forestry and has an FSC label. Because trees absorb CO₂ during their growth and keep it captured during the lifecycle of being a building material, the building has a low ecological footprint. Due to the lighter weight, fuels and transport can be kept to a minimum during the construction phase. In the meantime, the newly planted trees absorb CO₂ from the atmosphere. The result: wood is responsible for far fewer CO₂ emissions than a traditional concrete or steel building. Due to this natural and renewable material, harmful substances from synthetic materials are banned which will have an impact on the indoor air, leading to a healthier building.

Park Lane

For the residential Park Lane development, the second part of construction will start in 2022. These new buildings are designed to last. The two phases contain 19 apartment buildings with a very robust, timeless design, that fits into the rich Brussels Architecture with brick facades. The quality of the used materials is high with their value being maintained over time. In the second phase of this project, even more attention will be paid to the materials. Bricks will come from local sources and aluminium windows with a high recuperation ratio will be installed. Nextensa is aware that for residential projects they could improve to a circular economy, but the first steps have already been taken.

Buildings		Non-renewable materials	Renewable materials	Recycled input materials
Monteco		1200m ³ concrete	850m ³ wood	
Gare Maritime	Structural materials	9,000 tonnes of concrete	4,700 tonnes wood	The complete skeleton (outer shell + steel structure) was reused: More than 9,500 tonnes of materials (foundations, brick walls, steel structure, wooden roof) 7,500m ² (11,000 tonnes) of cobble stone were extracted and reused as pavement 125 tonnes of limestone were extracted and reused as building materials in the new volumes

Future Projects

In the upcoming residential development Lake Side, Tour & Taxis, the ambition to introduce more principles of circularity is already extensive. Besides a great emphasis on prefabrication, the use of materials will be minimised while increasing the amount of recycled and bio sourced materials.^{1 2}

For the ongoing Hotel des Douanes project, the Project Sheet will be tested in 2022. It will be the opportunity to revise the renovation's sustainable ambitions. During this renovation, Nextensa will preserve as many valuable elements as possible and new materials should have a high recycled factor.

¹ GRI 301-1: materials used by weight or volume

² GRI 301-2: recycled input materials





2.4. Using Innovation & Technology in Projects and Processes



“By incorporating the most innovative technologies into our projects we help our customers and also contribute to fight against climate change by limiting the energy consumption.”

Patrick Verstracte
Project Management

Future Goals

The Project Sheet was drawn up in 2021 integrating Nextensa's principles on circularity. In 2022 it will be tested for both a renovation project (Hotel Des Douanes) and a new development (Lake Side) with views to improving the Project Sheet and use it across the whole organisation from 2023.

As of 2022, a charter with the circularity principles will be used for all CAPEX-projects, tendering not only on price, but also on the positive impact on the environment.

By 2030, for all new developments, LCA studies are mandatory for the building components which together represent at least 70% of the construction cost. This will work as an incentive for using renewable, recycled, or recyclable materials.

For all renovation projects an inventory is drawn up before the start of the design phase with all valuable elements and motivation is provided if a choice is made not to do so.



Approach

Nextensa strives to integrate innovations and new technologies to optimise process and projects efficiency. The organisation believes that innovation & technology reveal new opportunities and turn them into valuable growth for all stakeholders. Nextensa is committed to boosting innovative solutions that foster sustainability in projects by using fewer natural resources more efficiently, improving performances and well-being.

This goal also helps in the continuous exploration of new (business)models while keeping projects affordable. On the one hand, by searching for new technologies and innovative construction methods which reduces fail costs and manual labour. On the other hand, by deploying human resources efficiently through strong collaborations within the real estate value chain.

Internal Tools

The application of innovation to the real estate and construction industry is not straightforward, despite the importance of this sector and its impact on society. Every project is different, which means that the company must adapt its processes and resources to accomplish each project. Every site is a singular prototype whose configuration changes over time.

To have a similar approach for every project and create buildings and neighbourhoods which integrate innovative technology and sustainability, Nextensa develops tools. These tools ensure that the projects fulfil specific requirements in line with the ESG strategy, the stakeholders' needs and the expected profitability by using innovations and technologies which provide added value.



For office buildings there is already a long track record of delivering exemplary, progressive developments integrating high ambitions for energy, water reuse, recycling materials, implementing innovation and new technologies:

- 2014: The Brussels Environment Building
- 2017: Herman Teirlinck building for the Flemish Government
- 2020: Gare Maritime
- 2022: Monteco

For residential projects Nextensa is aware that the ambitions have not been far-reaching enough. Although projects are of high quality and follow current energy decrees, they lack that more ambitious and innovative approach.

In both Extensa and Leasinvest, a series of tools were created by the ESG teams to translate the strategy into concrete actions and ambitions. Tools are convenient to use for all members of the different project teams and have a common objective: achieving sustainability targets in line with the EU taxonomy rules and the ESG strategy and for all types of renovations and new developments.

In 2021, a powerful tool was set up, called THE PROJECT SHEET. It is an integrated tool to be used by the project teams from the outset. Besides setting ambitions for a very wide scale of topics (energy, materials, water, mobility, waste, societal impact on neighbourhoods, collaborations, health & well-being, innovation, etc.), the tool allows us to measure the projects' carbon footprint. This calculation must be done in a very early stage (design phase) based on monetary ratios to assess the potential impact. In a later stage of the project, the detailed GHG assessment can be conducted to determine the actual impact.

The project sheet serves as a guide for project teams to integrate the principles of the ESG-strategy. The tool is built to allow project teams in identifying ESG themes that score high or low and need to be improved. The tool helps to collect the data about the project, to compare on company level the projects on different themes.

Because of the merge, all tools have not been finished yet. Nextensa is consolidating tools developed by both companies into one tool for renovation and new development projects and one tool for CAPEX projects.

- 2021: a draft of different tools was created
- 2022: optimisation of the tools into one integrated tool + test cases
- 2023: general use of the tool in the company

BIM

BIM, Building Information Management, is becoming our standard to use for designing and executing projects.

Using BIM increases the performance during the process:

- improving communication and coordination during the process, clashes can be detected in an earlier stage
- cost and resource savings because of the collaboration in the same model
- Greater efficiency, higher quality results and less fail costs as the model can be taken directly into the production process
- More opportunities for prefabrication and modular construction.
- A digital twin of the building can be created, containing all information and data of the building. In later stages this model can be used for a better management of the building in use. Having a digital twin, can be the next step for creating a materials library of the building.

In 2021, Nextensa, alongside with Bureau Bouwtechniek, handed in a project at VLAIO (Vlaams Agentschap Innoveren en Ondernemen) and received a subsidy to conduct research about how to use BIM to better integrate circular construction into a residential project.

Circularity is still little known in the residential real estate market. It is a fast-paced industry with many stakeholders who must take many decisions. To make a breakthrough in circular construction, Bureau Bouwtechniek and Extensa Group are developing a tool for the BIM model environment, which quickly provides all parties with insights into the circular opportunities for their construction project.

The tool makes 'circular construction' concrete from the beginning of a project and then monitors all circular objectives throughout the design process. This is done based on unambiguous parameters that carry circular information at the building, element and material level. At the end of the Final Design phase, the circular information is present in the model environment, which provides the candidate buyers with insight into circular use and the material's potential. The model environment contains concrete guidelines for the realisation of the circular residential construction project, and the tool will also allow the model to be evaluated during implementation into an intelligent BAMB (Building As Material Bank), which can be handed over to the buyers upon delivery.

With this innovative communication tool which targets all stakeholders involved in a construction project, the partners hope to accelerate the transition to the circular construction economy in the real estate market.

Web Platform

For the Lake Side project on Tour & Taxis, a web platform for online collaboration and working in a 3D-model is created. This platform contains all information of the project; everything is digitally ordered to streamline the project process.

Partnerships

To achieve its mission, the organisation works with multidisciplinary project teams to optimise projects from different points of view. After each project lessons learned are collected and shared to grow internal and external knowledge and expertise.

To guarantee the creation of smart and sustainable buildings and environments which integrate PropTech and new technologies, Nextensa always seeks for solid partners. By diving deeper into the value chain of projects, Nextensa directly selects partners with the right expertise and knowledge. The organisation is working with partners sharing the same vision, which is taking a pioneering role to develop sustainable places. By creating strong partnerships, Nextensa keeps short lines and strives for win-win situations for all stakeholders, including the climate and the neighbourhood.

Nextensa partnered up with technology producers, enabling buildings with higher performance:

- Nanogrid for placing a web-based energy monitoring system in already 6 assets
- EnergyVision for placing the largest solar power installation on the roof of Gare Maritime
- VMA BEM for installing building management systems with predictive maintenance, becoming the intelligent brain of the building
- Halio for placing dynamic sun shadings avoiding overheating in the office areas and creating a better indoor climate

Other partnerships are contributing to increase the positive impact on neighbourhoods:

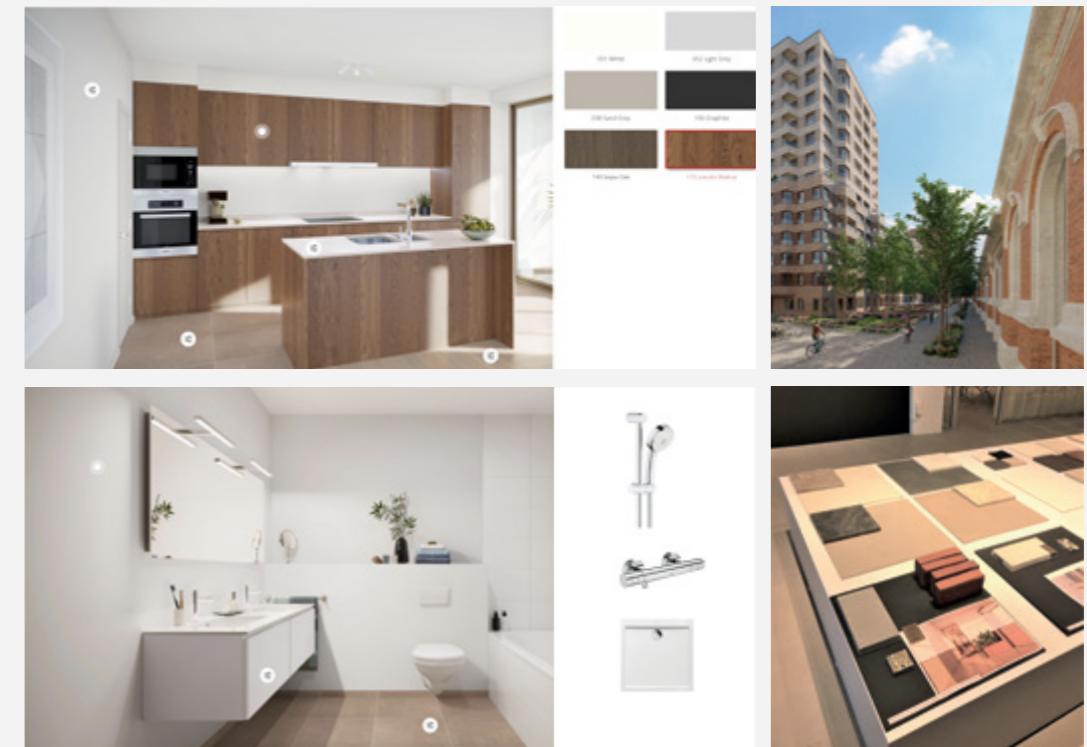
- HUME-project for more sustainable and shared mobility
- WeSmart for setting up an energy community to redistribute the surplus of energy of the Gare Maritime to the affordable apartments in the residential area Park Lane.

Adding Innovation to the Sales Process

Nextensa is aware that for residential projects an extra mile could be run to become a frontrunner in building more circular buildings and achieving net-zero energy. However, in the sales processes a lot of innovation and technology are already used to give (prospect) buyers a good and honest picture of their future home. Digital communication tools ensure that buyers are regularly informed about the development of their homes during the entire construction process.

Residential Info Office

Because Nextensa sells on maps, it is important that (candidate) buyers get a clear picture of what they are buying. Therefore, Nextensa invests in its own experience lounge where materials can be viewed and felt, as well as in its own team of customer supervisors, to provide buyers with a sense of security, trust and professional guidance. They inform the buyers as much as possible, realistic 3D images are produced showing the real visualisations of the chosen material, an interior configurator is available to show all options, and the commercial specifications are worked out in great details.



Interactive Model

An interactive model is connected to the CRM of the project enlightening the sold and available apartments at any time by means of red or green lights. The model helps the buyer in terms of orientation, views, and finishes.



Solar Study

The candidate buyer can consult the following parameters per unit via the solar study:

- When should the light be turned on, view of electricity consumption?
- What is the light and sun like in my unit?
- How does the light and sun fall per season and in comparison with the average sunlight of Brussels?

This helps buyers decide on a floor or the orientation of the dining room. For example, a north side can still be interesting because there is a lot of light.

Customer Community

When buying an apartment at Nextensa, buyers get access to the online customer community to get information about:

- the evolution of the construction
- state of affairs of their apartment (concession deed, amendment files)
- deadlines to make choices for kitchens, floors, techniques
- invoices, payments, outstanding payments
- promotions on services located on the Tour & Taxis site

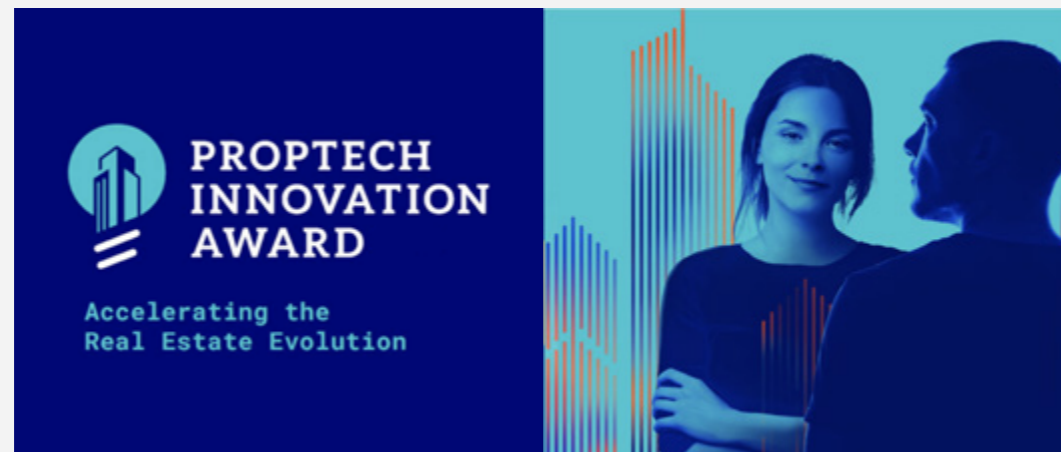
They are directly connected with their customer supervisor via an e-mail link. More than 400 buyers are already members of this platform.



Brokers also have access to their own Brokers Community, receiving information about:

- their units sold
- news about the construction, motivation posts
- marketing initiatives of Nextensa
- deadlines they have to consider during sales pitches
- dashboards on how sales are evolving

Thanks to all these initiatives, in 2019 Extensa received the Evolve PropTech award for most innovative Real Estate company.

