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One group, shared knowledge

Sustainability sits at the heart of BPI's vision. How do we keep that ambition strong when every local market moves at its own pace?

Thibaut Mahieu (Pulse by CFE) and Béranger Dumont (BPI Real Estate Poland) explain how working together and sharing expertise helps every market deliver on our sustainability goals. >

Left — Thibaut Mahieu Right – Béranger Dumont

One group, shared knowledge

Learn more about Pulse in this report, starting on page 28.



What is 'Pulse', why was it created?

Thibaut: "Pulse is an initiative launched by CFE in 2024 that guides clients through the entire process of revalorising their assets, using the full expertise of the CFE Group with a focus on increased energy efficiency, reduced carbon emissions, and enhanced comfort and well-being for occupants. Today, it is widely recognized that 95% of buildings in Belgium must be renovated by 2050 to achieve full decarbonisation, comply with new European regulations, and enhance asset value. This is where Pulse comes in: a one-stop shop that helps decarbonize and reduce energy costs while improving comfort."

How do attitudes towards sustainability differ between Poland and Belgium?

Béranger: "In Poland, people's awareness of sustainability is still catching up with markets like Belgium. Polish buyers can

be quite hesitant towards newer technologies, like heat pumps, and are not always willing to pay more if they can't see a clear and tangible benefit, like lower energy bills or greater comfort."

"Collaboration is at the heart of everything. Each division across every country brings its own expertise to the table. That's what makes our group so strong."



Thibaut Mahieu
Business Developer
Pulse by CFE

"That's why one of BPI Poland's strategic goals is to raise public awareness about sustainability. For example, we're launching a podcast exploring what sustainability is (and isn't) and how investing in it benefits both the environment and our clients."

Thibaut: "In Belgium, the situation is a bit different because sustainability standards are already high.

The main challenge is to find ways to differentiate and stay ahead."

How does Pulse, as an innovation hub, support sustainability efforts of BPI?

Thibaut: "Pulse brings together
BPI's market knowledge and the
technical expertise of different
partners within the CFE Group.
VMA, for example, is our specialist
for HVAC, plumbing and electrical
systems. By combining this
knowledge, we can advise
institutional and private investors on
making their >

One group, shared knowledge



buildings more sustainable and energy efficient."

"While Pulse is mainly active in Belgium today, we're already sharing our expertise with teams in Poland. For example, we support CFE Polska on various projects, so they can benefit from our experience with sustainable building solutions. Establishing a fully local 'Pulse Polska' presents a challenge in the current Polish market, where there is a certain awareness of sustainability, but a limited willingness to pay for it. But the interest is there. All of this shows that by sharing what we know, we help raise the bar for sustainability across the whole group.

How can BPI remain a leader in sustainable development?

Béranger: "It all starts with our company culture and mindset. Sustainability is never an afterthought; it's the starting point for every project. Our success comes from that shared mindset

and from checking how we're doing on sustainability at every step. Pulse is a great example: it puts the whole CFE Group on the map as a leader in sustainability."

"We take that ambition seriously: of course we want to be among the best, but we also want to help push the entire sector forward.
Sustainability is never an afterthought; it's the starting point for every project."

Thibaut: "Indeed. At BPI, collaboration is at the heart of everything we do. Each division across every country brings its own expertise to the table. That's what makes our group so strong."

"Sustainability is never an afterthought; it's the starting point for every project."



Béranger
Dumont
Managing
Director
BPI Real Estate
Poland

Inside this report

you'll find how Belgian,
Luxembourgish and
Polish projects bring BPI's
sustainability vision to life,
one story at a time.

Enhancing everyday life: our common purpose

Enhancing everyday life. That's what drives our passion and enthusiasm every day.
Because at BPI, we strongly believe that spaces should serve people first.
We design our projects to improve the comfort, mental well-being and quality of life all the people who use them. Until we shape resilient cities, built to last. Our roadmap toward these bold ambitions? A common vision on sustainability as a real estate developer.

Sustainability as a dedicated commitment

Sustainability is mainly expensive.

Something we still regularly hear in the real estate market. However, it is becoming a key differentiator in the decision of investors and buyers. Rightfully so, because together with price and location sustainability ensures all-round value in the longterm.

But sustainability doesn't come overnight, nor is it a title that can be easily claimed. At least, that's what we believe at BPI. Sustainability requires the unwavering commitment of everyone involved, the courage to make choices, and the perseverance to act upon that commitment.

And just like a building, sustainability is never finished. There's always something to improve, to learn, to adapt. That's why we never take sustainability for granted at BPI. As long as we can get closer toward our greatest ambition as a real estate developer: meeting the current needs of cities and their citizens, without compromising the ability of future generations to meet their own needs. And that concerns all of us: you, me, them, us. In order to make a real impact, we need everyone to join us on this journey.

A clear strategy that ignites a SPARC

As part of the CFE Group,
BPI Real Estate is guided by
the SPARC strategy – a clear
ESG-driven framework for
sustainability, innovation and
impact.

Discover how it all comes together on page 33.

BPI in numbers Sustainability figures of 2024*



new sustainable headquarters: Wooden and Wood hub



104

buildings**

people dedicated to the cities of tomorrow



17,795 tonnes of





10,119 m² timber/hybrid buildings



25,593 m² renovations



208,256 m² fossil-free



172,377 m² CO friendly buildings***



>15 partnerships with associations for temporary ocupations or



pilot projects for LCBI, a new pan-European label



From 59% (2023) to

77% of our portfolio mostly aligned with the EU Taxonomy



90% of office projects aiming to achieve WELL Gold certification or higher

support in their activities



90%

of office projects aiming to achieve BREEAM Excellent certification or higher

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



building scans

46,930 m² of scanned buildings

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

^{**} Fossil-free: no gas, no oil, no coal.

