



Ghelamco Green Bond Allocation Report 2022

Ghelamco Group Comm. VA and its subsidiaries (hereinafter "Ghelamco") are pleased to present its Green Bond Allocation Report 2022 following the establishment of the Ghelamco Group Green Finance Framework in November 2019 (for reference we refer to <https://www.ghelamco.com/investor-relations/group/ghelamco-group-green-finance-framework/>). The Ghelamco Green Bond Allocation Report 2022 as of 31 December 2022 for the period between 1 January 2022 and 31 December 2022 was approved by the Statutory Manager and the Ghelamco Green Finance Committee (hereinafter "GFC") on 17 April 2023.

Introduction:

Ghelamco is one of the largest commercial property developer and investor in Belgium and Poland. The company is further diversified by activities in the residential, retail, logistics and leisure markets. Ghelamco is active in Belgium, France, Poland and UK with a focus on capital cities and regional central towns. The company develops projects which combine prime and strategic locations with efficient and aesthetically inspiring designs.

Ghelamco has an unparalleled track record of growth over the past three decades and is highly recognized by the market and its peers for its top noted quality projects and pioneering work in the creation of sustainable and energy neutral concepts contributing to the greatest possible impact for Ghelamco and for society on the sustainable economy value creation. As a development company, Ghelamco oversees and coordinates all project-development phases: land acquisition, planning & pre-commercialisation, development & financing, construction and sale or lease.

Green Bond Issues:

This document details the allocation of the net proceeds of the total issued Green Bonds as per 31 December 2022 in accordance with the Ghelamco Group Green Finance Framework. Ghelamco Invest NV, a subsidiary of Ghelamco Group Comm. VA, issued for a total amount of 147,600 KEUR Green Bonds on the Luxembourg Green Exchange comprising the following issues:

- 1) on 21st of January 2020 the first Green Bond issue occurred with ISIN number BE6318639596 for an amount of 20,000 KEUR in fixed rate notes at 4.25% yearly interest with a maturity date 21 January 2027; and
- 2) on 3rd of July 2020 the second Green Bond issue occurred with ISIN number BE6322489293 for an amount of 47,500 KEUR in senior fixed rate notes at 5.5 % yearly interest with maturity date 3 July 2023; and
- 3) on 14 June 2021 the third Green Bond issue occurred with ISIN number BE6328736689 for an amount of 80,100 KEUR in senior fixed rate notes at 5.0% yearly interest with maturity date 14 June 2025.

Ghelamco's commitment to cope with climate change extends beyond the above issued bonds and investments outlined in this report.



Sustainability:

All Ghelamco Green Bond issuances demonstrate Ghelamco's alignment with a major selection of the the UN's Sustainable Development Goals (SDGs).

Ghelamco is aware of the role it plays with regard to the environment and community life, and accordingly feels it is critical to create sustainable urban solutions focussing on the sustainability and energy efficiency of its buildings through innovation and by exceeding applicable legal obligations.

As real estate is a key sector in the transition to a sustainable and low-carbon economy, Ghelamco is committed to contribute to the SDGs. Ghelamco contributes to the following SDGs: #3 Good Health and Well Being, #6 Clean Water & Sanitation, #7 Affordable and Clean Energy, #8 Decent Work and Economic Growth, #9 Industry, Innovation and Infrastructure, #11 Sustainable Cities and Communities, #12 Responsible Consumption and Production, #13 Climate Action and #15 Life on Land.