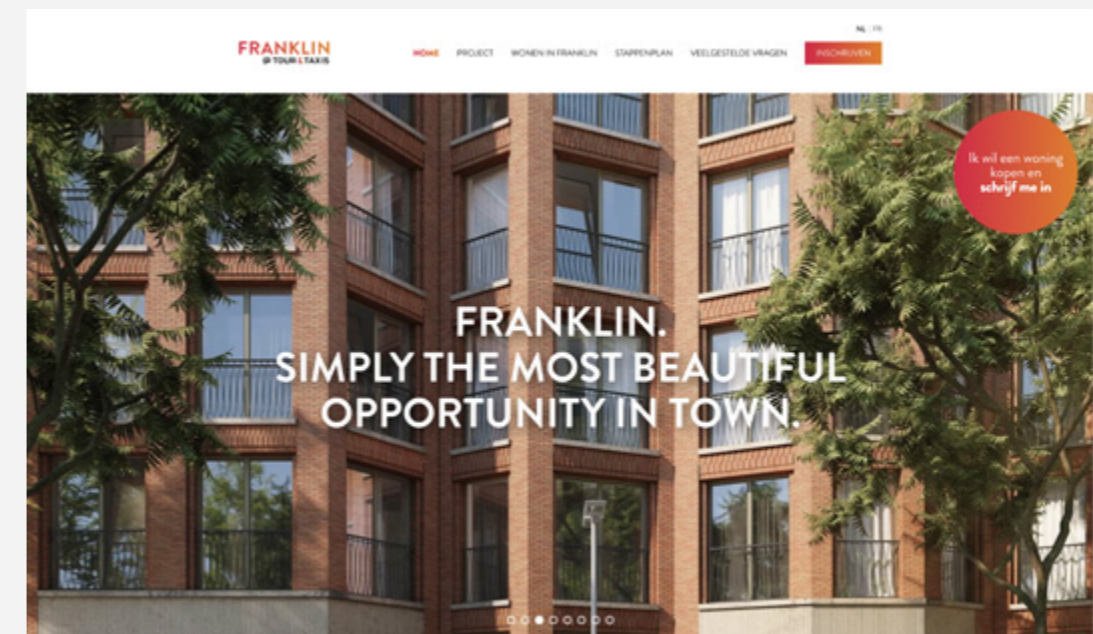


Franklin – affordable living through a full digital sales tool

In 2021, Nextensa launched, as the first project developer in Belgium, a fully online reservation platform to offer buyers of the Franklin building the opportunity to:

- book a home directly via the website with online payment
- sign the commitment online
- buy without the intervention of a broker (no fees owed)

To make this possible, an online availability module was created which communicates in real-time with the CRM and thus maps availability immediately. A list of frequently asked questions was available on the website and a telephone helpline was available to support the process. With this online platform, 50 affordable apartments were sold in 8 weeks.





Future Goals

Nextensa is committed to further developing its strategy for the integration of innovation and technology to improve projects and processes through its own internal tools and external partnerships.

In 2022, Nextensa will rework the different existing tools with the aim of having one integrated tool (the PROJECT SHEET) for all renovation projects and new developments and one tool for the CAPEX projects. As this tool contains different themes Nextensa has appointed a Responsible for each theme. Responsibles help to grow internal knowledge and learn from their own experience. Responsibles will become in-house topic experts by collecting data of internal reporting, suggesting improvements and sharing best practices with the different construction teams.

By 2023, Nextensa will have further developed and implemented the Project Sheet tool in all new constructions. The project sheet will have to be filled in by the responsible team for each project. The sheet works with a score according to the targets. Nextensa wants all projects to achieve a total score which matches the Ambition 2030-level by 2024, along with future action points that are needed to be worked out and will be included in the relevant project phases.

Because the possibilities of integrating innovation and new technologies keep getting bigger, Nextensa will continue to build solid partnerships that create added value in the whole value chain of Real Estate.

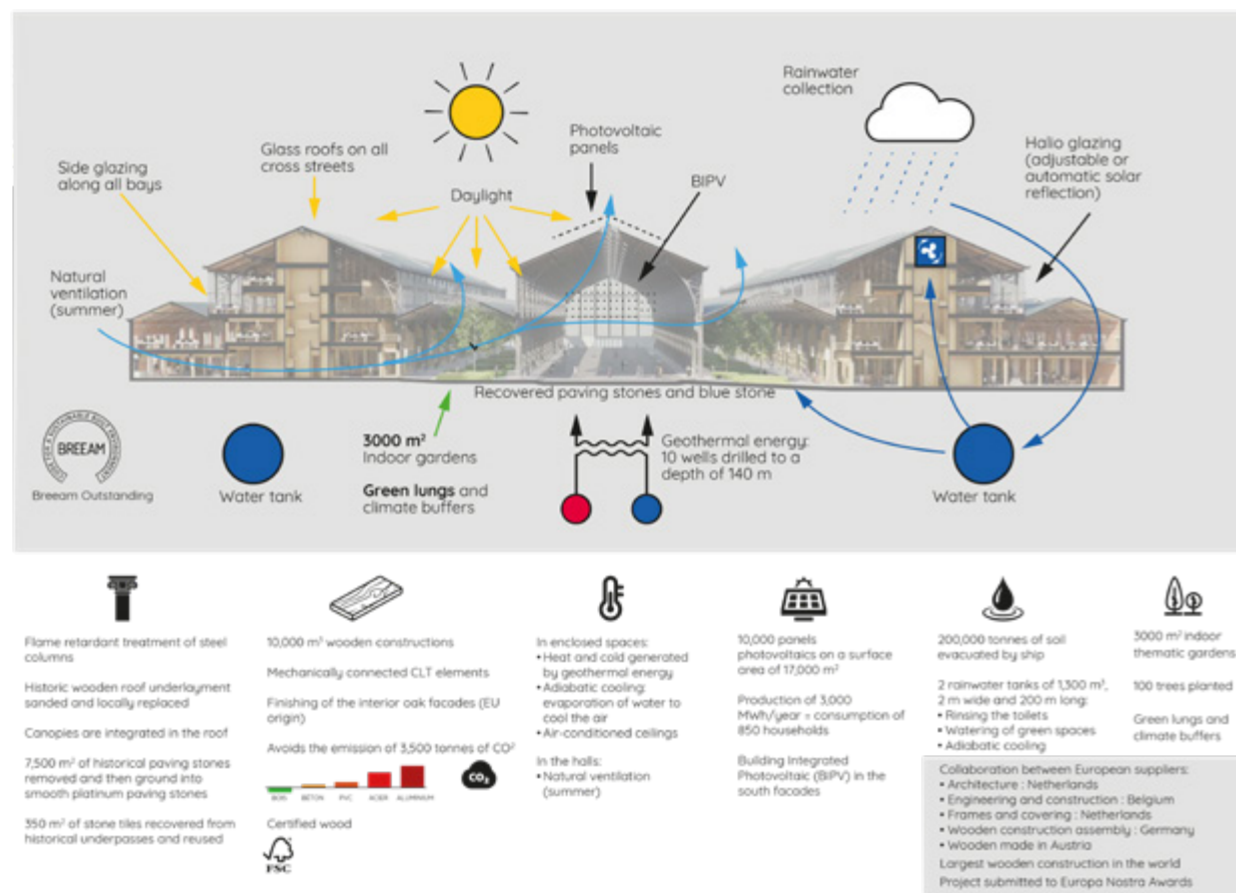
In 2022 Nextensa aims to determine a series of criteria that partners must meet to achieve sustainable design and technological innovation. To ensure the commitment for sustainability of the research teams and contractors, Nextensa will include a clause in the contract whereby the party who signs it, commits to sustainability targets. If Nextensa works with a general contractor, the contract should also state that it is responsible for working with subcontractors pursuing the same (sustainability) values.



CASE STUDY ON CLIMATE ADAPTIVE BUILDING: GARE MARITIME

The Gare Maritime project is a leading example in our approach of developing climate adaptive buildings. This building encompasses all the topics discussed above. After the start of the renovation of the shell in 2016 and building the new indoor modules in 2018. The building was completely finished with the inauguration of the Food Market at the end of 2021.

Gare Maritime reflects Nextensa's ambition to develop climate adaptive buildings with an energy positive contribution, using (technological) innovation and including the circularity principles. The century-old industrial building has been preserved in the redevelopment process, while its function has been modernised with outstanding durability and extreme construction circularity in mind. Twelve separate modules made of cross-laminated timber structures, finished with European oak have been constructed inside the Gare Maritime, to hold office and retail spaces, and are completely reversible. The wooden roofing and steel structure has been restored to their original shape and the original cobblestones were ground down into smooth flat paving stones and reused in the building.



Besides an outstanding isolation of the wooden modules, a performing energy system was put in place. Ten geothermal wells supply groundwater for the heat pumps generating fossil free heating and cooling. 17 000m² of photovoltaic panels provide green, renewable and local electricity. Rainwater is collected in 3 500 m³ tanks, to reuse for toilets, to water over more than 3000m² of indoor gardens and for adiabatic renewed air cooling.

The building is designed to regulate the lightening, temperature, and water systems easily and independently, in a sustainable way. This allows visitors access to healthy and green environments which consume less and are more efficient. An example, among others, is the design of windows, exposed to sunlight through an innovative tinted glazed technology which helps to regulate the light and temperature inside the building.

The indoor gardens in the public main hall offer a pleasant stay for the visitors and the neighbourhood and work as a healthy environment acting as a climate thermostat.

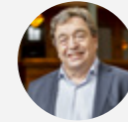
The wooden modules were completely pre-engineered and prefabricated so that they could be assembled on site with lifts that fitted under the existing shed roofs. These modules are independent of the existing structure, with a fixed grid to remain as flexible as possible and adapt to the need of different tenants. Materials are mechanically anchored in separate layers to be easily dismantled and reused.

All materials that could be reused were integrated in the redevelopment and, if necessary, protected from fire. The wooden roofing and steel structure have been restored to their original shape and the original cobble stones were ground down into smooth flat paving stones and reused in the building.

Wood proved to be the most suitable material for the new building modules because of its light weight, which meant that no heavy foundations could be placed between the existing brick foundations. All wood used in the redevelopment has been sourced from European forests and is labelled FSC.

To reduce materials, on the easily accessible sides, no additional sun shields were installed, but dynamic glazing fades when the sun is too intense. The project was run through BIM before implementation, allowing for detailed pre-fabrication. In ongoing and future projects, these principles are increasingly being implemented.

3. SUSTAINABLE SOCIETY



“Nextensa, as the new name implies, wants to grow to a “next level” in sustainable entrepreneurship and “being”.

“Sustainability” is no longer just a strong ambition, but must also evolve into a fully-fledged and renewed corporate culture, embedded in all strategic management decisions, sections and achievements of the group.

This green, ethical and social sustainability reflex must become the spontaneous and automatic choice criterion of and for all stakeholders when making daily, medium and long-term decisions.

Healthy developed and managed buildings will contribute to the well-being of all parties involved: our living environment, our planet and our mental and economic prosperity.

This symbiosis and interaction between ecological, economic and social values will develop further into an ethically responsible entrepreneurship, in which high-quality and responsible real estate is and will remain our specialty and leverage to contribute to the improvement of the world of tomorrow.”

— Jan Bergé
ESG-committee

3.1. Smart and Sustainable Mobility



“Our vision includes enhancing prosperity and well-being of our tenants, residents and visitors through sustainable mobility. Fewer cars and traffic jams, reduced pollution, advantageous economic impact through shared mobility. Being able to make a positive impact on nature and health is something we strive for in every detail.”

Olivier Kempen
Hospitality & Sales

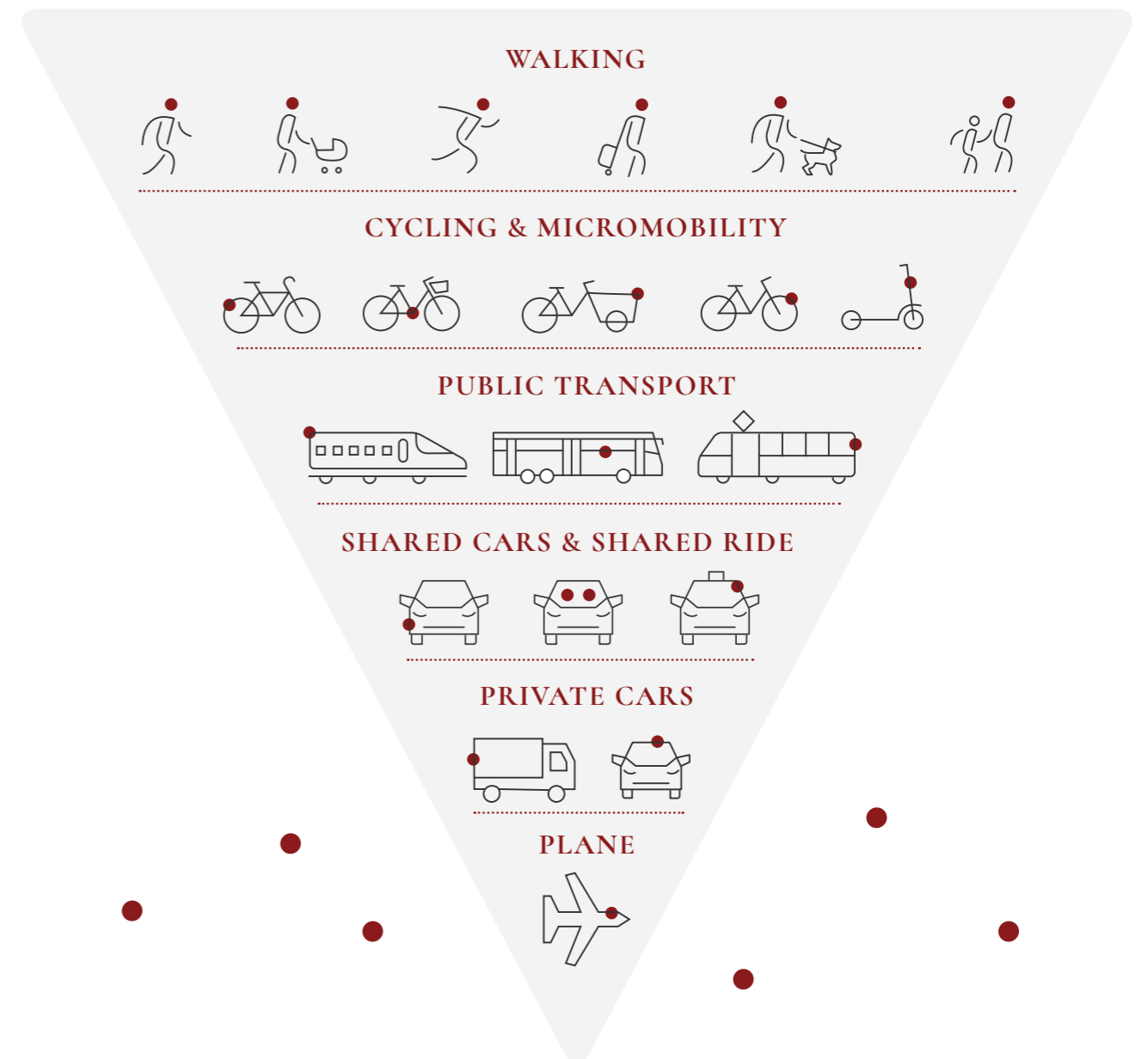
Approach

To reach the European climate targets¹, emissions from transportation must be reduced drastically. Besides the impact on our environmental footprint, the way we integrate mobility in our projects has also a large effect on the liveability of the neighbourhood the public health. As a real estate organisation, Nextensa has a role to play in shaping the mobility of tomorrow. The design of buildings, the shared spaces and parking utilities (both for bicycles and cars) which incentivise people to share and use more environmentally friendly modes of transportation, are levers that support the changes of habits. Nextensa is devoted to enable a smart integration of mobility into their business and office sites as well as retail parks.