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

Five key principles to develop new standards

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

Guided by the UN's Sustainable Development Goals, we keep raising the bar through five clear principles: sustainable design, climate resilience, circular construction, community engagement and seamless urban integration. These principles translate global ambitions into concrete action on every site, creating spaces that are future-proof, inclusive and truly sustainable.

In this report, we highlight how these principles have shaped our milestones over the past year and how they drive our ambitions for the future.

Well being

We prioritise well-being by adding green spaces, keeping services close and using vacant sites for community benefit. It also means making thoughtful design choices that support future occupants, such as using natural materials like wood and ensuring good light exposure. This is how we create places where life feels good:

"As an inclusive player in society, we are committed to informing and listening to local residents and other stakeholders to take into account how they see their neighbourhood evolving," says Marta Glabowska, **Investment Analyst.**



© Circularity

We put reuse at the heart of our approach. When it comes to construction, we are aware that renovation is the first instance of reuse. The principle of circularity is applied to all our projects.

Frédéric Vingtans, **Design director:**

"We do this by keeping as many materials as possible in the construction cycle and minimising the proportion of new materials. This is not only good for the planet, but also for the buildings, which are given a unique character and appearance as a result."



Durability

We build durable projects with clean sites, certified wood and fossil-free resources.

"Alternative energies are an integral part of our sustainability strategy," says **Yves Lambert, Senior Project Manager**. "Geothermal energy fits perfectly into this approach. By controlling the temperature and cooling buildings, they remain much more comfortable without using energy. This is the underlying trend for the buildings of tomorrow."



With the focus on smart, sustainable travel, we always design our projects to encourage soft and active mobility.

Marjorie Verstappen,
Client Advisor Manager:

"In practice, one of the key criteria for choosing a project location is its mobility score. The higher the score, the better connected it is by public transport, bicycle or car. Our projects also include shared car parks and spacious bicycle storage."





Innovation drives us to design flexible spaces and partner with start-ups to develop sustainable solutions. Our new HQ proves this:

"We constructed the new headquarters for CFE and BPI in a building called Wood Hub, made of wood and enriched with innovative technology," says **Zoé Van Begin**, **Project Developer**. "To achieve this, we organised a competition with start-ups and our own tech companies to implement, validate and optimise new products. It is a real laboratory of solutions for our customers and ourselves."









We want to create healthy spaces where people can thrive for a long time

Well-being

A healthy way of living and working is becoming increasingly important in today's society. This evolution is visible in how we eat, relax, and live. And it demands spaces where people can thrive over the long term. But how do you approach this as a real estate developer? By striving for timeless quality, both in comfort and well-being. >

Well-being

Development Director Griet
Trekels shares her view on the
growing importance of
well-being in real estate.



"People want to feel connected. As developers, we have the responsibility to create spaces that foster these connections."

Griet Trekels

HEROES FOUNDATION

Philantrophic Foundation:/ Every year a budget of 1% of recurring net income of CFE/ 85 charity files submitted by our employees/ 64 grants awarded since 2024

What's BPI's view on well-being?

Griet: "The World Health
Organization defines well-being
as a complete state of physical,
mental and social health. At BPI,
we approach this definition in an
active way, guided by one key
question: 'How can we maximize the
happiness of our colleagues and
the future residents of our projects?'

Internally, we maintain a flat structure that promotes collaboration and supports both personal and professional growth. Whatever your talents are, BPI helps you shape your own path. We look out for each other. And that's what I love about our sharing culture: we know that we're privileged in many ways, and we want to share that with others. We do this through our Heroes for Good foundation or by volunteering during team-building activities."

How do you translate well-being into real estate projects?

"We carefully consider every aspect of a project's design. How can we create something that stands the test of time, both in quality and in the happiness it brings to those who live there? For me, that's what wellbeing – or sustainability as a whole – is all about.

Of course, energy-efficient systems are standard today. That's just common sense. But creating a lasting positive impact also calls for a more intuitive approach. It requires continuous reflection on how people will experience our projects, not just today but in the years to come. Those insights shape the way we design our projects." >

Well-being

Is the role of well-being in real estate changing?

Griet: "We're seeing a growing emphasis on community building. People want to feel connected and have a sense of belonging. As developers, we have the responsibility to create spaces that foster these connections. Where possible, we integrate shared outdoor areas and community gardens that also boost biodiversity. And also indoors, people are seeking meaningful interactions. Shared spaces are becoming increasingly important. Besides that, accessibility has also become a key focus, especially in urban environments. Not everyone has equal access to healthy spaces, playgrounds, or recreational areas. Whether due to social or physical limitations. The scale of our projects allows us to provide added value for both residents and the surrounding neighbourhood. Of course, we have to balance this with budgets, regulations, and the specific location of each project. But with a tailor-made approach, we always find a way to make it work."



Want to know more about why we see well-being as such a key part of our sustainability efforts?

Visit our website for videos featuring our colleagues and more example projects.



Move'Hub

Live, work and play for a new generation of European citizens



- Partners ATENOR
- Location Anderlecht Saint-Gilles, Belgium

Project manager Sandra Gottcheiner, **Development & Innovation Director**

In the capital of Europe, the Midi district is being redeveloped into a vibrant and attractive neighbourhood. With better connectivity, more green spaces and a pedestrian-friendly environment. With the realisation of Move'Hub, BPI is playing an important role in this transformation.