Ghelamco issues Green Bonds in view of its goal to create Green Buildings that, in its design, construction or operation, reduces or eliminates negative impacts and can create positive impacts, on our climate and natural environment. In order to achieve above goals, Ghelamco applies, amongst others, the following features:

UN Sustainable Development Goals translated in our business

3 GOOD HEALTH AND WELL-BEING	<p>▶ Creation of outdoor areas, use of non-toxic building materials, state-of-the-art ventilation contribute to better health and well-being for the users</p>	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	<p>▶ Ghelamco has been at the forefront in the construction of innovative buildings and fosters initiatives in the real estate value chain (Green tech lab, Office developer of the year/decade according to Eurobuild)</p>
6 CLEAN WATER AND SANITATION	<p>▶ Modern plumbing and adequate filtration of tap water reduces the building's (drinking) water demand. The maximization of the use of rainwater and grey water to reduce drinking water.</p>	11 SUSTAINABLE CITIES AND COMMUNITIES	<p>▶ Ghelamco's buildings do not adversely affect the environment of cities (air quality and other waste management). We create excellent, future-proof urban environments with a positive impact on cities and communities.</p>
7 AFFORDABLE AND CLEAN ENERGY	<p>▶ Office buildings are powered with renewable energy (partially) using tools and avant-garde initiatives already for several years to ensure a reduction of overall energy consumption</p>	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	<p>▶ Sourcing environmentally friendly building materials as well as materials reuse in order to minimize the extraction of raw materials.</p>
8 DECENT WORK AND ECONOMIC GROWTH	<p>▶ Ghelamco promotes sustained, inclusive and sustainable economic growths, where construction workers/ other personnel paid livable wages even in pandemic situations</p>	13 CLIMATE ACTION	<p>▶ Ghelamco creates award-winning energy efficient designs promote energy sustainability with a path to carbon neutrality as well as inclusion of green spaces which favourable flora and fauna.</p>
15 LIFE ON LAND	<p>▶ Ghelamco develops green buildings reducing energy consumption leading to lower CO² emissions enabling restoration and improvement of the biodiversity within cities during the whole life cycle of a building or development.</p>		



Main highlights

- All office buildings are powered, at least partially, by **renewable energy**
- Ghelamco takes significant steps to ensure procurement of **environmentally friendly** raw material
- **Award-winning, energy-efficient designs**
- Ghelamco's buildings are all located within walking distance of **public transportation**
- Ghelamco guarantees health & wellbeing of its building occupants through **state-of-the-art ventilation**
- Non-toxic building materials, state-of-the-art ventilation, good access to daylight ensure **sociocultural and function quality** of Ghelamco's buildings
- **Award-winning energy efficient designs guarantee** that emissions-related impacts are extremely reduced
- Ghelamco has been at the forefront in the construction of innovative buildings (Office developer of the year/decade according to Eurobuild)
- **State-of-the-art ventilation** minimizes indoor air pollution and guarantees maximum thermal comfort
- **Modern plumbing and adequate filtration** promote high-quality water
- Ghelamco encourages and incentivizes projects that aim to **improve health & safety** inside its buildings
- Procurement of non-toxic building materials ensure **responsible consumption and production**

Criteria for Eligible Projects:

Eligible Projects refer to office, residential or mixed assets located in Belgium, France, Poland, Cyprus, the United Kingdom, Luxembourg or the Netherlands including:

- I. newly constructed or on-going projects; and/or
- II. existing or refurbished assets under management of Ghelamco, which meet one of the following criteria:
 - a. Have received a certification in line with at minimum the standards as set in the Ghelamco Group Green Finance Framework (see below for minimum standards):
 - i. Projects that received a design stage certificate during the construction process; and/or
 - ii. Projects that received a post certificate after delivery of the project.
 - b. Are designed to receive a certification: All Ghelamco projects are designed to achieve at minimum the standards as set in the Ghelamco Group Green Finance Framework, such as:
 - i. BREEAM Excellent rating or above (UK-standard)
 - ii. Nearly Zero Energy Building (NZEB) ¹
 - iii. LEED Gold or above (US-standard)
 - iv. DGNB Gold or above (German-standard)
 - v. HQE Excellent or above (French-standard)
 - vi. EBPB / EPC label A² or above

Ghelamco will use its best efforts to substitute any divested assets or assets that are no longer eligible, as soon as practically possible.