For this approach we hold on to the mobility pyramid: promoting as much as possible the soft mobility modes, the use of public transportation and the shared mobility and not private cars.

¹ European commission, *Mobility strategy*, 2021. https://transport.ec.europa.eu/transport-themes/mobility-strategy_en

Mobility Pyramid



The organisation encourages not only its own team members to adopt more sustainable modes, but also its tenants, residents and visitors by designing mobility solutions around the sites and for events.

Besides promoting soft mobility, Nextensa also wants to encourage the shift to smart and sustainable mobility.

Tour & Taxis Strategic Mobility Plan

In Tour & Taxis, Nextensa is developing a car-free environment, in the spirit of the mobility pyramid.

In collaboration with the consultancy firm Espaces - Mobilité, Nextensa developed a mobility map to help visitors find the smartest way to travel to Tour & Taxis. This map gives the tenants, residents, and visitors an overview of all soft, shared, and collective mobility solutions available. It shows all possible options to arrive by public transport, by bike, by foot, or any combination.

To promote cycling, 175 outdoor bike parking spaces have been provided as well as locker rooms and showers for those who have cycled for a few miles and want a fresh start at the office. Extra biking lanes are created on site to bike more comfortably and with more safety.

Nextensa also received a permit to build an underground bike park with room for more than 500 bicycles and the option to charge e-bikes.

To encourage people to opt for alternative and efficient means of transport, Nextensa has taken several initiatives. A regular shuttle service is put in place every weekday between Brussels North Station and the site of Tour & Taxis reducing travel time and increasing ease of access.

Also, options for car-sharing are provided by Cambio and Poppy cars on the site. This electric car sharing service is convenient for all trips in and out of town with a reach of more than 300 km per vehicle. .

A permit application is submitted to give more space to the pedestrians and cyclists at the main entrance of the Tour & Taxis site.

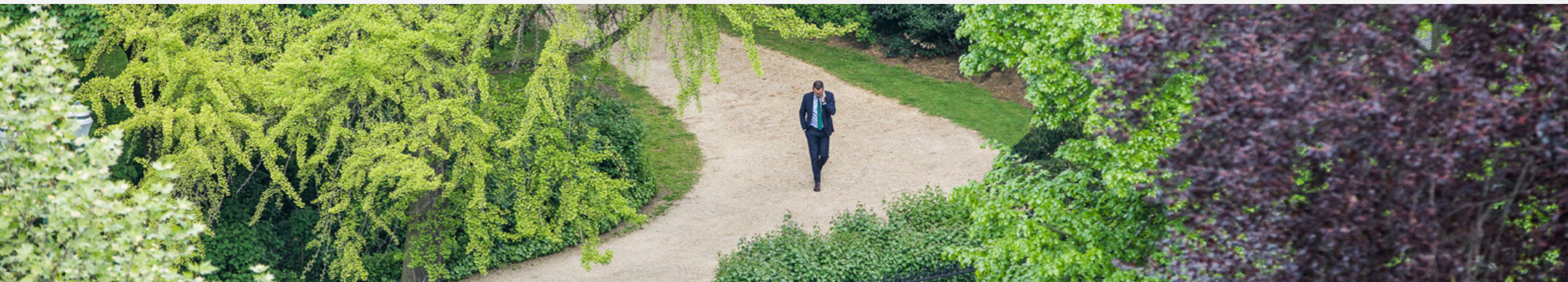
Integrating e-mobility

The multimodal e-mobility system of the future will have a huge impact on the local energy communities of our cities. Smart integration of the mobility and energy systems in an- urban environment, will be key for a successful energy transition. This integration will in itself be the driver for innovative services and business models, both for the energy and e-mobility market, hence enabling further behavioural and societal change.

It becomes essential to integrate electric mobility into buildings to respond to both the needs of users and to environmental and societal challenges. Nextensa is at the forefront of this fundamental change and, with different partners (Tesla, Allego), has already installed charging stations in Austria (Gewerbeparkstrasse and Hornbach Stadlau), in Belgium (Treesquare, Brixton Retail Park, Montoyer 63, The Crescent Brussels, Hangar 26, Motstraat, Tour & Taxis) and in Luxembourg (a/o Knauf Pommerloch). Already 115 charging stations have been installed across the portfolio.

In 2020, Nextensa engaged in knowledge development and sharing with various other parties within the HUME project (Hubs for Urban Mobility and renewable Energy). This project aims to conduct in-depth research into the different building blocks for integrating e-mobility platforms into a locally renewable energy system. As a major project developer in this project, we have been building know-how to develop future-proof real estate projects.

The convergence of mobility and buildings has a great potential to provide smart and sustainable solutions. Among others, since all electric vehicles are equipped with batteries, these could be used in a smart way to balance consumption peaks, and for two-way charging. The electric vehicles could thus be used as a means of energy storage, which is usually very expensive for buildings. And in turn, positive-energy buildings could recharge cars using their production surpluses.



Future Goals

Nextensa is committed to further foster soft, green & smart mobility, promoting the mobility pyramid. This commitment will be taken into account in all activities of Nextensa.

Acquisition

For its new investments, Nextensa is looking for urban projects in larger cities. The location of the sites within these cities whether they are well connected to the public transport and easily accessible by soft mobility modes will be an important attention point. A mobility check will be set-up to use during due diligence.

Development & Project Management

Before handing in an application, a mobility plan must be made. The mobility plan must encourage soft mobility, by favouring the use of bicycles and urban transport over private cars.

In the development plans, enough space for bicycles and shared mobility is foreseen, with at least 1 bike space per bedroom. To encourage the shift to green and smart electrical mobility, we must take into account during the development and construction phase the specific technical needs for electrical charging stations.

Asset & Property Management

For all assets managed by Nextensa a mobility strategy will be set-up. In 2022 for all assets, a first as-is mapping will be done. Moreover, the organisation involves external partners to build mobility hubs for larger assets.

Nextensa encourages the use of cleaner transport modes with lower emissions by offering more charging points for electric cars and bicycles. Therefore, we will better map the needs to set priorities and increase the offer in the next years. Finally, to use its car parks more efficiently, Nextensa plans to open them up to residents after working hours, e.g. by means of parking rights.

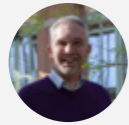
For Tour & Taxis following actions will be taken in 2022:

- Tour & Taxis will have its own Villo station in the heart of the site close to the main office building Royal Depot.
- A collaboration is set up with Mymove, including the Tour & Taxis branding of 6 cars that can be rented short term by anyone who works or lives on site.
- Volvero will develop a specific app to share private vehicles amongst tenants and residents on site. This will go live in April 2022 and is part of the Raptor programme of EIT Urban mobility
- We will close one of our main entrances to cars and buses so the site will become safer for pedestrians.
- We will increase lighting on site at night for safety purposes.
- A new bicycle park next to the Gare Maritime will be opened.





3.2. Limiting Waste Streams



“There is no such thing as ‘away’. When we throw anything away it must go somewhere”

David Roels
Property

Approach

Waste in the real estate sector is inevitable but can be managed and cut down. The sustainability mindset of Nextensa is reflected not only in the commitment to reducing waste in the internal daily operations, but also in its zero-waste and circular corporate culture, transmitted to all stakeholders. At all levels, the organisation has adapted the way it operates and is exploring new ways to reduce waste and favours materials that can be reused, repaired, and recycled. For Nextensa there are two main sources of waste production: waste from its activities and waste from the offices.

During construction and renovation activities, waste is generated on building sites. Nextensa reduces construction waste by optimising design and using materials more efficiently. The remaining waste is carefully sorted to allow reuse.

For owned buildings and on sites, waste is generated by tenants, occupants, residents, infrastructure users (shopping mall, car parks, event spaces, etc.)¹. For buildings in operation, every effort is made to promote sorting and when possible, going beyond the legal requirements. Nextensa stimulates and sensitises its occupants via the right installations and awareness campaigns with workshops and, if necessary, applying the ‘polluter pays’ principle². On and around the sites, the organisation encourages and sensitises the residents and visitors to sort their waste. Nextensa also stimulates sorting for events by putting a higher price on residual waste⁴.

¹ 306-1 Waste generation and significant waste-related impacts

² 306-1 Waste generation and significant waste-related impacts

³ 306-2 Managing of significant waste-related impacts

⁴ 306-2 Managing of significant waste-related impacts

Waste from Construction and Renovation

Nextensa’s construction contracts and the requirements of environmental certifications (BREEAM) oblige contractors to abide by strict waste management and traceability guidelines on waste produced on their construction sites. All stakeholders, including manual workers, are engaged in the issue and are educated in waste sorting. However, in practice, some data (amount and type of waste) is not easily accessible as a third party (contractors) manages it. Nextensa wants to have a clearer view on the waste in the future and has engaged with the major contractor of the AvH Group, CFE, to set a baseline and gather specific data about the quantity and type of waste generated.

Waste from Owned Buildings’ Tenants, Occupants, Residents and Infrastructure Users^{1, 2}

Nextensa cannot have full control over the waste streams for its assets. Its role is to raise awareness and incentivise tenants, occupants, residents, and visitors.

For the private residential asset Parklane at Tour & Taxis, to incentivise occupants to reduce and recycle waste, underground containers have been made available to dispose of their waste. Access is provided by means of a personalised badge. This has proven to be very effective and change behaviour. In the future, the Parklane avenue will become public and Nextensa will supply the necessary equipment for waste disposal.

For The Crescent (Brussels), Motstraat (Mechelen), Treesquare (Brussels) and Koninklijk Pakhuis (Tour & Taxis, Brussels), Nextensa partnered with AJK to install waste compactors. This enables us to gather data about tenants’ waste disposal.

Nextensa serves as a facilitator to tenants and event organisers and encourages partnerships with EcoSmart (part of Renewi) at Tour & Taxis. EcoSmart helps companies avoid waste by sorting the different types of waste directly at the source in an intelligent way, turning waste into raw material for new products. This partnership supports our objective to make a visible contribution to the circular economy. A pilot phase ran at Maison de la Poste, Openbaar Pakhuis and the three underground car parks. As it was a success, EcoSmart was an obvious choice to collect and dispose waste from Gare Maritime too.

Waste data of events and offices at Gare Maritime are being collected by EcoSmart. The results are usually based on volumes collected and are converted into tonnage. As of March 2021, Nextensa has introduced weighing at source (in kg). This gives a more

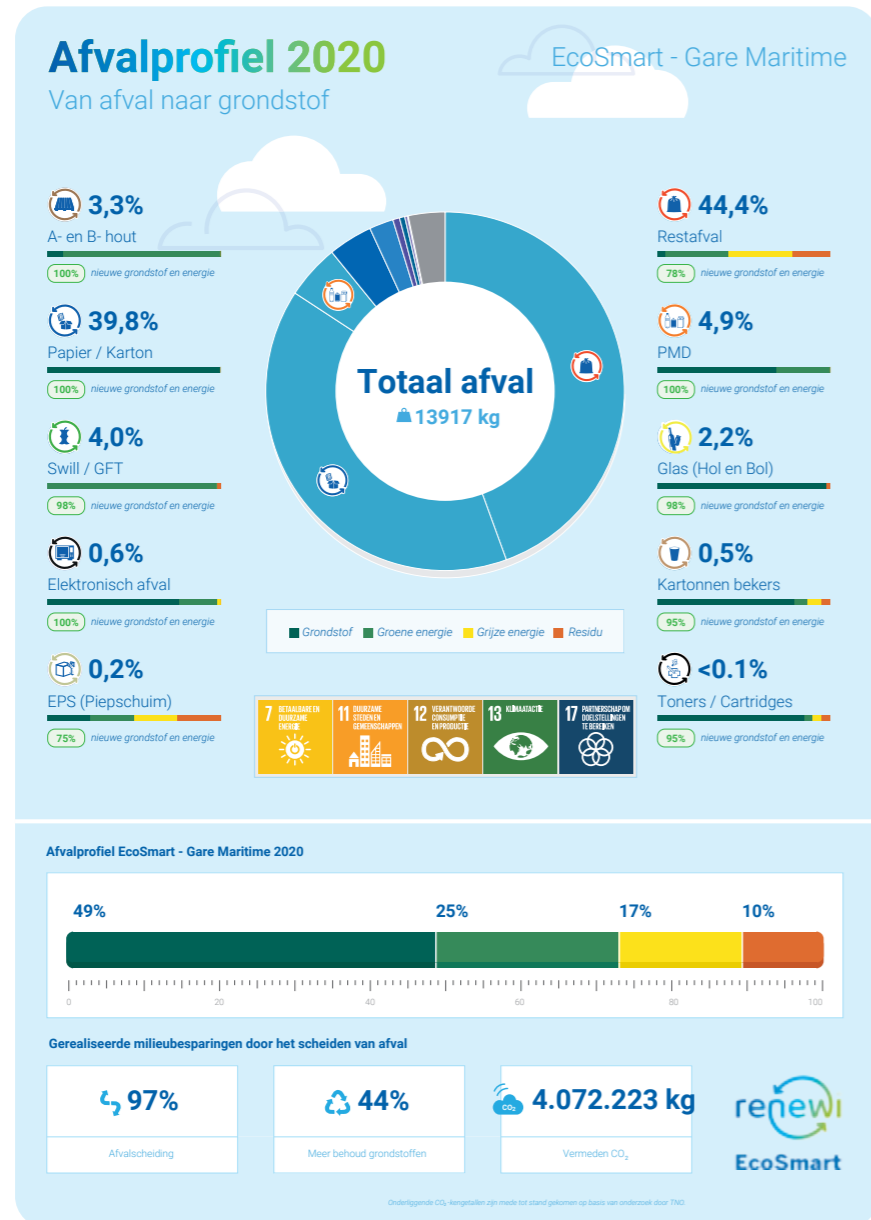
¹ 306-1 Waste generation and significant waste-related impacts

² 306-2 Managing of significant waste-related impacts

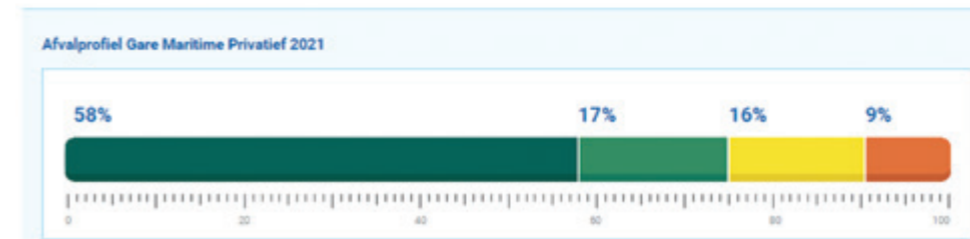
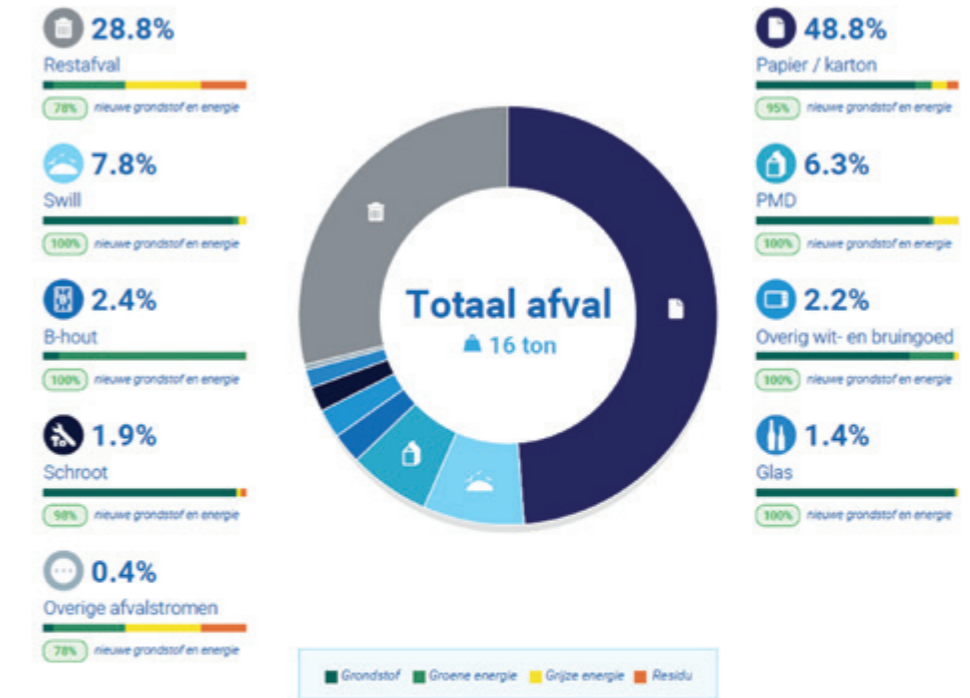
objective and detailed overview of the actual waste quantities. This stimulates sorting at source, which results in more raw materials and less (residual) waste.