The living and working of the future in the heart of Brussels.

Discover why Move'Hub is a prime example of well-being in real estate.

3 reasons why Move'Hub is a prime example of well-being

1/ A meeting hub

Move'Hub is designed as a mixed-use complex, including housing, office space, restaurants and retail. The ideal place to feel connected with a new lively urban atmosphere. The offices allow for flexible layouts and offer a wide variety of future adaptations.

2/ A green oasis in the city

Residents and employees can relax in outdoor spaces and terraces on all floors, even on the roof. A common garden offers a place to cool down in the city, and it enhances biodiversity.

3/ A doorstep to the world

Move'Hub is located in the heart of Brussels, with access to all kinds of mobility use: train, metro, bus, bicycle or pedestrian. The whole world at your feet.

Move'Hub in numbers

38,000 m² offices

79 housing units, including 65 affordable ones

2,600 m² of retail and community facilities

400 bicycle spaces and electric charging stations

2,600 m² collective garden

Targeted certifications

BREEAM Outstanding

WELL Platinum

Alignment with European Taxonomy objectives



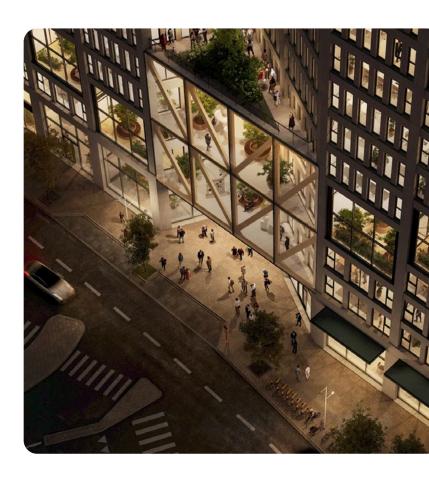








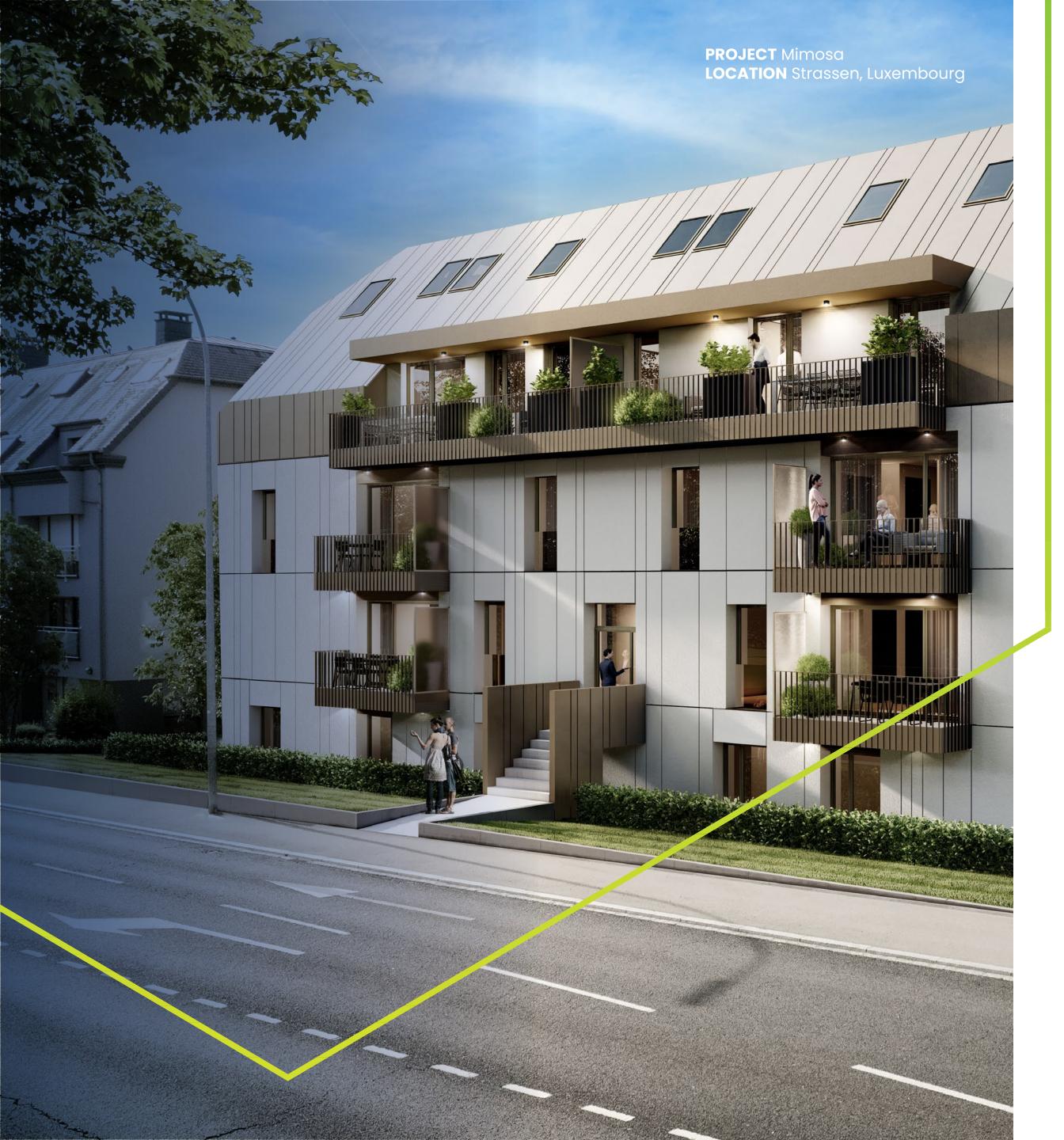












Circularity is like LEGO: every piece has a past, a purpose, and a place in the future

© Circularity

A burden and a cost, rather than an opportunity.