The unallocated proceeds are assigned to other projects within Ghelamco, based on the internal treasury criteria aligned with the daily financial needs the project company has to fulfil its obligations.

¹ Nearly Zero Energy Building, as defined by local building legislation

² EBPB / EPC label: A or any other indication that the building belongs to the top 15% of the local building stock in terms of energy and greenhouse gas emissions performance



Allocation reporting

The net proceeds of the issued Green Bonds amount to 143,019 KEUR. In allocating the net proceeds, Ghelamco uses the net proceeds of green finance instruments to finance or refinance, in whole or in part, sustainable and energy efficient real estate projects. The Eligible projects are mapped to the SDGs and the EU Taxonomy of sustainable activities categorized within the Green Buildings.

The net proceeds are deposited in the general account. An amount equal to the net proceeds was earmarked for allocation to the Eligible Projects as selected by the GFC.

Ghelamco Invest NV can only invest in newly constructed, existing and refurbished buildings, which have received, or are designed to receive green building certification from a recognized third-party (the Eligible Project). The Green Building Certification issued by the recognized third-party agency, should include, at the minimum, the following information:

- 1) specific rating system version;
- 2) pre-assessment by the assessor of the design stage (if applicable);
- 3) follow-up assessment by the assessor during construction and finalization;
- 4) score and certification level; and
- 5) certification date.



Selection of eligible projects:

The selection of eligible projects is supervised on a yearly basis by the Ghelamco GFC. In practice the Ghelamco GFC identifies the eligible projects within its areas of competences. The selection is carried out in strict compliance with the eligible criteria as defined by the Ghelamco Group Green Finance Framework.

For the total outstanding issuances, 6 eligible projects out of the full portfolio were selected referring to the Green Buildings category of the Green Bond Principles as mentioned in the Ghelamco Group Green Finance Framework. For each project the eligible amounts are identifiable and traceable in the financing system of Ghelamco.

Allocation of the net proceeds:

The net proceeds of the issued Green Bond series have been allocated as follows:

Proceeds allocate to eligible projects			
Eligible project	Company	Country	Allocation in KEUR (*)
The Arc	225 City Road Ltd	UK	54,000.00
The Wings	Ghelmaco Invest / Verbena / Cogimes / Sogimes	BE	23,000.00
Nova One (**)	Ghelamco Invest / Viminalis III	BE	2,019.74
Antwerp Center	Ghelamco Invest / Copernicus Site	BE	8,000.00
Edition Zoute	Ghelamco Invest / Brussels Urban Invest	BE	14,000.00
LPI	Ghelamco Invest / Leisure Property Invest	BE	42,000.00
Total allocated to eligible projects			143,019.74
Total unallocated net proceeds from Green bonds			0,00

(*) The allocation of the proceeds contains the ongoing construction financing and the acquisition price for the company comprising the project

(**) Campus West is rebranded to Nova One which is part of the largest ongoing project Antwerp West.

At the date of this report, the investing of the proceeds in sustainable projects (ic “eligible projects”) has been overachieved, since the commitments to eligible projects already exceeds the net proceeds.