Ecosmart ensures that each waste stream from tenants is weighed separately, by using collection trucks and weighing systems that are connected to a Bluetooth app. This data is sent to an online reporting tool, which is available 24/7. To achieve sustainable waste management, the principles of EcoSmart are implemented:

- Providing insight into waste consumption per tenants
- Adding incentives to achieve waste reduction
- Guidance and campaigns for the different users



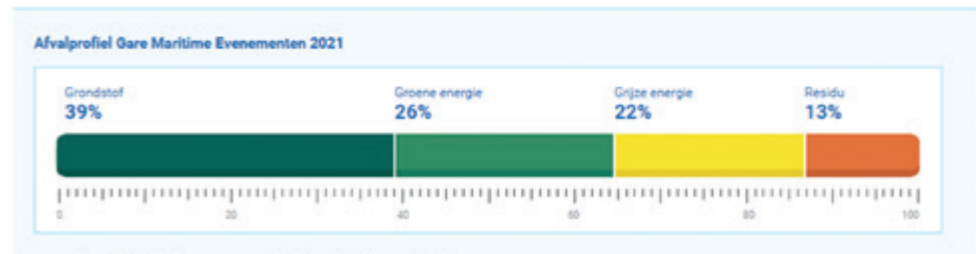
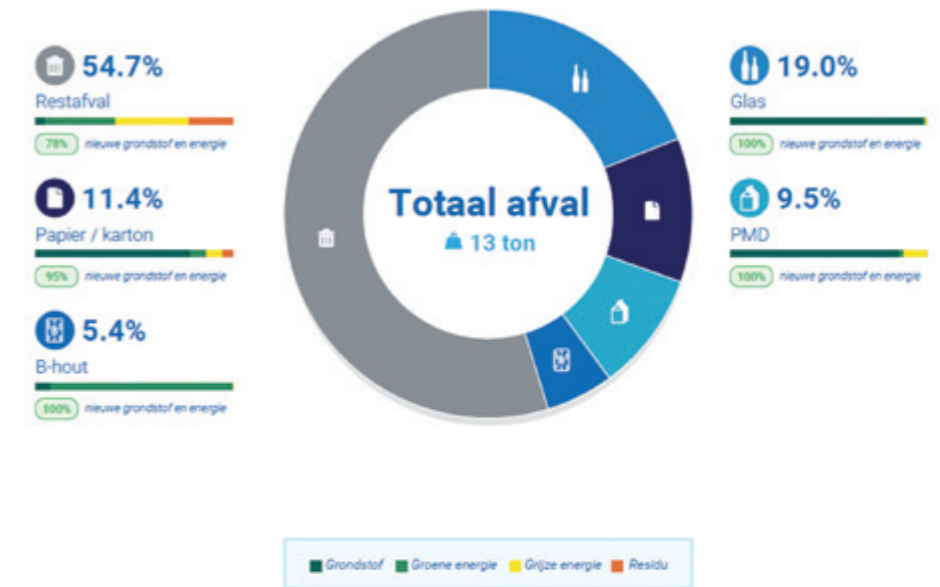
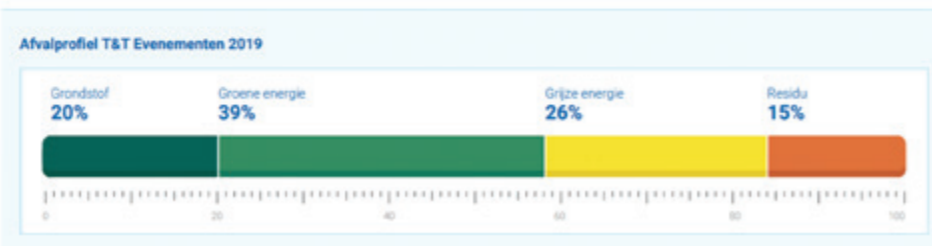
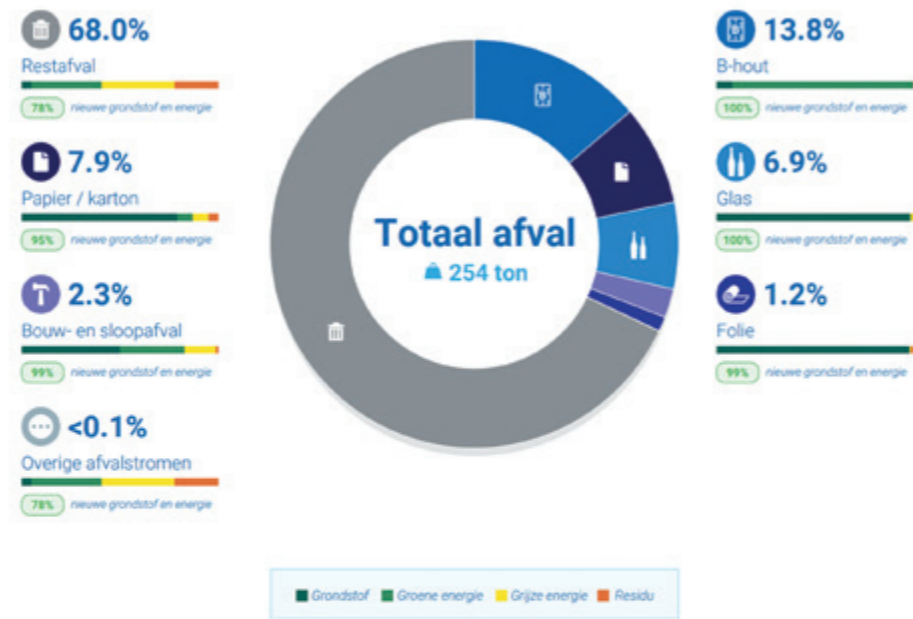
In the figure below^{1, 2}, the waste profile for the Gare Maritime site is shown for 2020 and 2021 (right). Quantities that serve as raw materials for new products, amount of biogas and incineration gained from the waste and percentage that goes to landfill (remaining after incineration as residue) are accounted for.



¹ 306-3 Waste generated

² 306-5 Waste directed to disposal

A similar service is provided for events. The waste is collected separately for each event and is weighted and registered separately. EcoSmart is the partner that provides the necessary containers for each event and empties them into the centrally located containers. There is no specific incentive to motivate and encourage the specific event holders to sort their waste. This will be looked at and further discussed in the future. In the figure below the waste profile for events at the Gare Maritime of 2019 and 2021 are shown.



The Food Market

When selecting food and beverages, the entire product life cycle is taken into consideration, from the sourcing of ingredients to the product end-of-life. To reduce the environmental footprint, special attention is paid to the reduction of waste, by cutting down packaging and favouring materials that are either returnable, compostable, or biodegradable. For instance, all plates are compostable and cutlery reusable. To close the loop, the organic waste from the Food Market will be combined with the one from the Sheds to create compost. There are ongoing studies on how to compost on site for use in the park and its surroundings.

KULeuven, in collaboration with EcoSmart, worked on the optimisation and integration of the waste management system of the Food Market at Gare Maritime. The solutions proposed will be implemented gradually by Ecosmart.

Future Goals

Nextensa will set ambitious waste reduction objectives for its two main sources of waste production by 2030.

As the Covid period is not representative, Nextensa will take 2022 as a baseline to finalise its objectives regarding office waste to reduce mixed waste (burned waste) and total waste (all fractions).

For construction waste Nextensa aims to reach less than 1.6 m³/100m² (rentable/saleable m²) by 2030. The overall objective is transparency and raising community awareness. By 2030, Nextensa aims to communicate the amount of waste generated by tenants and continue to raise awareness.

Nextensa took steps to overcome the challenge of single use carpets, covering the floor in the Sheds (400m²), which were thrown away after each event. Therefore, a new poly floor will be laid, avoiding considerable carpet waste for a significant impact.

ALPACA SOLUTIONS will support Nextensa in reducing waste from events and managing food leftovers. In this way, they implement sustainable solutions specially designed to reduce the ecological footprint of catering for events.



3.3. Healthy Buildings



“Health and well-being are an important consideration when companies and individuals make their real estate decisions as we spend most of our time indoors. At Nextensa, we strive to design and maintain indoor environments in such a way as to positively impact the health, well-being and productivity of its occupants so that, in the end, they become places you prefer.”

——— **Olivier Vuylsteke**
Investment

Approach

Nextensa plays a major role in developing the buildings of tomorrow. The organisation views healthy buildings as the next generation of green buildings, developing not only environmentally responsible and resource-efficient buildings, but also integrating the health and well-being of people in buildings and their environment. Since Nextensa develops and owns assets that provide a home or an office for people, it has a considerable impact, as people are spending most of their time in these places. Studies show that better indoor air quality and thermal comfort reduces absenteeism due to illness and improve performance and productivity. Nextensa's major focus has been to ensure that office buildings and residential developments have a healthy indoor climate and a pleasant indoor living environment.

Healthy Indoor Climates

For new developments, a healthy indoor climate is guaranteed by providing buildings with proper ventilation, which must at least comply with the legal requirements. Residential apartments comply with the EPB-rules and are all equipped with a system D to supply fresh air to all areas and extract polluted air. Depending on the building, a collective or individual system is used. Additionally, Nextensa maximises the number of windows that can be opened, for people to choose whether they want more intensive air circulation or not.

In the future, Nextensa will go a step further and work with renewable energy for residential development projects as well. This will not only allow for climate-neutral heating, but also passive cooling in the summer which is more pleasant than active air conditioning and improves indoor comfort and indoor climate.

New developments and all existing office buildings will be provided with a monitoring system as part of the energy optimisation. This system will measure CO₂ levels (in PPMs) and adjusts adequately. Since the coronavirus crisis, monitoring indoor air quality has been even more important. The first step to integrate these monitoring systems and CO₂-measurements was already taken.

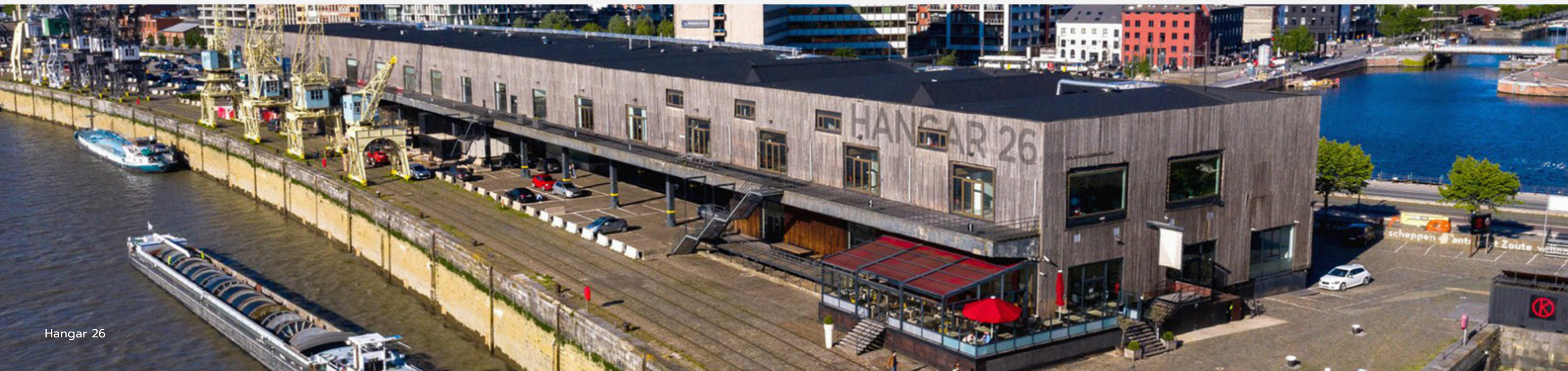
Besides the indoor climate, Nextensa is ensuring healthy buildings by, where possible, choosing natural and sustainable materials such as wood to avoid harmful substances and VOC's, which are often present in synthetic materials.

Creating Pleasant Indoor Environments

Nextensa also attempts to optimise daylight to penetrate buildings as it benefits well-being. Large windows are foreseen in the office buildings, creating an optimal first daylight zone. Where necessary, overheating is prevented by applying automatic blinds, while windows remain transparent to look outside.

For new office developments, artificial light is managed by daylight control, ensuring that the right amount of light enters the office to work in. Where possible, indoor green areas are created. Besides contributing to a pleasant working environment, inner gardens have a climate-regulating capacity, a natural humidifier.

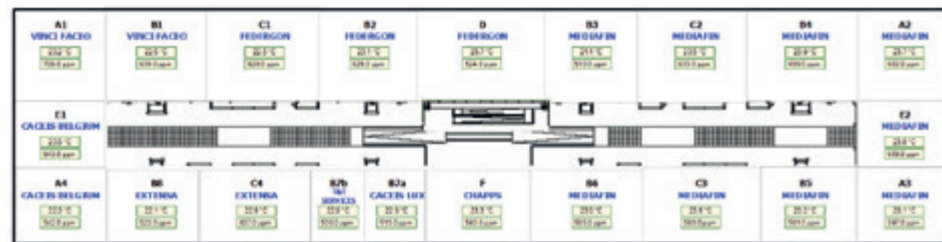
In existing buildings, with the monitoring system for energy optimisation, a partnership has been entered with the organisation Delta Q. They read out all setting parameters and communication protocols from technical installations and create a digital image of the building. Based on algorithms in combination with predictive weather forecasts, they take over the control of these technical installations with a view to saving energy.



Ownership

After a pilot project that started in 2019 in The Crescent in Anderlecht, 6 assets can already be monitored on the platform in 2021. For instance, in Montoyer, heating and cooling is controlled by a predictive building management system based on weather forecast models. This guarantees a pleasant indoor climate during working hours.

In the Royal Depot at Tour & Taxis (TTKP) all units were equipped with an air quality sensor that is visualised in the BMS. As of now, all results are good, with units having a value between 500 and 600 ppm and a good inner temperature.



Office Development

In Gare Maritime all modules have their own ventilation unit, using only fresh air from outside. A passive cooling as a side effect of the geothermal climatisation is present. Everything is regulated by a predictive building management system. Large windows in the facades and roofs offer considerable daylight all day long. Dynamic glazing on one side and blinds on the other side help to regulate the indoor climate by avoiding overheating. All LED lights are daylight controlled. Windows can be opened, leading the tenants to outside terraces in the main hall where 3000m² of green areas are foreseen.