That's still a persistent vision of circularity in real estate.

To conceive buildings that serve our society, we need a shift in mindset. One that aligns all internal and external stakeholders around a shared vision. >

© Circularity

Sustainability Analyst Jalal Chahine shares his perspective on how circularity is evolving in real estate.



"We need to rethink how we build, from start to finish. And it all starts with understanding the story behind each element."

Jalal Chahine

How can circularity benefit the

Jalal: "Circularity is about rethinking the way we use materials and buildings, guided by the 5 R's: Refuse, Reduce, Reuse, Repurpose, and Recycle. To achieve this, we have to stop looking at buildings as static structures made of materials. Instead, we need to promote them as flexible elements. I like to compare circularity to a LEGO set: you can build a complex structure, but if you glue all the pieces together, you lose the possibility to adapt or rebuild. And that's what happened in construction for decades.

The materials you choose play a decisive role throughout a building's entire lifecycle. From extraction and production to installation, maintenance, repair, and eventual deconstruction. That's why it's so important to understand the story behind each element: where it

came from, how it was made, and how it's installed on site.
Those stories account for 80 to 90% of a project's embodied carbon footprint.*

And it's not just about environmental impact today. The right materials also make a big difference in the future. For example, the glue used for floor tiles determines how easily you can replace them later. In the long run, it even makes the difference between demolishing a building and deconstructing it. To make those future-proof decisions, we integrate those aspects much earlier in each project."

How do you balance circularity with cost, energy use, or quality?

"Quality is fundamental to our credibility as a real estate developer. At BPI, we choose circular solutions wherever we can. >

way we build?

^{*} Embodied carbon footprint refers to emissions associated with the entire lifecycle of a building, excluding the operational consumption phase.

G Circularity

Jalal: If we want clients and investors to embrace a circular approach, we have to clearly communicate the benefits and long-term value. Hence, the added value of a collaborative ecosystem that promotes circularity, rather than associating it with risks and just another added cost.

This transparency is also crucial for building certifications. To meet EU Taxonomy requirements, or obtain a BREEAM certificate, you have to clearly demonstrate your approach. That transparency helps us build trust as we hope to inspire others in the sector to adopt the same mindset."

What can accelerate this mind shift?

"Talk about it. Share what's possible. Inspire others. That's exactly what BPI and CFE aim to do with 'Bazaar': a platform that lists available materials ready to be reused. We recently opened it up to external partners, so they can join our circular journey.

In addition to 'Bazaar', there's also great potential in using 'material IDs', digital passports for construction materials. They allow us to trace the entire lifecycle of our materials, hence facilitating reuse and repurposing in future projects.

Although a lot is changing, we still need a shift in how we value materials, before, during, and after construction. Whenever I visit a friend's house, I find myself scanning the room for reusable elements and wondering about their condition. Of course, I don't dismantle their living rooms, but that's the kind of awareness our sector needs."





Mimosa

Quality of life meets environmental awareness

Delivery date autumn 2025

- Architect BOITO Architectes
- O Location Strassen, Luxembourg City

Project manager Stéphane Fayon, Senior Project Manager In the city of Strassen, Luxembourg, BPI is developing Mimosa: a high-end residential project where quality of life and circular construction go hand in hand. The luxury apartments with coliving spaces, offer stunning views of the location surrounding Riedgen Park. Ideally located along a major main road leading into the city, and benefiting from nearby public transport, residents enjoy convenient access to all amenities.

Discover why Mimosa is a prime example of circularity in real estate. >

3 reasons why Mimosa sets a circular example

1/ From office building to sustainable living

Mimosa is located on the site of a former office building. During renovation, the existing structure and skeleton were preserved. The terraces extend the living space into bright, open-air areas overlooking the surrounding landscape.

2/30% Less Carbon

Sustainability plays a key role in the Mimosa project. The old aluminium window frames were locally recycled in Clervaux and transformed by WICONA into new, high-performance profiles.

By choosing low-carbon materials, the project reduces its carbon footprint by 30%. Mimosa also aims to target the Carbon Footprint label at Optimised level, awarded by Luxembourg-based firm Energie et Environnement S.A.

3/ Luxury apartments with a low footprint

Mimosa combines a circular approach with high-end living standards. The bright, functional apartments are triple-A certified and equipped with high-performance thermal and acoustic insulation, triple glazing, solar panels, heat pumps, and refined finishes.

Mimosa in numbers

/ **11** apartments, including **3** luxury duplex apartments / A co-living space with **12** rooms on the ground floor