Allocation Table

Eligible project	Company	Country	Currency	Allocation in KEUR (*)	Green Finance label	Designed	Certificate Obtained	Project under management since	Development phase of project	SQM	Project start date	Foreseen Project end date	Share of proceeds	Share of total financing (**)
The Arc	225 City Road Ltd	UK	EUR	54,000.00	BREEAM DGNB	BREEAM - Excellent DGNB - Gold	Compliance with eligible criteria is based on independent assessors pre-assessment confirming that the project will meet the requirements for the respective certifications	6/11/2020	Construction ongoing	33.500	Q4 2020	Q2 2023	Financing	25,65%
The Wings	Ghelamco Invest / Verbena / Cogimes / Sogimes	BE	EUR	23,000.00	BREEAM DGNB	BREEAM - Excellent DGNB - Gold	Compliance with eligible criteria is based on independent assessors pre-assessment confirming that the project will meet the requirements for the respective certifications	1/03/2021	Construction ongoing	51.930	Q3 2021	Q2 2023	Financing / Refinancing	36,44%
Nova One (***)	Ghelamco Invest / Viminalis III	BE	EUR	2,019.74	BREEAM	BREEAM - Excellent	Compliance with eligible criteria is based on independent assessors pre-assessment confirming that the project will meet the requirements for the respective certifications	16/07/2020	Construction ongoing	11.714	Q3 2022	Q1 2024	Financing	8,24%
Antwerp Center	Ghelamco Invest / Copernicus Site NV	BE	EUR	8,000.00	Nearly Zero Energy Building (NZEB)	Nearly Zero Energy Building (NZEB)	Compliance with eligible criteria is based on the criteria required by the Flemish Government for participation on the public tender procedure.	6/11/2020	Project in development & permitting phase	23.000	Q1 2024	Q2 2026	Financing	35,79%
Edition Zoute	Ghelamco Invest / Brussels Urban Invest NV	BE	EUR	14,000.00	EBPB / EPC legislation Belgium	EBPB / EPC label : A	Compliance with eligible criteria is based on independent assessors pre-assessment confirming that the project will meet the requirements for the respective certifications	01/04/2019	Construction finalized	6.297	Q1 2019	Q1 2022	Financing	67,77%
LPI	Ghelamco Invest / Leisure Property Invest	BE	EUR	42,000.00	EBPB / EPC legislation Belgium	EBPB / EPC label : A	Compliance with eligible criteria is based on a written opinion of an independent assessor confirming that the project will meet the requirements for the respective certifications	15/07/2021	Project in development & permitting phase	114.381	Q2 2023	Q4 2026	Financing	60,80%

(*) The allocation of the proceeds contains the ongoing construction financing and the acquisition price for the company comprising the project

(**) The share of total financing also includes the financing for the acquisition value of the project.

(***) Campus West is rebranded to Nova One which is part of the largest ongoing project Antwerp West.



The Wings:



Location

The property is located at the Culliganlaan in Diegem next to the ring-highway around Brussels in the Brussels Airport Area and close to the railway station of Diegem.

Diegem is situated in the province of Flemish-Brabant which has a population of more than 6.000 people.

Within the direct area a lot of offices are situated because of the strategical location between Brussels and the connection with the rest of Belgium via the ring-road. The subject property is located within a 1,1km distance of the Diegem rail station (approximately 20 min. walk). This train station offers connections to Leuven, Brussels airport, Brussels center, Ghent, Bruges, Antwerp, Kortrijk, Liege, Namur and others.

A bus stop can be found within 500 m walking, offering connections to Zaventem, Vilvoorde and Mechelen. The new local tram line stops in front of the entrance and the nearby bike freeway 'Leuven–Vilvoorde' guarantees the most energising commute and, soon, a new bicycle bridge will link both sides of the ring road. From 2024, a 12km tram will be operated between the Brussels North train station and Brussels airport, with a stop directly in the neighbourhood of the property.

Description

The property currently under construction will consist of 4 interconnected buildings ("wings") with a ground floor, 8 upper floors (of which one is consider as technical floor) and 3 underground levels. The project will offer approx. 48,500 sqm office space and hotel facilities.

The building is divided into four "wings" parts, wing 1, 2 and 3 are planned as office spaces and wing 4 is completely dedicated to hotel operation. The various wing are accessible and operable thanks to the magastic atrium of more than 5000 sqm.

The 3 underground floors will house the parking. There will be approximately 1.152 underground parking spaces and a bicycle parking for about 300 bicycles.

At the ground floor level, the parking entrance will be located, as well as several outside parking spaces for visitors (approximately 24 parking spaces) and a drop-off point. The ground floor will also house a spacious outside green area that leads to the atrium, that connects the 4 buildings at ground floor (over 2 levels).