Residential Development:

In Park Lane, all apartment buildings have a top-quality air handling group, guaranteeing the best indoor air quality in the units. All windows are storey-high and openable, generating royal views and an outside feeling when opened. Automatic blinds on all South and West facades protect the living rooms from overheating.



Certificates to Guarantee Healthy Buildings

Nextensa attaches great importance to the “health” of its buildings and to making a safe and healthy place for employees, residents and visitors.

Nextensa carried out various licenced assessments to proof and ensure healthy buildings. Among the independent assessors, there is BREEAM certification, the world's leading sustainability assessment method for buildings. This analysis considers the energy and water consumption, the maintenance of materials, the attention to pollution minimisation, the impact of buildings on landscapes, the guarantee of health and well-being and the general management of the infrastructure.



Nextensa applied assessments for Motstraat, the Crescent, Montoyer, Treesquare, and Gare Maritime. The results show a considerable improvement in recent years, with its last assets scoring excellent and outstanding. Notably, Montoyer obtained the Certificaat Passiefbouw for its resource efficiency in 2018 which is valid for ten years.

With the same spirit for renovation, Nextensa renewed the iconic building Gare Maritime, designed and implemented to reduce its impact on human health and the natural environment. The objective is to protect occupants' health, improve employees' productivity and reduce waste pollution and environmental degradation.

Sustainability efforts have already paid off, the Gare Maritime was awarded two important prizes in 2020. The first being the Real Estate Society (RES) Awards 2020. The title positions Gare Maritime as the best commercial development of the year. The award stresses the sustainable innovation of all spaces made from responsibly sourced and circular constructions, and the indoor gardens which provide a green lung for the station. The second prize was the Belgian Construction Award in the category Construction & Innovation, looking at futuristic, smart, and sustainable projects, that will set an example for the sector to follow.

In 2021, Gare Maritime received a BREEAM Outstanding certificate for phase 1 and was given seven additional awards and one special mention:

- Europa Nostra Heritage Award
- Belgian Building Award
- Mipim Special Jury Award
- Uli Award for Excellence
- Prix Versailles the world Architecture and design Award
- Belgian Construction Award
- Belgian Timber Award

- ULI Global Award: Special Mention:

“Gare Maritime is a uniquely ambitious urban regeneration project that has repurposed a former freight station into a highly sustainable new forum to live, eat, work, play and learn. A new destination in Brussels, the 300 metres long historical structure has transformed into an indoor city with access to office and retail units, gardens, food halls and a multitude of event spaces.

Demonstrating leadership both in its design and its sustainability goals, Gare Maritime is energy neutral and designed for circularity, serving as a catalyst to a larger revitalisation project that will foster a vibrant new district in Brussels.

It is a commendable example of how taking a long-term vision can enable transformations of abandoned assets into outstanding hubs open to the community that celebrate heritage while meeting the evolving needs of communities at large.”



Future Goals

In the coming years, Nextensa commits to focusing on healthy indoor environments and has integrated the following requirements for renovation and development into the PROJECT SHEET:

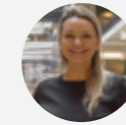
- the instalment of openable and large windows, allowing generous day light but avoiding overheating,
- the creation of green areas, in, on and around the buildings as a climate buffer, useful for regulating the relative humidity and bringing nature closer to the working environment while contributing to cleaner air,
- a careful choice of the materials (preferably natural materials) which contain no or hardly any VOCs.

To identify how to further improve the indoor climate of buildings, in 2022 a monitoring process of CO₂ levels will be adopted in all new and existing offices to ensure quick adjustment and fresh air.

Lastly, Nextensa aims by 2030 to have all owned buildings certified (built or as an asset), setting its ambitions on the highest possible score in BREEAM. The first aim is to have all office buildings assets in use certified by a BREEAM-In-Use by 2024.



3.4. Healthy and Liveable Environments and Neighbourhoods



“Our residents invest in quality homes that we develop for them, from affordable to exclusive. We invest in their quality of life by creating a sense of community within a healthy and safe neighbourhood. Their happiness and wellbeing is what satisfies us most.”

————— **Sonja De Greef**
Sales & Marketing Residential

Approach

Every building is part of a community and an environment. Nextensa has the objective of building an attractive and multipurpose environment that offers an optimal balance between working, living, shopping and relaxing. Nextensa is committed to building a sustainable society and recognises the role of green, inclusive and accessible neighbourhoods. As a real estate (re)developer, the impact on society is a key element which is considered from the start, for each (re)development project and continuously improved for the owned buildings and sites.

For the development of neighbourhoods, Nextensa strongly focuses on mitigating its impact on the environment by minimising use of space and preserving local biodiversity by designing and creating green outdoor spaces. It also focuses on maximising its social impact by fostering partnerships with local organisations. For owned sites, the focus is put on responsible landscaping and maintenance, enhancing co-creation with residents and providing shared services and installations.

Nextensa strives to build a strong relationship with local communities and investigates in the needs and expectations of tenants, occupants, residents and visitors, by actively involving them to shape Nextensa's landscape. Through dialogue, an inclusive and healthy environment can be built and will contribute to the creation of a sustainable society.

Nextensa committed to a neutral evaluating committee when involving in the Taskforce Public Equipment.

Tour & Taxis as a Flagship

Nextensa's headquarters has a strong and interlinked relationship with the community that surrounds them. The historical value of Tour & Taxis site is as dear to the residents of the neighbourhood as it is for Nextensa. The site's construction, initially called Thurn und Taxis, took place between 1902 and 1907 and was of one of the world's first multi-modal freight transport platforms – incorporating water, road, and rail. For this reason, in the recent years, Nextensa renewed the architecture of the building respecting its authenticity to the maximum. The industrial origins are reflected in the innovative use of wood, glass, and metal in the redevelopment of the site. The historic importance that is given to the buildings reflects the sense of identity of the neighbourhood.



The past years, Gare Maritime has been one focus of Extensa's renovations. The former freight station has been transformed into a dynamic space with areas for shopping, restaurants, leisure, workspaces, and more. The Park Lane residential development once completed, will project shows Nextensa's ambition to contribute to a 15-minute neighbourhood at Tour & Taxis. The idea behind the 15-minute walk or bike ride, is to have everything within this distance to meet your daily needs, according to urban planning experts and wellness watchers. Park Lane fits perfectly into the picture of a modern, liveable, and easily accessible urban neighbourhood. The site of Tour & Taxis already fulfils a number of daily needs, from shops, restaurants, and bars to the vast park where you can relax amidst the greenery and where sports lovers are in their element.

This urban development respects local regulations governed by authorities at national, regional, town and local level. The most influential is the PPAS (Plan Particulier d'Affectation du Sol) which sets the rules limiting the size of built volumes on the site of Tour & Taxis. In this way Nextensa also show its commitment to maximise green zones.

Tour & Taxis is quickly becoming a top Brussels destination. The Sheds hold popular events throughout the year, the Royal Depot offers inspiring workspaces and exciting dining and shopping options and the newly renovated Hôtel de la Poste hosts meeting, seminar and conference rooms including a private theatre. But the recent redeveloped Gare Maritime, open to the public since 2020, exceeded expectations. Winning a dozen of prestigious awards for its circular and integral renovations, the public appreciates even more the recently opened Food Market.

Nextensa also developed a nine-hectare public park which extends across the campus and adds much-needed greenery to the area. The green areas and parks are central to and inseparable from the development philosophy of Tour & Taxis. In addition to enhancing the environment, they offer essential "breathing room" to residents and visitors. The construction of the park is an ongoing process and makes use of specific plants to naturally improve the quality of the soil.¹

The Tour & Taxis Park is now crossed by a Finnish running track, 790 metres of wood flakes to satisfy residents and visitors' sporting needs. This infrastructure has been created as such to allow for running with less strain on the body and joints.

Another innovation is the creation of new connections between previously separated districts via the new Tour & Taxis Park; both on the Escaut-Northern Quarter axis, and from the Maritime Quarter to Laeken. Laekenveldsquare thus connects the higher streets of the Maritime Quarter to the Tour & Taxis' Park.

¹ Disclosure 413-2: Operations with significant actual and potential negative impacts on local communities

Affordable Living¹

Nextensa develops at least 20% of its residential projects as “affordable housing”. To this end, Nextensa made the agreement with the Brussels urban planning department, Urban Brussels, to allow affordable houses to be marketed as subsidised apartments.

A subsidised apartment is a qualitative newly built flat that is sold below the prevailing market value within the context of major urban development projects. These homes meet high standards in terms of quality, architecture, and finishing touches. This year, the Franklin building in Park Lane zone was sold with just over 50 quality flats for the affordable housing target group.

Where Nextensa really makes a difference is the fact that there is hardly any noticeable difference with traditional housing projects. There is no loss of space, design, technology, insulation, or sustainability.

To make the purchasing process even more accessible, monthly open days are organised for residents. For environmental reasons, a lot of marketing effort were put into communication with companies in the neighbourhood, to minimise commuting from home to the workplace and encourage soft mobility for walkable distances.

Dialogue with Local Communities

Nextensa strives to make a pleasant living environment which meets the stakeholders' expectations by involving them directly and actively. The organisation conducts a frequent dialogue with them and encourages a participative approach² to ensure that the community feels a sense of familiarity.³

With tenants and occupants, alongside electronic channels, in-person encounters are favoured to allow for qualitative exchanges. A yearly meeting is organised with all tenants (80% presence rate⁴) and facility managers to present the latest developments and give them the opportunity to ask questions and express their expectations.

¹ 203-1 Infrastructure investments and services supported

² 413-1: a. i. Social impact assessments, including gender impact assessments, based on participatory processes

³ Disclosure 413-1: Operations with local community engagement, impact assessments, and development programmes

⁴ Disclosure 413-1: a. Percentage of operations with implemented local community engagement, impact assessments,

Nextensa undertakes regular surveys¹ for the Tour & Taxis site to check the degree of satisfaction. For residents the survey is conducted at the key handover (35% response rate). For tenants and visitors, spontaneous surveys are conducted on the site (20% response rate). The surveys investigate what can be improved in terms of communication, mobility, environment, social aspects, sustainability, security, quality, and services. Nextensa investigates more particularly which areas are not perceived as inclusive and/ or accessible. The results and outcome feed the vision of next year's strategy and helps identify priorities.

The general feedback from buyers gave in positive aspects in terms of integration of green, the quality of the buildings, cleanliness and safety of the site, and accessibility on foot. Areas of improvement include security in the evening, noise from the construction site during the week, minor construction and quality issues that remain unsolved.²

Consecutively, several actions have been undertaken, among which the most recent were:

- the installation of digital screens for information and wayfinding (PIC) after reading that 25% of the visitors found it difficult to find their destination (shops, meeting point, deliveries)
- the construction of a playground for children after hearing that many families in the neighbourhood would come more often to the park if there were any kind of facility
- supplying special uniforms to the reception staff (hosts and facility and security managers) working all around the site. The idea is to give them recognisable colours and a clear label that invites visitors to ask them for help
- the implementation of a customer community platform through the CRM Sales Force to ease the communication between residents and Nextensa 's 'after sales' service
- the installation of 20 extra chargers for electric cars in the underground parking, after measuring the need for it through tenants and residents
- the Tour & Taxis park is now crossed by a 790-metre-long wood flake Finnish running track.

¹ Disclosure 413-1: a. Percentage of operations with implemented local community engagement, impact assessments,

² Disclosure 413-1 a. iii. public disclosure of results of environmental and social impact assessments

Future Goals

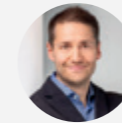
Nextensa focuses on the creation of a multipurpose environment and aims to contribute with its new developments and existing portfolio to a 15-minute neighbourhood. In this way, Nextensa wants to make a positive societal impact on the surrounding environment.

To reach this goal, the Project Sheet will be updated in 2022 integrating ambitions to contribute to a 15-minute neighbourhood through the development of mixed-use projects, by offering public areas, creating green and car-free environments, adding new functions to the neighbourhood, etc. These ambitions will be based on the 18 aspects of the 15-minute neighbourhood.

Involving the community to foster social well-being will always be a priority. Nextensa will continue to conduct annual research to study what can be improved but also trust in the actions already taken, striving for an 80% satisfaction rate.



3.5. Preserving Biodiversity



“When we create new habitats and bring life in sometimes unexpected places, we act local and help preserve the global ecosystem. That’s making a positive impact!”

Koen Gillis
Property

Approach

Biodiversity is affected by Nextensa’s activity, by the transformation of green and open space¹. The organisation has put considerable efforts into the investigation on how the value of biodiversity can be improved in existing and new projects. The focus has been put on making the building environments greener and thereby creating space for both people and nature. This has not only increased the human experience, but also the biodiversity value of the building sites.

During construction and renovation, Nextensa always assesses whether they run on protected areas or on areas of high biodiversity, to best prevent harming it². The organisation strives to increase unpaved area and green areas. Where possible, the organisation also takes into account the water infiltration capacity next to green zones.


For owned sites, the development of parks is an ongoing process and the organisation is continuously investigating how to enhance fauna and flora. From the outset, Nextensa has ensured a high diversity of trees and plants, protected native plant species and made space for fauna such as bees, bats and other local species. Strict maintenance policies are put in place to preserve and foster biodiversity³.

Nextensa has started with the analysis of the biodiversity value for Tour & Taxis and The Crescent.

¹ Disclosure 304-2 Significant impacts of activities, products, and services on biodiversity

² Disclosure 304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas

³ Disclosure 103-2 The management approach and its components



Tour & Taxis, in collaboration with the ASBL Le Début des Haricots, started the project of a collective garden which was taken over by residents of the surrounding neighbourhoods. Fruit, vegetables, and spices are produced to feed the people participating and taking care of the garden. Aligning with the philosophy of Tour & Taxis, this natural garden enriches biodiversity by favouring local flora and fauna. It is also a convivial garden for inhabitants to meet and share their experiences.

Le début des
HARICOTS
A S B L

Revaluating Biodiversity at Tour & Taxis

The site lies on a risk-free contaminated land. Indeed, Tour & Taxis is a vestige of the heyday of the Belgian industrial revolution. The multimodal hub was the driving force behind the capital's flourishing trade. Also at the international level, the place is a unique example of the functional and rational approach to the organisation of public facilities for the transport and distribution of goods for which customs and excise duties had to be paid.

The site employed thousands of people during Tour & Taxis' heyday as a hub of Belgian industry. This long history of intense activity also results in polluted soils, fully excavated and levelled. This artificial topography presented a double challenge: the compacted, flattened terrain was unable to drain rainwater and thus flooded regularly, and the old track bed of the railways did not allow for the development of high-quality trees and plants.



Prior to each construction project, the soil of this brownfield is depolluted.

To enhance the biodiversity on the site, it was decided to transform a 9-hectare area' of barren terrain into a sloping park without the supply of new material.

The coarse fraction of the former ballast was reused to create two large buffer reservoirs under the central grass surface, the fine one as foundation material for sewers and paths. The underlying soil - which had virtually no nutrients because it was covered by the ballast bed - was used to create the rough contours of a new topography, allowing all rainwater to flow to the central and lowest part of the park under which the buffer reservoirs are located.

¹ Disclosure 304-3 Habitats protected or restored

The few spots containing more qualitative soil were excavated separately and later reused as substrate for a new top layer.

Once the new topography had taken shape, three hundred slow-growing trees and three thousand fast-growing willow trees were planted. These willows ensure a strong, immediate presence of greenery in the park. In addition, they improve the soil quality, to the benefit of the slow-growing trees. Their root system aerates the soil and increases water permeability. Their deciduous leaves also digest into humus and nourish the soil¹.