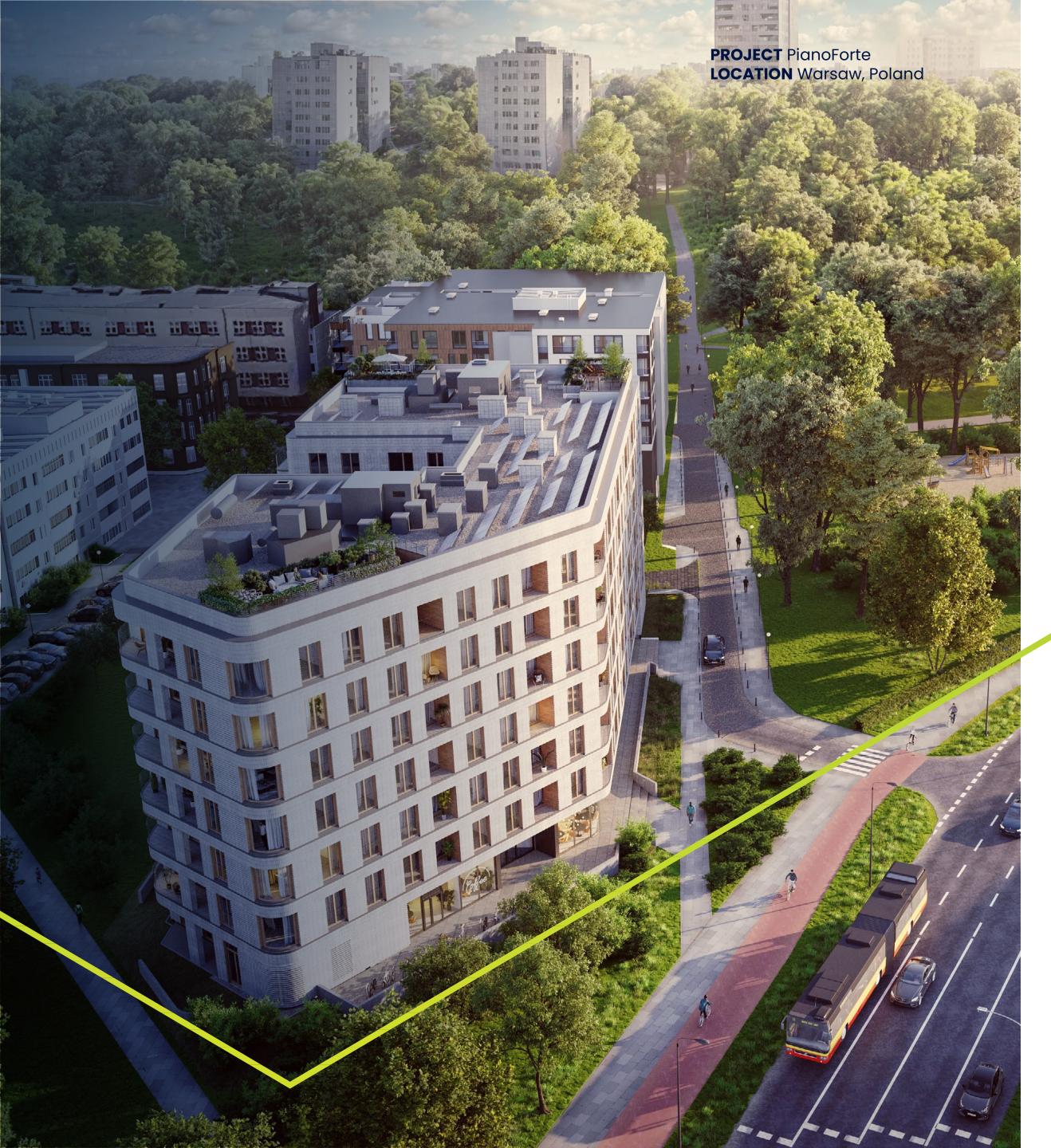












People want to invest in durable energy sources. But first, they need to see the benefits.

Durability

It's widely acknowledged that the real estate sector accounts for nearly 40% of global CO² emissions.* The largest part is produced by building operations, while a smaller part comes from construction. In order to change that, BPI resolutely opts for durable solutions that make sense both environmentally and commercially. >

Durability

Piotr Dobrzyński, Head of Operations and Technical Department at BPI Real Estate Poland, explains how energy efficiency is reshaping how we build and buy real estate.



"In the long term, energy efficiency lowers the energy bills and strengthens infrastructure resilience."

Piotr Dobrzyński

How important has energy efficiency become in today's real estate market?

Piotr: "In Poland, for office buildings, durability is part of the standard regulations. But we also see significant changes in residential projects. Final customers and banks are becoming increasingly aware of the impact energy-efficient buildings have. On the environment, on future operating costs, and on preserving the building's value over time. People are willing to invest in alternative energy sources, but they want measurable returns.

As a responsible developer, we look at investments from a long-term perspective. Our purpose is to make our clients happy, not just today but also in the future. Energy efficiency is key in that long-term strategy. Over time, it translates to lower bills, reduced maintenance costs, and more resilient infrastructure. Lower energy demand in buildings also

reduces the risk of grid overload and strengthens the overall stability of the energy system."

How do you ensure buildings stay energy-efficient in the long term?

"We aim to go beyond current regulations. Today, our projects are at least 10% more energy-efficient than national requirements. To stay ahead, we continuously improve our approach. During the design phase, we simulate and compare various technical options. After construction, we perform energy audits to secure the highest possible energy certifications.

Internal communication is crucial to keep up with the best energy-efficient solutions. We share progress, results and best practices in an internal shared tool. >

Durability

Piotr: This tool gives designers a head start at the beginning of each new project, including specific sustainable requirements. But also within the CFE Group we exchange expertise with other companies such as VMA."

What are the most efficient technologies in reducing energy consumption?

"Reducing energy consumption generally involves complementary systems for both electricity and heating needs. For alternative energy sources, we have focused mainly on photovoltaic panels. Even during construction, we use these panels to produce energy

on site. That way, we significantly reduce energy losses during transport and minimize our carbon footprint.

In addition to solar panels, our projects support the integration of heat pumps that use free energy to preheat domestic hot water. But we also focus on the appropriate thermal insulation of walls and windows, and the airtightness of buildings. Smart solutions that maximize comfort and durability. Now that's an investment worth making."



Visit our website for videos featuring our colleagues and more example projects.