The buildings provide vertical circulation through various elevators and stairs in the central part (atrium) as well as in other strategic places. Overall, the building has a fresh-looking design using organic shapes and large windows to bring in as much natural light as possible. The roofs/terraces are also provided with natural vegetation.

The construction works started in Q1 2021 and the office part is expected to be delivered by March 2023 and the hotel part end of September 2023.

Sustainability

The subject building is an on-going future development with highly efficient offices focusing on quality, sustainability, and the well-being of its users. The building will be the future-proof offices of tomorrow. The property will benefit for a large atrium and also flexible workspaces.

Ghelamco designed and builds this office project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a BREEAM-Excellent certificate, a Well Gold label as well as a DGNB Gold label.



Project status

Construction of The Wings project have started, shortly after the acquisition of the site end of February 2021. The construction works advance well and per end December 2022, the construction progress rate was at 65-70%.



The Arc:



Location

225 City Road is located to the north of the City of London, on the border of Hoxton and north Old Street. Old Street is on the City Fringe office sub-markets. It has expanded on the back of growth in the creative and tech-sector occupiers in recent years to become an office destination in its own right, focused around Old Street roundabout and station – known as “Silicon Roundabout”.

The immediate local area to the Arc is characterized by a mix of residential housing, both private and social, with low rise post war blocks to new residential towers, intermixed with offices, both new developments and older stock, and hotel, the M by Montclam.

In the immediate vicinity of the Arc are a range of local convenience shopping outlets and restaurants. To the east is Hoxton, which has become a vibrant arts and entertainment district, with a large number of bars, nightclubs, restaurants and art galleries. To the west is Angel/Islington, which similarly provides a range of shops, restaurants and bars. Moorfield Eye Hospital is located to the east, directly north of Old Street roundabout.

Furthermore the Arc fronts the A501, one of the main arterial routes from west to east. Additionally, the Old Street underground (Northern Line) and mainline rail (Great Northern) station is within approx. 5 minutes-walk. A range of bus services run along City Road.

Description

The property has permission to develop a part 22 and part 7 storey building, totaling 237,270 sq ft of mixed, horizontal, use. It will comprise a fitness centre at basement level, flexible retail uses at ground floor; affordable office space over part ground and part 1st floors; offices over part 1st of 6th floors and 100 residential apartments over the 7th to 21st floors. The 7th floor, in part, is to provide communal amenity space, to include a shared lounge and access to a large outdoor terrace. The property will also provide storage and cycle parking facilities within the basement.

The construction works started in Q4 2020 and the building is expected to be delivered by Q2 2023.



The residential units will be arranged as either 8 homes per level, or 6, 4 or 2, reducing as you move up the building. Corner units will benefit from dual aspect with units having inset balconies providing amenity space, with the corner units of the upper floors benefitting from sliding and folding glazed winter garden screen to balconies.

In 2021, the “The Arc” project won several awards in the UK at the International Property Awards in the following categories : Best Residential High Rise Development UK, Best Residential High Rise Development London, Office Development UK and Mixed Use Development UK.

Sustainability

The offices are to be developed to Grade A specification, commensurate with occupier demand for the locality, to include exposed ceilings and flexible floor plates that allow for sub-division. The property will benefit for a double height reception and flexible workspace on the ground floor.

Ghelamco designed and builds this mixed office and residential project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a BREEAM-Excellent certificate, a Well Gold label as well as a DGNB Gold label.



Project status

After the topping out in August 2022, the construction works have in the current year continued and are advancing at a good pace.



Nova One¹:



Location

The property is located at the West entrance gate of the City of Antwerp at the Katwilgweg / Blancefloerlaan (Left Bank). Next to the ring-highway around Antwerp who's giving access to major highways to the rest of Belgium, close to the new Park and Ride Left Bank, pre-metro lines and bicycle highways to the centre of Antwerp.

Antwerp is the provincial capital of the province of the same name, which has a population of more than 530.000 people, making it the largest city in Belgium in terms of population. In terms of economic values is Antwerp Flanders most important city with presence of the second largest harbour of Europe.