All green areas in the park were seeded with clover (*Trefolium repens*). Clover needs fewer nutrients than traditional grasses and is also able to extract nitrates from the air. This makes it an extremely suitable choice for the relatively poor soil of the fledgling park. As the nutrient content in the topsoil increases, different grasses will naturally take over and displace the clover. This automatically creates a high-quality lawn.

The construction of the park at Tour & Taxis is a continuous process and will continue next year with the construction of a large pond.

The Tour & Taxis park will bring greenery back to a district that is sorely lacking in it. Once completed, it will connect Place Émile Bockstael to Place Saintelette on foot or by bike. The Tour & Taxis Park was the largest built since the reign of Leopold II when it was inaugurated and is currently open to the public.



¹ Disclosure 304-3 Habitats protected or restored

Nextensa always chooses its partners consciously to ensure responsible landscaping and maintenance, prioritising local and biological solutions. The maintenance contract gives clear guidance about mowing, trimming and watering. Indeed, to preserve biodiversity, mowing the lawn is limited and a strict “pruning” policy ensures that the balance between trees and diversity are supported.

Regarding rainwater, the focus has been to favour infiltration. Nextensa also strives to increase the amount of rainwater recovered to irrigate the gardens. This is already the case for the courtyard gardens in Gare Maritime.

The Crescent, Anderlecht

Nextensa investigated how gardens in Anderlecht could generate value for people and nature. The revaluation plan for the garden in The Crescent has proved to be a success by achieving an “Excellent” BREEAM In-Use score. Nature is taking back its rights, giving biodiversity the opportunity to prosper. Interested employees can even obtain plant information via a QR code placed per species.

No land was taken to create of the office garden, around The Crescent. The ground excavated to build a pond, has been reused to build a hill elsewhere on the property. The pond collects rainwater which comes from the roof via a drainage system and plays a role in the filtering of water over the landscaped swamp zone. It has also enabled the riparian vegetation to bloom. The whole planting process was as natural as possible favouring native species. The garden has not only become a pleasant place to stay for people, but firstly for the animals that live there and make it their home.

Sustainable construction is one thing, but a living garden is another. It requires a customised approach. That is why, Nextensa follows a green management and maintenance process for this site through different actions. It ensures that the grass is not mowed too often and has time to grow, as taller grasses have much more ecological value. There is no use of pesticides nor fertilizers. The equipment is fully electric: mowers, brush cutter, hedge trimmer, etc.

The green zone is divided into the intensive and extensive mowing zones. The intensive includes the biodiverse lawn, following the “nectar under the mowing blade” and mowing without collecting (mulching). For the extensive mowing areas, they alternate areas mowing, mowing twice a year and producing haystacks to mow. Maintenance of pavements and roads is done in a responsible manner by using hot water technology and weed burners. The garden also provided a leaf basket on-site to compost leaf waste. To follow the circularity principles, it was decided to re-use pruning waste for building Eco walls such as branch walls and creases. Nextensa is aware of the importance of birds and provides nesting and breeding opportunities for birds.

Direct results from the green management of the area, could be seen in 2021¹:

1. In the species-rich grasslands: Wild Orchids
 - a. The bee orchid (*Ophrys apifera*) ±600 to 700 copies which are rare and protected in Belgium
 - b. Dogwort (*Anacamptis pyramidalis*) 4 copies which is protected in Belgium
 - c. Wasp orchid (*Epipactis*) ±250 copies spread across the site



2. Insects:
 - a. Caterpillars and butterflies:
 - I. Swallowtail (*Papilio machaon*)
 - II. Jersey Tiger (*Euplagia quadripunctaria*)
 - III. Old Lady (*Mormo maura*)
 - IV. Willowherb Hawkmoth (*Proserpinus proserpina*)
 - V. Hummingbird Hawkmoth (*Macroglossum stellatarum*)
 - b. Multiple Dragonfly Species
3. Amphibians: Swamp Zone Pond
 - a. Alpine Newt, Lesser Newt, Green Frog, Brown Frog
4. Mushrooms:
 - a. Various types of Grassland Mushrooms
 - b. Wash plates, etc.
5. Small mammals: Polecat, Hedgehog
6. Birds: Snipe, Yellow Wagtail

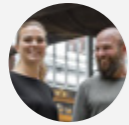
¹ Disclosure 304-2 Significant impacts of activities, products, and services on biodiversity (Significant direct and indirect positive and negative impacts with reference to species affected)

Future Goals

The organisation will focus on creating appealing neighbourhoods which integrate green spaces and enhance the biodiversity value. Therefore, for all assets, Nextensa will analyse their impact on biodiversity in the next two years. In 2023, based on results, an action plan will be set up to ensure all activities and assets are contributing to preserve biodiversity.



3.6. Valuing Art & Culture



“Promote, through art and culture, a better embedment of Tour & Taxis into the urban fabric by offering a place of expression for the emerging talents of the city. Allow the user of the site to be in turn actor and public by putting our infrastructures at the service of unifying associations and participatory cultural projects. Thus becoming a melting pot that mixes established institutional culture and a culture of proximity in the making.”

————— **Jean Van Damme & H el ene Van Elst**
Venues

Approach

Nextensa’s efforts to facilitate and integrate culture and (local) art into projects and on sites, demonstrates their commitment to creating an inclusive society with social cohesion. Nextensa believes that culture and creativity are important drivers for development and innovation in the world, where culture can promote the well-being of people and communities. This brings significant benefits to both the organisation and the community, creating a valuable connection and cooperation between the two parties.

Hosting Art and Culture at Tour & Taxis

Nextensa organises social, cultural, and educational activities in its headquarters. The site of Tour & Taxis hosts theatre organisations, including ‘Jong Theater Brussels Tint’ and the ‘ASBL Ras El Hanout’, a not-for-profit association that promotes citizenship committed to solidarity and cultural encounters.

Nextensa was pleased to welcome the Ras El Hanout theatre group, a local not-for-profit association that promotes citizenship and is committed to developing solidarity and cultural encounters in Brussels. The group rehearsed and performed in public during the Autumn season in the Produits Dangereux room.

Ras El Hanout is a Brussels-based theatre group based in Molenbeek-Saint-Jean. It was founded in 2010 by a group of Brussels friends who believed in theatre as a means of emancipation and dialogue. Ras El Hanout’s aim is to overcome the lack of visibility of people from foreign backgrounds and working-class neighborhoods. Their shows introduce theatre to many Brussels families for the first time. For many theatre lovers, their work means a new perspective on a Brussels urban reality that is under-represented on professional stages and in the media.




Furthermore, the circus arts are promoted by the Brussels Circus school and The European Centre for Funambulism practising on the site. The associations Tapealanote and Brussels Philharmonic encourage the art of music, making it accessible for everyone. Many recreational activities were organised such as “Jeu t’aime”, an initiative that aims to promote the importance of playing and to invite parents to play with their children. Lastly, the “Cinematic Club” opened at Maison de la Poste.

Nextensa provides space to different kinds of events and art expositions and hosts local artists in its locations and on its sites. The organisation dedicated its spaces on Tour & Taxis to the installation of six exhibitions in 2021:

- “Metiers confinés”, by Chloé Thôme, 10 portraits linked to podcasts
- “Rendons visible les invisibles”, testimonies from disabled people
- Exhibition of « Agnieszka Rozek »
- The travelling exhibition “Monolith”, by Roel Heremans, inviting people to a sensory reconnection in the middle of an urban setting
- Exhibition “Lost in Europe”
- Exhibition on “The Agprognostic Temple” Mirrored Infinities, a nomadic art space founded by Dome Wood and Sam Steverlynck which aims to explore the spiritual and unknown in current art practice.

It also encourages local artists by organising with residents in 2020, the “Parcours maritime”. The programme included a discovery tour of the artists’ studios and various exhibition venues, such as the Maritime Community Centre and the Tour & Taxis cellars.



A tall, slender obelisk with horizontal bands of different colors (white, grey, red, green, brown) stands prominently on the left side of the image. The obelisk is set in a park-like area with several large, green pine trees in the foreground and middle ground. In the background, several yellow construction cranes are visible against a blue sky with scattered white clouds. A group of people is gathered on a grassy area in the lower center, with some sitting on the grass and others standing. The overall scene suggests a public space undergoing development or renovation.

In December 2018, on the 70th anniversary of the Universal Declaration of Human Rights, the Brussels Capital Region placed a monumental obelisk in the park of Tour & Taxis.

Integrating Art into Architecture and the Environment

To go a step further, Nextensa wants to integrate art as much as possible into the architecture and environment of its buildings and sites. Taking into account the vocation of these places, Nextensa sponsors an artist to create or buy works of art with a view to permanent integration into the architecture or the environment of places accessible to the public.

Nextensa chose Brussels visual artist Henri Jacobs to design eight cobblestone mosaics for the squares that separate the ten gardens of the Gare Maritime. Each garden has its own theme (such as the woodland garden, the flower garden, the grass garden, the fragrance garden), as do the mosaics, which each refer to a Belgian culinary speciality. This integration also allows visitors of the Gare Maritime to identify the passage in which they are situated. The passage bears the name of the illustration of the mosaic such as the Passage de la Caricole, the Passage du Cuberdon or the Passage du Chicon. Nextensa also promotes Art on its construction sites. The construction site protection barriers which aim to secure a construction area have been made available in association with the Urbana vzw for each person wishing to express themselves through painting. The site barriers have been specially designed by Nextensa to serve as a wall of free expression dedicated to creation.

Graffiti artists, professional and amateur painters have had a 300 m² wall for about 2 years on which to express themselves. The wall was freely accessible to all, the frescoes changed every week, and this place was part of an unmissable journey for any lover of graffiti, street art and painting in general.

This project aimed to highlight Belgian talents and to integrate this place into the urban routes that made people discover the richness and diversity of urban artists. Nextensa and the non-profit organisation Urbana's desire was that this project would create vocations and change mentalities concerning the urban arts.

Future Goals

Nextensa strives for the development and implementation of new areas dedicated to art and culture for all stakeholders.

They will continue to integrate art into projects by adding an ambition for integration in the Project Sheet. They strive for at least one integrated Art Project in every new commercial development and major renovation project.'

Next to integrating art in its projects, Nextensa will continue to host art and culture in its spaces to provide room for local organisations and artists.



3.7. Supporting Healthy Food



“Tour & Taxis is a platform that can translate choices, which provides insights into how to deal with F&B. Clear communication, interaction with producers, chefs and consumers, creating a home for the customers, walk the talk and make a space for discovery so that together, we can have the impact we value.”

— Steven Rosseel
Food & Beverage

Approach

Since Nextensa welcomes hundreds of visitors to its site Tour & Taxis and during events, it has a role to play in the promotion of healthy and sustainable food & beverages. The organisation is committed to contribute to the improvement of the public health¹ and to minimise citizens' environmental footprint. To reach this goal, Nextensa has always ensured food safety and favoured sustainable options for their employees, clients, visitors, and residents.

By deliberately hosting and collaborating with organisations at Tour & Taxis that are active in sustainable food, Nextensa is stimulating healthy eating patterns, creating space for local, seasonal, and organic foods, and ensuring transparency of ingredients. On the site and for events, the organisation aims to inspire its visitors to consume differently by offering sustainable and healthy products, and by favouring vegetarian and vegan options. Nextensa always partners with local providers that align with their sustainability vision.



¹ Disclosure 403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships




Green Charter

The organisation has been pushing for more ambitious targets every year (see KPIs below), requiring caterers (on Tour & Taxis site) to comply with the “Green Charter”, a list of sustainability criteria and KPIs. The charter has been drawn up based on the expertise of several sustainability partners (Ecodynamic Enterprise, EVA vzw, Ugent etc.) and is annually reviewed by an external jury and certified by the Green Key. Future and current restaurants, operating in Nextensa’s portfolio (starting with Gare Maritime), will be assessed on how they integrate these sustainability criteria, and how they can improve to be compliant. To gather data, Nextensa will draw up a template for restaurants to report on their performance.



60%
60% VEGAN/
VEGETARIAN OPTION
FOR BUFFETS



100%
100% LABELLED
FISH



NO LAMB, BEEF,
OR FOIE GRAS



120g
120 g MAXIMUM OF
MEET PER DISH
RESPECTING
ANIMAL WELFARE



100%
100% OF FRESH
PRODUCTS ARE
SEASONAL, WITH
AT LEAST 1 DISH
INCLUDING
OYSTER MUSH-
ROOMS FROM
PERMAFUNGI



100%
100% LOCAL
PRODUCTS OR
FAIRTRADE AND
ORGANIC



100%
100% NATURAL OR
ORGANIC WINE



PARTNERSHIP
WITH ALPACA
IS MANDATORY
FOR EVENTS
TO REDUCE
FOOD WASTE

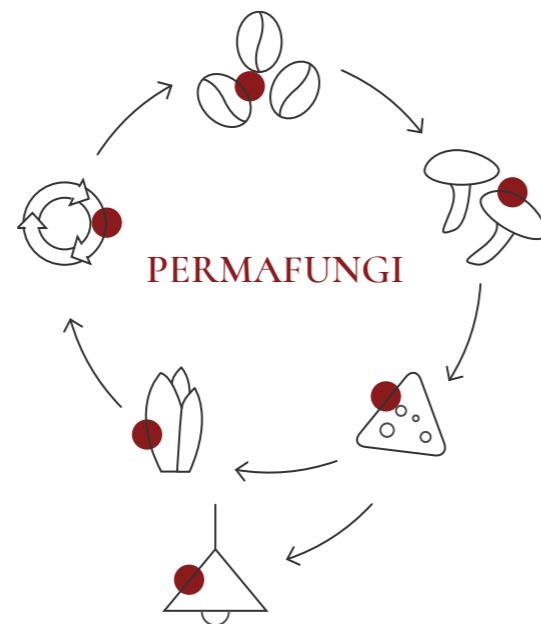


Promoting Sustainable Food

Nextensa supports projects and organisations which are active in sustainable food by welcoming them at Tour & Taxis. The most important partners on the site contributing to the goal are:

- PermaFungi, a cooperative cultivating oyster mushrooms based on recycled organic coffee grounds in the cellars of Tour & Taxis
- La Fourna, a social restaurant of Eastern vegetarian cuisine empowering migrant women
- Espacetous vzw initiated “The Extended Market”, offering residents access to “good food” at reasonable prices around the Tour & Taxis Park
- Parckfarm T&T, a social farm that, among others, is promoting and developing jobs related to sustainable food through workshops
- Le Début des Haricots, launched “the Collective Garden of Tour & Taxis” where local inhabitants participate to grow fruits, vegetables, and herbs and spices
- Pain Quotidien providing almost 100% organic food and favouring local products and vegan options;
- The Food Market, an innovative culinary meeting place in Gare Maritime where everyone with a passion for good and healthy food can come and taste the wealth of Belgian gastronomy
- La Boutique Alimentaire, offering a wide range of fruits and vegetables, Fairtrade coffee, home-made lemonade and makes an effort to reduce meat
- La Fabbrica, Italian restaurant integrating PermaFungi in pizzas and pasta dishes

The organic coffee grounds from the site’s coffee machines and from the coffee breaks that take place during the events are systematically recovered to grow oyster mushrooms. It is then transformed into natural fertilizer. This happens right under your feet, in the cellars of Tour & Taxis, thanks to the social cooperative PermaFungi.