PianoForte

The comfort of urban living, powered by energy efficiency

Architect KAPS Architekci

O Location Warsaw, Poland

Project manager Piotr Dobrzyński, Head of Operations and **Technical Department**

In the heart of Warsaw, BPI is realising a residential project that brings the perfect home to life. PianoForte combines a great location, modern architecture, and sustainable development into one exceptional building.

With high-quality materials, panoramic glazing, rounded windows and generous ceiling heights, it offers countless interior design possibilities. This is where BPI's Urban Shaper strategy is at work.

Discover why PianoForte is a prime example of durability in real estate. >

3 reasons why PianoForte sets a durable example

1/ Alternative energy sources

PianoForte is built using solid and energyefficient materials. Photovoltaic panels supply renewable energy to common parts of the building, while heat pumps recover warmth from the exhaust air of apartments. A rainwater recovery system adds to the building's durable design.

PianoForte in numbers

101 exceptional apartments Energy performance (EP): **56.3**, or 20% below Polish regulatory limits

2/ Reduced energy consumption

The combination of photovoltaic panels and heat pumps provides a stable energy source throughout the year, preheating domestic hot water for residents. An automated energy flow ensures optimal use of generated energy. The result? Less reliance on external energy supply and lower energy bills.

3/ In the green heart of Warsaw

PianoForte brings together the best of both worlds: the convenience of urban living and the peace of surrounding green areas. Located in one of Warsaw's most prestigious neighbourhoods, it's the ideal setting for a more sustainable lifestyle.

Estimated annual heat recovery via exhaust air: **70,000** kWh Recovered energy is used for pre-heating domestic hot water















A building is never just a background. It's a lever for change

6 Mobility

Cities are changing, and how we move through them is changing fast. With more people leaving their second car behind and businesses rethinking their accessibility strategies, mobility has become a key part of urban life. At BPI, mobility is one of five pillars guiding every project. >

Mobility

Philippe Sallé, Head of Sales and Marketing, explains how smarter transport choices start with better urban design.



"Our buildings shape how cities move."

Philippe Sallé

What is the role of a real estate developer in urban mobility?

Philippe: "As developers, we influence how people move. That is a responsibility we take seriously. It starts with choosing the right location: areas with strong public transport links, high mobiscores (transport accessibility scores), and walkable access to everyday services. But it is also about infrastructure. If you want people to cycle, you need to provide secure, accessible bike parking in sufficient numbers.

We have clearly seen a shift, especially since the pandemic. More people are choosing active transport, not only for environmental reasons but also because of cost and health benefits. Many families are giving up their second car, and even company mobility packages are evolving toward more sustainable options."

How does mobility influence project planning and investment?

"Accessibility is a strategic factor. It influences both residential and office users. On the business side, the EU Taxonomy is pushing companies to make more responsible mobility choices. On the residential side, the idea of the 15-minute city really shapes our approach. We actively look for sites where people can live, work, shop, and relax within walking or cycling distance.

We also work closely with local authorities. For instance, we always discuss with them how many parking spaces should be provided for each project. Increasingly, we are exploring partnerships with shared mobility providers to offer residents subsidised memberships. Mobility is not just a bonus. It is part of the project's value. >

Mobility

Philippe: A building that is energyefficient but disconnected from transport only solves part of the challenge."

Do projects like BPI's actually change how people move?

"It is hard to quantify without direct data, but the signs are clear. Bike rooms fill up quickly. Many residents consciously choose not to buy a parking space. That tells us we are making the right kind of impact.

And we see generational shifts too. Young people in cities are driving less, and initiatives like Mobility Week help raise awareness across age groups.

Of course, not everyone can give up their car, especially outside urban areas. That is understandable. But we can still make a difference by encouraging reflection, offering better options, and integrating smart mobility into the fabric of the city. Construction logistics matter too. Where possible, we work with low-impact solutions like barge deliveries and off-peak transport to reduce emissions during building works."



Visit our website for videos featuring our colleagues and more example projects.



Uni'Vert

Where urban meets nature

Architect URBAN PLATFORM

Partners SPDG

O Location Auderghem, Belgium

Project manager Jean-Louis Amandt, Project Development Director

The Uni'Vert project is designed for those who enjoy the vibrancy of city life, while still valuing a pleasant and liveable environment both indoors and out.

BPI is transforming a former urban wasteland into an innovative development that prioritises soft mobility, striking architecture and sustainability. The project offers residential, professional and commercial users the opportunity to enjoy a green oasis in the heart of the city.

Discover why Uni'Vert is a prime example of mobility in real estate. >

3 reasons why Uni'Vert blends urban convenience with high-quality living

1/ Urban ease through soft mobility

Uni'Vert encourages soft mobility with direct access to public transport, carsharing, bike stands and e-scooters. Its central location offers easy reach to restaurants, ULB/VUB campuses, sports facilities, shops, and green spaces like Woluwe Park and the Red Cloister.

2/ Real haven of greenery

The project offers true tranquillity. Its verdant interior garden is perfect for relaxation, reading or leisure. A private

pedestrian and cycle path borders this green haven. The residential blocks surround the garden and feature green roofs and planted façades.

3/ Sustainability meets comfort

With a strong focus on sustainability, Uni'Vert relies entirely on renewable energy. All apartments reach EPC level A, and none use fossil fuels. Solar panels supply each unit with power, reducing both energy costs and emissions. Biodiversity thrives in the verdant interior garden, where rainwater is collected for irrigation and toilet use.

Uni'Vert in numbers

- 75 apartments and 5 commercial units, 1 equipment and 1 professional practice
- 5 minutes' walk to tram and metro stops
- **10** minutes' walk to train station
- Several Villo! and Cambio stations nearby















Innovation needs an ecosystem

Innovation

Innovation doesn't happen in isolation, and at BPI, that mindset runs through every decision.

Technological innovations have a great deal to offer us as part of our quest for sustainability, which means that we develop partnerships with operators who make a practical difference in everyday life. >

• Innovation

Sandra Gottcheiner, BPI's Director for Development & Innovation, shares how the company stays ahead of changing technologies and evolving user needs, while building strong partnerships to deliver real impact.



"Constructing a building takes five years, while new technology emerges every six months. Without an ecosystem of partners, a building may be obsolete before it's even completed."

Sandra Gottcheiner

How does BPI ensure its buildings support innovation?

sandra: "At BPI, we believe real estate plays a crucial role in enabling innovation. That's why we not only invest in sustainable materials and modern building methods, but also ensure that every building can accommodate new technologies. If the building itself isn't ready, even the best solutions can't be used effectively.

Understanding how people live and work is just as important.
Habits change, and buildings have to adapt to stay relevant. Take remote work, for example. Office space used to mean just a desk and a chair. That's no longer the case. It's no longer about fitting the maximum number of workstations into the smallest possible space. An office today has to attract people to come in. It needs to offer places where teams can easily collaborate, as well as digital services that

support working from home. That's a completely new kind of product. By anticipating these shifts, BPI develops projects that are flexible, sustainable, and ready for the future."

How does working with partners help BPI stay ahead?

"We're convinced that without an ecosystem, real societal change isn't possible. Constructing a building takes five years, while new technology emerges every six months. If we don't work with an ecosystem of partners who complement our expertise, a building risks becoming obsolete before it's even completed. For us, it's crucial to choose the right partner at every step of the way - whether that's an architect, an innovative start-up, or another specialist. Our partners help us grow, and we're equally committed to helping them grow. >

Innovation

We share information and best practices to support them in becoming even better."

How does Pulse, the CFE Group's new cross-functional offering for building revalorisation, demonstrate that collaborative approach in action?

Sandra: "Pulse was born out of a desire to accelerate the decarbonisation of our cities by removing obstacles for building owners. In the past, owners had to rely on consultants for advice and approach builders themselves, often without a clear view of the budget.

Pulse changes that. It brings together all the expertise in real estate, construction and technical know-how within the CFE group. This allows us to guide building owners from initial advice to construction and, if needed, longterm maintenance.

We recommend a pragmatic solution aligned with the client's needs, define a clear budget upfront, and potentially include a performance guarantee. – all through a single point of contact. This streamlined approach removes uncertainty for owners and helps cities reduce carbon emissions more quickly."



Visit our website for videos featuring our colleagues and more example projects.



Chmielna Duo

Innovation at the heart of Warsaw



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



O Location Warsaw, Poland

Project manager Piotr Dobrzyński, Head of Operations and **Technical Department**

Innovation takes shape where sustainable living meets smart design. In the bustling centre of Warsaw, BPI Real Estate is developing Chmielna Duo: a future-ready residential complex inspired by the 15-minute city model, where daily needs, green spaces and mobility options are all within easy reach.

Discover why Chmielna Duo is a prime example of innovation in real estate. >

3 reasons why Chmielna Duo leads in innovation

1/ Environmental innovation

Chmielna Duo exceeds energy norms by 10%, using low-carbon concrete and other high-efficiency solutions. EV charging stations and a bicycle service point promote greener mobility. The site was also remediated to clean up historical soil pollution, laying a strong foundation for sustainable living. Apartments on the top floors are equipped with floor heating, boosting both comfort and energy efficiency.

2/ Urban mobility made easier

With innovation also comes practicality. In the underground garage, residents will find dedicated parking spaces equipped with electric vehicle charging stations – a rare feature in Polish developments. Cyclists enjoy the added comfort of a dedicated cleaning and repair station, encouraging soft mobility in the heart of the city.

3/ Smart spatial design

Innovation also shapes how people live and connect. With a rooftop garden, private patio, and a landscaped pedestrian link between Chmielna and Złota streets, Chmielna Duo turns dense city living into a greener experience. Rainwater is reused for irrigation, while 66 trees, 2,000+ shrubs and thousands of plants enhance outdoor quality of life.

Chmielna Duo in numbers

243 apartments + **6** retail units

A rooftop garden and internal courtyards

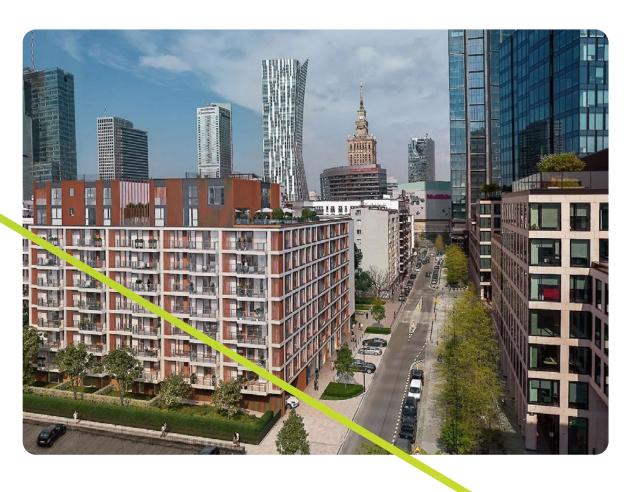
6-minute walk to Warsaw Central Railway Station













Sustainability starts with us

Inspiring cities. Shaping resilience. But our sustainable story isn't just built on groundbreaking buildings and bold ambitions. It also lives in the daily choices, actions, and commitments of our people. Small gestures with big meaning that matter to the teams.