PermaFungi is a project of urban farming, integrating the principles of social and circular economy. Their mission is to make cities more resilient with their innovative technique of oyster mushroom cultivation. Much more than just waste, coffee grounds are in fact an ideal growing medium for oyster mushrooms. Thanks to this technique, PermaFungi produces every month 1T of fresh, organic, and local oyster mushrooms and 10T of compost, while recycling 5T of coffee grounds. In line with Nextensa’s vision, Permafungi employs young people from Brussels and the surrounding area who collect the coffee grounds by bicycle and recycle them in the Tour & Taxis cellars. Naturally, all the caterers who work at Tour & Taxis are committed to utilizing this delicious produce to enhance visitor’s dining experience.

In addition, Permafungi also offers tours, training and growing kits that allow customers to grow mushrooms and recycle their own coffee grounds at home.



Food market GARE MARITIME

NO SMARTPHONE?
order
YOUR FOOD AND DRINKS HERE



Gare Maritime - Food market

In 2021 Nextensa joined forces with the Brewery AB InBev for a brand-new food concept. In the autumn of 2021, the Food Market opened in Gare Maritime, the bustling commercial heart of Tour & Taxis. It is an innovative culinary meeting place where everyone with a passion for good and healthy food can come and taste the wealth of Belgian gastronomy. Sustainability and positive impact are paramount.

The project offers space for 10 restaurants, cosy covered terraces, and trendy food shops. The selection is an inspired mix of young talent and renowned chefs. Belgium is full of young talents and the food market has the ambition to highlight their culinary skills and to promote innovative culinary experiences. The focus is always on local, seasonal, and high-quality products. To ensure full 'Belgitude' of the food market, 70% of the ingredients used by the chefs are local. Chefs order the ingredients within a defined radius to ensure a local impact.

At the heart of the Food Market there is a central bar, the Victoria Flagship Bar. With its 100% natural ingredients and secondary fermentation in the bottle, Victoria also represents the centuries-old Belgian brewing heritage, fitting perfectly in the concept of the Food Market. In addition to locally produced seasonal products, organic and Zero Waste are also a key driver. The Food Market is a plastic-free zone.

Future Goals

To date, the meaningful achievements have only paved the way for even more ambitious future commitments for Nextensa concerning the food and beverages offered in its buildings.

For events, in all our buildings, we will generalise the use of the Green Charter. This Green Charter will be kept up to date and improved year by year.

The restaurants and the Food Market on Tour & Taxis will in 2022 be questioned about the extent to which they are aligned with the principles in the Green Charter. Nextensa will sensitise these tenants to be in line by 2025.

For buildings where Nextensa contracts the catering companies, all providers must follow the Green Charter by 2025.

For all other food providers in Nextensa buildings, we will map over the coming years to what extent they are aligned to the Green Charter. Our goal is to have all contractors aligned in 2030.



4.0.

4. INVESTING IN HUMAN CAPITAL



“Our people are our most valuable asset.

They have expertise, talent and true passion for what they do. They are convinced that collective work shapes a sustainable future.

Mindful of this unique strength, Nextensa empowers its people and engages every day in that sense of purpose in order to effectively outperform in the long run.

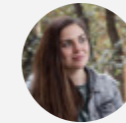
Nextensa is also aware that organisations need to change their mindset to truly be impactful: we can no longer act alone, we have to initiate dialogue with communities, seek for partnerships, experiment with co-creation to develop the right eco-systems around us and, in this transition phase, embrace cooperation for a long-term positive impact on people and our planet.”

————— **Valérie Vanderveken**
ESG-committee





4.1. Nextensa's People: Our Most Valuable Asset



“The talent and drive of our people are worth their weight in gold. Beyond just managing them, we want to inspire them. We trust their know-how and their intrinsic motivation to make a difference, always with a clear focus on the end result.”

————— **Tonia Tatti**
Human Resources

Approach

The Extensa and Leasinvest merger in July 2021 means not only the consolidation of finances, operations, developments and projects, but first and foremost the coming together of its most important asset: its human capital. Leaders, employees and freelancers are now under one new organisation.

On 18th July 2021, the day before the merge, Extensa Group consisted of 47 FTE employees (both employees with an employment contract, as self-employed contractors) and Leasinvest 35 FTE (employees and self-employed contractors) (82 in total between the two companies)

On 31st December 2021, Nextensa was made up of 87 FTEs, of which 32 (37%) were self-employed contractors. The ratio between male and female employees was 46 to 41 (or 53% male: 47% female)¹. 74 FTEs were based in Belgium, 12 in Luxembourg and 1 in Austria. The ratio of new hires to leavers for 2021 was 14 in; and 12 out.

¹ 102-8a. Total number of employees by employment type (permanent and temporary), by gender. b. Total number of employees by employment type (permanent and temporary), by region. c. Total number of employees by employment type (full-time and part-time), by gender.

Over the course of 2021, despite the merger in the middle of the year, four new permanent hires were made for two contractors leaving¹

A key priority for Nextensa – as enshrined in its values and central to the terms of the merger – was to ensure job security in the new organisation

Shortly after the merger was announced, an independent agency was brought in to conduct an anonymous survey among all employees in Belgium and Luxembourg. It captured employees' thoughts and feelings about the merger, their management and their jobs.

With a 73% response rate, 60% of employees had a positive attitude overall towards the change. More than 80% of employees said they were keen to take part in shaping the new organisation. More than 80% were keen to still be part of the new organisation in a year's time. However, 10% were generally negative about the prospect of the merger and 30% of the respondents felt that communication to them about the transition had not been clear. 50% of employees had had a conversation with their managers about their role in the new organisation. Open and closed questions also showed what people's ideal work environments would look like in the new office and ideas were shared for how employees could get to know each other in more social settings.

Nextensa's HR will continue to work on merging the two organisational cultures and their human assets in 2022. A physical move to a brand-new office on the prestigious Tour& Taxis site is scheduled for March 2022.

Due to the nature of the business and a project-specific context nature of real estate (re) development, Nextensa continues to rely on its close network of self-employed project managers and experts. They are temporarily contracted according to demand, driven by new projects or assets being sold. The new organisation expects to retain a high ratio of self-employed professionals in 2022, all of whom operate within the labour and social legislation of employment law in the countries in which they are based².

¹ 401-1: The reporting organisation shall report the following information:

a. Total number and rate of new employee hires during the reporting period, by age group, gender and region.
b. Total number and rate of employee turnover during the reporting period, by age group, gender and region.

² 102-8d. Whether a significant proportion of the organisation's activities are performed by workers who are not employees. If applicable, a description of the nature and scale of work performed by workers who are not employees. e. Any significant variations in the numbers reported in Disclosures 102-8-a, 102-8-b, and 102-8-c (such as seasonal variations in the tourism or agricultural industries). f. An explanation of how the data has been compiled, including any assumptions made.

Health, Safety and Wellbeing of Employees

With a view to providing employees with a better work-life balance, the employees of Nextensa have the option to work from home 2 out of 5 days per week, as described in the Remote Working Policy³.

2021 having been a year in which 'working from home' was often strongly advised or even legally required, remote working did not pose a great challenge to Nextensa. Because of the pandemic and in line with the Government's guidelines and regulation, Nextensa has adopted all necessary measures, such as widespread working from home, videoconferencing and strict compliance with social distancing rules⁴. Tools and measures were adopted and communicated to all employees and spaces adapted to accommodate these⁵. Nextensa keeps the focus on infrastructure and equipment so that everyone can carry out their job perfectly and in a pleasant way (cf. VPN connection for working from home or working in a different location) and avoid unnecessary travel.

In spring 2021, several 'teleworking' mood polls were conducted. Of the 138 responses in total, 108 reported feeling 'proud, satisfied, happy or relaxed'

Investing in the wellbeing of employees remains a high priority for HR. Nextensa recognises that companies with satisfied employees have 37% less absenteeism, 21% increased productivity, 10% higher customer satisfaction as well as a reduced turnover of employees of between 25% and an incredible 65%.

In 2021, there were two cases of long-term absence, one due to burn-out and the other due to social isolation brought on by COVID19 restrictions⁶. Both are receiving ongoing coaching from a specialised agency in workplace protection and prevention.⁷ 'In 2021, there were no work-related injuries⁸.

In 2022, the organisation plans to further digitise its internal operations to increase productivity and show employees the tools for a good work-life balance, while still being prepared for covid-related restrictions⁸.

¹ 403-6 Promoting of worker health

² 403-5 Worker training on occupational health and safety

³ 403-4 Worker participation on occupational health and safety

⁴ 403-2 Hazard identification, risk assessment, and incident investigation

⁵ 403-10: Work-related ill health

⁶ 403-3 Occupational health services

⁷ 403-9: Work-related injuries

⁸ 403-1 Occupational Health& Safety management systems

Training and Education

Training and education to level-up the skills and expertise of employees in a rapidly changing industry are a critical component to maintaining a strong human capital within the organisation. All Nextensa employees can make training proposals to their manager, who in turn puts in a formal request with HR. A strong culture of internal cross-departmental training and employee development is in place, formalised under the 'Nextensa Academy'. It supports and encourages employees to share best practices, celebrate recognitions and awards and learn from each other across all business areas and at all levels.

In 2021, we invested more than €57,000 in employee training and education, including in seminars and certification schemes abroad. In 2022, a system will be introduced that automates training and education reporting and the tracking of employee training hours, categorised by gender and employee category.¹

Continuous Improvements on the Job

A set of guiding documents helps departments, teams and individuals to do communal 'pre' and 'post' event reviews on tasks or projects. These ask questions for a team to discuss around the objectives of the task or project at hand; when members feel satisfied; what would contribute to /detract from the desired outcomes and how to achieve these successfully. The post-event template re-iterates the questions about the objectives; what was achieved; the positive /negative contributions and future actions to be taken.

The aims of this process are for teams to develop a common learning and progress template across Nextensa, to look at success factors from different angles, to instil a culture of reflecting on added value – and not only the end results - of tasks or projects and to encourage teams to focus on areas of growth and learning, as well as success.

¹ 404-1 Average hours of training that the organisation's employees have undertaken during the reporting period, by: i. gender; ii. employee category.

Performance Reviews

100% of employees receive an annual performance review. To streamline and ensure success, Extensa developed a series of evaluation documents in 2020 and shared them both with the employee and their management. This was to prepare and guide the discussions with to a set of questions and criteria, such as job description with objectives and scores. Employees are also asked about their job satisfaction, anything the organisation or its leaders may be lacking and how they manage issues such as stress.

In 2020-2021, all managers were trained in this new performance review process and taught to use the relevant tools. This helps HR to measure, report on and manage staff progress. It motivates employees, aligns individual goals with the broader aims of the organisation and stimulates employee performance and collaboration within an agreed framework.

As Nextensa relies on its network of external consultants, a process has also been put in place, and all legal requirements under Belgian employment law of contactors, to evaluate outcomes and results against targets on a frequent basis, together with consultants.

Equal Opportunities & Remuneration

The principles of equal opportunities, diversity and inclusion are essential to Nextensa and are embedded in the company's business standards and values, including through its Integrity Code and Governance Charter.

With regard to diversity, the company applies the provisions of article 7:86 of Belgian regulation regarding the representation of both genders in the board of directors and furthermore complies with the recommendations of the Code 2020 in striving for diversity and complementarity of the profiles in its advisory and decision-making bodies.

Nextensa is convinced that the respect for diversity within its bodies encompasses multiple facets, which means that the focus is not so much on one aspect, but that attention is always paid to the necessary complementarity in terms of competences, experience, personalities and profiles in the composition of those bodies, in addition to the professional expertise and integrity required for the performance of those functions. This objective is put into practice by the Board of Directors through an evaluation of the existing and necessary competences, knowledge and experience, prior to the search for suitable profiles for each appointment.

In addition to gender diversity, the board of directors attaches importance to the fact that the diversity principles regarding age and professional background are also reflected in the composition of the board of directors and the executive committee. In this context, the board of directors ensures that all management and advisory bodies are composed as optimally as possible from members of different age categories, with complementary life courses, professional experiences and competences.

Nextensa is convinced that the aforementioned diversity principles are not limited to its governing bodies and should be applied throughout the organisation. In addition to the required professional competences and the diversity criteria required by law, great importance is always attached to diversity in all its forms when choosing its employees. We want to create a complementary team with a good variation in terms of gender, age, education, cultural background, etc. To foster greater diversity and inclusion in the workplace, we have developed measurable targets to close the gender gap in leadership positions. In 2021, the ratio between the number of male and female employees throughout the organisation was 53 M /47 E. Currently, the board of directors consists of 6 men and 3 women¹.

In 2021, no incidents of discrimination or corrective actions were reported.² All Nextensa employees are also represented under collective bargaining agreements, under Belgian employment law.

Activities are organised on an annual basis to celebrate International Women's Day, with a particular focus to unite and celebrate the role of women in a predominantly male-orientated sector.

¹ 405-1: Percentage of individuals within the organisation's governance bodies in each of the following diversity categories: by gender, age group / other indicators of diversity

² 406-1 Incidents of discrimination and corrective actions taken

On 8th March 2019, 50 women working in the Brussels real estate sector were invited to Extensa for these celebrations. Nextensa aims to continue to take the lead in fostering more gender-based equality in the sector once large gatherings are permitted again.

The Nominations and Remuneration committee adopted a 2021-2025 Remuneration Policy after the merger. This publicly available document provides the Executive Committee with a clear and transparent frame work on roles, tasks and responsibilities, as well as progress and promotion trajectories relative to remuneration.

Gender plays no role in remuneration scales; instead, these are based on years of experience and technical skills.¹



¹ 405-2 Ratio of basic salary and remuneration for women to men

SUSTAINABLE
MOTIVATION &
PERFORMANCE IS
DEEPLY
CONNECTED WITH
EMOTIONAL WELL-
BEING & MENTAL
HEALTH



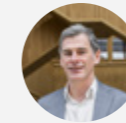
Future Goals

In 2022, the new HR team will continue its focus on streamlining and harmonising the policies, management structures and processes of the two entities now under one organisation. Transparency for all employees remains key, as does their engagement in shaping the Nextensa culture and ways of working. Emphasis will be placed on fostering optimal employee satisfaction and motivation across the organisation.

There will be an annual survey of all employees about various HR topics, aiming at a response rate of 90%. We will then give transparent feedback to all employees, including an action plan to improve the satisfaction ratio year on year.



4.2. Partnerships, Co-Creation and Dialogue



“The Gare Maritime Food Market, the result of a partnership driven by shared sustainability goals, embodies our ambitions for the new Tour & Taxis co-creation platform”

————— **Peter De Durpel**
ESG-committee

Approach

Nextensa is engaging with its stakeholders and has established various partnerships and dialogues within the community. This pillar stands for their commitment to empower and co-create with local communities of owned sites and during (re)development projects. As such, Nextensa is inclined to learn and evolve with their environment.

Leasinvest and Extensa had both built partnerships as they believed it was key to reaching their sustainability goals. Nextensa is collaborating with local associations to foster co-creation with communities. It actively supports initiatives in the neighbourhoods of new and ongoing projects yet strives to create a rich and varied programme for young people and their families through social, cultural, sports and educational activities.

To promote a sustainable and circular economy, Nextensa is setting up projects and business relationships with organisations that share the same values. The organisation works for clients that are in line with its mission to develop new multifunctional neighbourhoods through responsible co-creation. Tenderers are selected on the basis of their ability to integrate sustainability and emphasise local anchoring in the context of the contract.

The organisation is also dedicated to creating energy communities. It is constantly looking for synergies and partnerships for the implementation of energy projects to respond to local needs, utilising local renewable sources, with the aim of generating added value for the greater local communities.



Synergy with other Organisations

Sustainability is becoming more and more a story of connection. Through innovative and co-creating partnerships, Government, industry, community bodies and knowledge institutions are increasingly finding each other in the pursuit of a more sustainable world.

It is essential for Nextensa to foster connections with organisations that share a common objective to create a meaningful ecosystem. It looks for like-minded partners to exchange knowledge, experience and co-create. By communicating clearly and openly about the ESG strategy, Nextensa sharpens awareness among its clients, tenants, tenderers and suppliers about its sustainability goals and requirements. Indeed, before entering in a new business relationship, Nextensa assesses the party based on criteria including their vision on sustainability, on local anchoring and on partnerships. With this approach, it ensures that all projects contribute to the goal of developing green and inclusive environments promoting a circular and sustainable economy.

In 2020, Leasinvest engaged in knowledge development and sharing with various other parties (Blue Corner, Alfa Technical Installations, Multiobus, MOVE, KULeuven, VITO and Energyville) within the HUME project (Hubs for Urban Mobility and Renewable Energy). HUME is an ICON project (Interdisciplinary Cooperative Research) in which each of the partners have a strategic interest in participating. Nextensa perpetuates its participation in the HUME project and aims to demonstrate the importance of co-creation to maintain an edge in the development of its real estate and complementary infrastructure.

Nextensa also works with JUUNOO, a company providing circular walls that can be installed and dismantled very easily. The modules are adjustable for height and length, making them suitable for any type of space. The cleverly thought-out design makes it a reusable and sustainable product. Nextensa works with these modules in Gare Maritime and will integrate them in the redevelopment of the Sheds.

Nextensa is progressively bringing in “Green leases” to ensure alignment with tenants for investments in building efficiency. With this goal, the organisation wants tenants to gain incentives by participating in energy efficiency, water conservation, waste reduction, recycling and use of non-hazardous cleaning products or other sustainable actions. To stimulate and strengthen the involvement of tenants, a building user guide is provided regarding sustainable building management and local society engagement.



The renovation of Gare Maritime, the former freight station transformed into an urban energy-neutral jungle, reflects perfectly Nextensa's objective for sustainable partnerships and co-creation, as well as the integration of circularity principles. In collaboration with various stakeholders - investors, tenants, residents, event organisers, contractors, suppliers and clients – they encourage eco-dynamic entrepreneurship focused on responsible production and consumption, well-being and craftsmanship during the operation of the site.

Partnerships in the Gare Maritime: EnergyVision for the photovoltaic panels, Halio for the innovative dynamic glazing, WeSmart for the Energy community, Juunoo for circular walls in the retail areas, etc.

Local partnerships strengthen social cohesion and co-creation with the surrounding neighbourhood. Gare Maritime offers the ideal setting for innovative cultural events. It is a space where, culture, offices, and public services come together, thus creating a positive alternative for people looking for new experiences.

With the Food Market, launched with AB InBev, the place is becoming a human permaculture with a local dynamic and valorisation of local skills. The restaurants are invited to create links with the occupants of Tour & Taxis and the neighbourhood. Joint Projects and business relationships are encouraged to evolve over time, in order to contribute to the ambition of the project.

Partnerships with Associations and Cooperatives

Nextensa is supporting projects and organisations that are active in sustainable food, the circular economy, the social economy, or cultural and well-being projects, by welcoming them at Tour & Taxis. Nextensa undertook many actions, (25 in total in 2021)

The following partnerships and initiatives enable the creation of a local dynamism. These actions are the root of a sense of community and actively involve the locals in inspiring activities.²

To stimulate social cohesion and active participation of neighbourhoods, Nextensa is making new facilities of collective interest available. Spaces in The Sheds and Maison de la Poste have been made available (for free or at a considerable discount) for organisations with a positive impact on the society.

¹ Disclosure 413-1 iv. local community development programs based on local communities' needs
² Disclosure 413-1: Local communities



Sport2be, supporting the social and professional integration of young people from disadvantaged areas through sport



La Fourna, a social restaurant of Eastern vegetarian cuisine empowering migrant women



PermaFungi, employing young people from Brussels and the surrounding area



Brussels' Circus School, using circus arts as a tool for personal development



Le Début des Haricots, launched "the Collective Garden of Tour & Taxis" where local inhabitants participate to grow fruit, vegetables and herbs and spices



FietsAtelier MolemBIKE, promoting social cohesion through cycling initiatives





Support associations

- Médecins Sans Frontières to create a centre of formation and innovation in the Espace Bruno Corbé (EBC),
- Brik, making the main hall of Maison de la Poste available for students who do not have enough space to study at home
- The Extended Market
- Growfunding, an incubator who is convinced that citizen participation and initiative have the power to revolutionise
- Le Microb' is a street furniture project made available to the people of Brussels during the summer in the Tour & Taxis Park

Stimulate urban micro mobility

- Belgiumwheelers
- Micro-Mobility Days

Promote justice and human rights

- the Human Rights Watch,
- Play4Peace
- the General Assembly of the League for Human Rights

Integrate art, culture, and sports

- Jong theater Brussels Tint
- Ras El Hanout, non-profit organisation for socially committed theatre
- Parcours maritime
- Le Centre Européen de Funambulis
- Tapealanote
- Brussels Philharmonic
- Cinematic Club Maison de la Poste
- Jeu t'aime
- the Talented Youth Network
- Swish Brussels organising basket trainings during summer

Nextensa also regularly organises open-house events, giving the opportunity to small business, pop-ups or start-ups in the neighbourhood to promote their projects. An interesting mixture of hundreds of visitors pass by, from residents to tourists of all ages and nationalities.



Providing Opportunities

Nextensa is not only putting residents and visitors at the centre of its sustainability ambitions, but also understands the potential in genuinely supporting the community at a broader level.¹

Nextensa strives to create prosperity and offer opportunities to the local community by providing job opportunities to young people and local entrepreneurs, contributing to a better living environment, and offering collective facilities.

La Fournia serves flatbreads, spreads and vegetable dishes from other cultures and culinary traditions. But it is more than a restaurant: La Fournia celebrates the talent of migrant women. Through empowerment, participation, co-creation and sharing knowledge and skills, they become stronger and continue to develop. Through their commitment, they break down barriers and borders and invite you to embrace cultural diversity.

MolemBIKE is a project launched in 2016 by the Centre Communautaire Maritime asbl that promotes social cohesion. It is aimed at a diverse public through various initiatives: the Molenbeek bike festival, discovery rides for the general public, awareness-raising initiatives for cyclists such as Light Your Bike, cycling courses for beginners and a hands-on neighbourhood cycling workshop. The organisation provides opportunities to people in vulnerable situations by offering them a permanent job.

¹ Disclosure 203-1: Indirect Economic Impact



Future Goals

In supporting associations and corporations that are involved in sustainable society or circular economy initiatives, the next objective for Nextensa is to support at least 25 initiatives with a positive impact each year, including both ongoing and new projects.

To create further synergy with other organisations, Nextensa will actively keep on looking for possible partnerships that can provide added value to projects to increase the positive impact on people, planet and/or profit.





5.0.

5. APPENDICES

GRI content index



“For the GRI Content Index Service, GRI Services reviewed that the GRI content index is clearly presented and the references for all disclosures included align with the appropriate sections in the body of the report. The service was performed on the English version of the report.”



GRI Standard	Disclosure	Page number(s) and/or URL(s)	Omission			
			Part Omitted	Reason	Explanation	
GRI 101: Foundation 2016						
General Disclosures						
Organizational profile						
GRI 102: General Disclosures 2016	102-1 Name of the organisation	8				
	102-2 Activities, brands, products and services	9				
	102-3 Location of headquarters	194				
	102-4 Location of operations	9				
	102-5 Ownership and legal form	8				
	102-6 Markets served	9				
	102-7 Scale of the	9				
		Financial Report 14-23				
	102-8 Information on employees and other workers	159				
	102-9 Supply chain	12				
	102-10 Significant changes to the organisation and its supply chain	8				
	102-11 Precautionary Principle or approach	17				
	102-12 External initiatives	15, 17				
		Integrity Code				
	102-13 Membership of associations	14				
	Strategy					
	102-14 Statement from senior decision-maker	3				
	Ethics and integrity					
	102-16 Values, principles, standards, and norms of behavior	15				
102-17 Mechanisms for advice and concerns about ethics	16					
	Dealing Code					
Governance						
102-18 Governance structure	13, 29					
	Corporate Governance Charter 7,8					
102-19 Delegating authority	30					

GRI 102: General Disclosures 2016	102-20 Executive-level responsibility for economic, environmental, and social topics	30			
	102-26 Role of highest governance body in setting purpose, values, and strategy	26			
	Stakeholder engagement				
	102-40 List of stakeholder groups	33			
	102-41 Collective bargaining agreements	163, 164			
	102-42 Identifying and selecting stakeholders	19, 21			
	102-43 Approach to stakeholder engagement	33			
	102-44 Key topics and concerns raised	23			
	Reporting practice				
	102-45 Entities included in the consolidated financial statements	34			
	102-46 Agreeing report content and topic boundaries	23, 34			
	102-47 List of material topics	32			
	102-48 Restatements of information	35			
	102-49 Changes in reporting	34			
	102-50 Reporting period	34			
	102-51 Date of most recent report	34			
	102-52 Reporting cycle	p34, Annual			
	102-53 Contact point for questions regarding the report	194			
	102-54 Claims of reporting in accordance with the GRI Standards	35			
	102-55 GRI content index	35			
	102-56 External assurance	35			

GRI Standard	Disclosure	Page number(s), URL(s) and/or direct answers	Omission		
			Part Omitted	Reason	Explanation
Issues					
200 series (Economic topics)					
Indirect Economic Impacts					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach		Information unavailable		Nextensa will assess their performance against goals and targets next year.
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	123, 126, 145, 178			
	203-2 Significant indirect economic impacts	169			
Anti-corruption					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach				Nextensa will assess their performance against goals and targets next year.
GRI 205: Anti-corruption 2016	205-2 Communication and training about anti-corruption policies and procedures	16 Dealing Code			
	205-3 Confirmed incidents of corruption and actions taken	No incidents of corruption recorded			

300 series (Environmental topics)					
Materials					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 301: Materials 2016	301-1 Materials used by weight or volume	77			
	301-2 Recycled input materials used	77			
Energy					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 302: Energy 2016	302-1 Energy consumption within the organization	41			
	302-2 Energy consumption outside of the organization	46	No data has been reported but the methodology has been explained to report in 2022	Information unavailable	A monitoring system has been implemented in 2021 to measure energy consumption in 2022
	302-3 Energy intensity	41			
	302-4 Reduction of energy consumption	47, 54			

Water and Effluents					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	59			
	303-2 Management of water discharge-related impacts	59, 64			
	303-3 Water withdrawal	60			
	303-5 Water consumption	60			
Biodiversity					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 304: Biodiversity 2016	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	129			
	304-2 Significant impacts of activities, products, and services on biodiversity	123, 129, 135			
	304-3 Habitats protected or restored	132, 133			

Emissions					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	41			
	305-2 Energy indirect (Scope 2) GHG emissions	41			
	305-3 Other indirect (Scope 3) GHG emissions	45	No data has been reported but the methodology has been explained to report in 2022	Information unavailable	A tool, the "Project Sheet" has been developed to measure Scope 3 GHG emissions in 2022
	305-4 GHG emissions intensity				
	305-5 Reduction of GHG emissions	51, 53			
Effluents and Waste					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	106, 107			
	306-2 Management of significant waste-related impacts	106, 107, 112			
	306-3 Waste generated	109			
	306-5 Waste directed to disposal	109			

Environmental Compliance					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 307: Environmental Compliance 2016	307-1 Non-compliance with environmental laws and regulations	No incident of non-compliance with environmental laws and regulations has been identified			
400 series (Social topics)					
Employment					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	160			
Occupational Health and Safety					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.

GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	161			
	403-2 Hazard identification, risk assessment and incident investigation	161			
	403-3 Occupational Health Services	161			
	403-4 Worker participation, consultation, and communication on occupational health and safety	161			
	403-5 Worker training on occupational health and safety	161			
	403- 6 Promotion of worker health	161			
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	17			
	403-9 Work-related injuries	161			
	403-10 Work-related ill health	161			
	Training and Education				
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	162			
	404-3 Percentage of employees receiving regular performance and career development reviews	163			
Diversity and Equal Opportunity					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	164			
	405-2 Ratio of basic salary and remuneration of women to men	165 Remuneration Policy			

Non-discrimination					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 406: Non-discrimi- nation 2016	406-1 Incidents of discrimination and corrective actions taken	164			
Local Communities					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	124, 126, 127, 172			
	413-2 Operations with significant actual and potential negative impacts on local communities	124, 125			
Customer Health and Safety					
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Boundary	15			
	103-2 The management approach and its components	15, 129			
	103-3 Evaluation of the management approach			Information unavailable	Nextensa will assess their performance against goals and targets next year.
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	116, 119			
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	No incidents of non-compliance have been identified			



GENERAL INFORMATION

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AT YOUR SERVICE

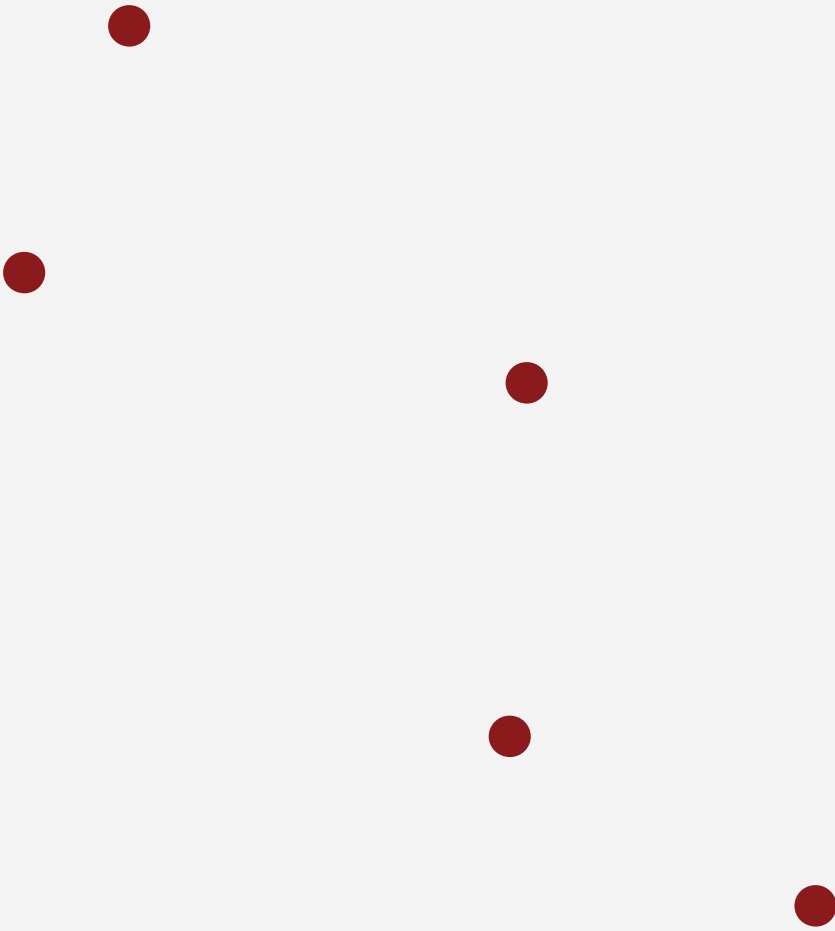
ESG Team



¹ 102-3 – Location of the headquarters

² 102-53 Contact point for questions regarding the report





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