On this page, we highlight some of the initiatives that our teams across BPI Real Estate have launched in line with the five key sustainability principles.





Introducing children to tomorrow's cities

As part of the Place aux Enfants event in Anderlecht (Brussels) BPI employees involved in the Erasmus Gardens project led a workshop on site, introducing children to the role of a real estate developer. The children also shared their vision for the city of tomorrow, making it an engaging exchange around urban planning and sustainable development.

End-of-year solidarity with Shoe Box

Colleagues from BPI Real Estate took part in the annual Shoe Box initiative. They collected and decorated shoeboxes filled with small essentials and thoughtful gifts for people in need during the holiday season.

Turning greetings into giving

Instead of printing and sending traditional end-of-year greeting cards, BPI Real Estate chose to donate that budget to two associations: ROMEO and ÉQUITE. A meaningful gesture to reinforce the company's social commitment during the holiday season.

Active Heroes challenge

The teams of BPI Real Estate Poland together with CFE Polska, and VMA Poland took part in the Active Heroes challenge, raising a total of PLN 35,000 (8255 euros) for charitable purposes. Across nineteen teams with 141 participants, they covered over 8,000 km on foot, cycled more than 48,000 km, took 46 million steps, and saved 645 kg of CO2 emissions in the process.

Heroes for Good Foundation

Through the Heroes for Good Foundation, BPI supported 14 charities selected by the BPI Real Estate teams in the three countries, donating a total of EUR 36,500.



EQ joins Heritage Days

EQ, a bold and sustainable renovation of the iconic Arlon-Trèves building, in the heart of Brussels' European Quarter opened its doors to the public as part of the annual Heritage Days. The full renovation project retains the building's distinctive brutalist façade, preserving architectural heritage while embracing a more circular approach to urban renewal. >



Durability

LCBI certification for ROOTS

ROOTS in Belval (Luxembourg) is the first European real estate project to obtain the LCBI (Low carbon building initiative, a pan-European label) Excellence certification, the highest level of this low-carbon certification. Arnaud Regout, Managing Director of BPI Real Estate Luxembourg: "This success is built on the skills of our teams, who are passionate and determined to drive positive and sustainable change."

Wood Hub wins at Realty

Wood Hub, the Belgian headquarters of BPI and a pioneering timber hybrid office project, received recognition at Realty (a leading Belgian real estate fair) for its innovative approach and sustainable impact.

...and obtains the **WELL Core Platinum Certification**

Wood Hub also became the first in Belgium to receive the WELL Core Platinum Certification, awarded by the International WELL Building Institute for promoting health and well-being in the built environment.



Mobility

Mobility Week at CFE

During European Mobility Week, employees across the group were encouraged to explore greener ways of commuting. The campaign raised awareness of existing lowcarbon travel options and the benefits of changing habits.



Digital Clean-Up Day

In the spirit of decluttering, employees tackled their digital waste - deleting unused files and emails -

to reduce energy use and highlight digital sustainability.

BIM methodology at ROOTS

ROOTS is also a low-carbon, mixed-use project by BPI. BIM (Building Information Modeling) is currently used to enhance collaboration in real time between architects, engineers, developers and contractors. The platform ensures all stakeholders work with the latest version of the design, improving coordination, understanding and traceability. Fewer emails, fewer errors and more efficiency: BIM helps build smarter and more sustainably.

Innovative logistics at Tervuren Square

Tervuren Square in Brussels tested a new 'kitting' method to improve construction logistics. Instead of numerous small deliveries, all materials needed for a task were bundled into one kit, assembled offsite and delivered just-in-time, just-inplace. The result? At pilot sites like Tervuren Square, the method led to up to 50% fewer deliveries, halved on-site CO² emissions, and significantly improved safety and efficiency. The project also demonstrated better traceability and reduced waste thanks to digital tools like BIM.

BPI as part of CFE

An ESG policy at the heart of CFE's strategy

BPI Real Estate is the real estate branch of the multidisciplinary CFE Group, which was founded in 1880 and operates in Belgium, Luxembourg and Poland.

We focus on developments in urban centres with high growth potential, a positive environmental impact, real opportunities for soft mobility and an emphasis on social wellbeing. Energy-saving, circularity of materials, mobility, well-being, innovation and waste reduction are all global challenges to which we strive to provide sustainable solutions.

2024 was an important year for the implementation of the CSRD framework and reporting throughout the CFE Group. We

have also started to consolidate all our sustainability expertise in the CFE Sustainability Knowledge Center which features a team of experts who support our clients and teams to drive sustainability, both in operations and business solutions.



Isabelle De Bruyne, Chief **Sustainability** Officer:

"We aim to make it as easy as possible for our clients

to do sustainable business, by leveraging the strength of our ecosystem with partners and suppliers, and by bundling all the know-how of our different businesses into practical solutions to their challenges."



mbg

wood shapers

van laere

pulse

(50%)



CFE group and the SPARC strategy

The CFE Group's SPARC strategy puts sustainability, innovation and operational excellence directly in the foreground.

To ensure this strategy goes beyond words and has a real impact, it is essential that we structure and communicate the group's sustainable approach around a clear and transparent ESG policy. Since 2022, this ESG policy has been confirmed through the group's SPARC strategy.

Want to read more about the non-financial statements and key indicators of the CFE Group?

Read the CFE Group annual Report.

Shift

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

Perform

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

Accelerate

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

Return

We create attractive long-term value for our stakeholders.

Community

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





Contact

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