Within the direct area of the project, offices and residential buildings are situated (around the lake "Galgenweel"). The subject property is located within a 0,3 km distance of the new Park and Ride Left Bank on the city fringe, with gives a quick easy connection to the tram, bus or bicycle freeway to the centre of Antwerp. This all in perspective with the ongoing works for the "Oosterweelverbinding", who focusses on the multimodal nodes of the Park and Rides around the city. In the centre of Antwerp, you have the central station who gives connection to Brussels airport, Brussels centre, Ghent, Bruges, the Netherlands and France.

Embedded in the multimodal accessibility structure due to its location at "Park and Right Blancefloerlaan" and hoppingpoint "Park and Ride Linkeroever" with 1,500 parking spaces on limited distance. From these Park and Rides there is a high-quality public transport axis that connects radially with the historic city center of Antwerp (7') and Antwerp Central Station (12').

Description

The property has all necessary permits to develop a mixed use building, totaling 11,714 sqm, with 6,381 sqm office space, 5,333 sqm warehouse/ manufacturing space. The property will consist of 8 floors, a double-height ground floor to allow a possible conversion to office use across two floors, 4 upper floors and 3 underground levels.

The 3 underground floors will house the parking, a warehouse/assembly zone and technical rooms. There will be approximately 200 underground parking spaces and a bicycle parking for about 70 bicycles.

The main entrance is located at the first floor, and leads to the central shaft (which will give circulation between the different floors with 3 elevators and central stairs).

¹ Campus West is rebranded to Nova One which is part of the largest ongoing project Antwerp West.



By using a stepped construction in the design of the building, there will be pitched roofs on several levels. The different pitched roofs will be considered as active “green” roofs, with exception of the rooftop which will offer place to solar panels.

Sustainability

The subject building is an on-going future development with highly efficient offices focusing on quality, ambitious sustainability, new technologies and the well-being of its users. The building will be the future-proof offices of tomorrow.

Ghelamco designed and builds this mixed office and residential project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a BREEAM-Excellent certificate and as well a Well Gold label.

Ghelamco already received pre-assessments that if the selected points for Well Gold and BREEAM-Excellent are implemented in design and construction stage of the project Nova One, this would be sufficiently to achieve the intended Well Gold label and BREEAM-Excellent certificate, in line with the set goals.



Project status

After the start of the ground works of the Nova One project, the construction works advance well, the building is expected to be delivered by Q1 2024.



Antwerp Center:



Location

The property is located along the Ploegstraat/Copernicuslaan and Lange Kievitstraat in Antwerp. Antwerp is the provincial capital of the province of the same name. It has approximately 530,000 inhabitants, making it the largest city in Belgium in terms of population.

The city is largely located on the right bank of the Schelde and has an extensive harbour area with international freight traffic. Antwerp is the second largest harbour in Europe after Rotterdam. Of great economic importance is the petrochemical activity near Antwerp. The city is also a world centre for diamond trade.

The property is located within the city centre, more specifically in the Kievit district, which forms a part of the Central Station district. The property benefits from an excellent accessibility by means of public transport, as the property is located adjacent to the Antwerp Central train station, which is in connection with other major train station in Belgium, as well as the Netherlands and France. In addition, the direct environment also contains several tram stops and Velo-shared bicycle stations for commuters within the city centre. Moreover, by means of private transport, the property is located at approx. 1,5 km from the ring road around Antwerp, giving access to major highways.

The direct vicinity of the property is characterized by other office buildings, hotels, the zoo of Antwerp and residential properties.

Description

The property will consist of a sustainable multifunctional building of approx. 23,000 sqm residential, office space and retail. It will comprise several buildings, including 16,000 sqm office space, 6,000 sqm of residential apartments.

Construction of the project will start in 2024, and the building is expected to be delivered by 2026. There will be focused on the following components: balanced mix of offices / residential, sustainability, integration of the project in the neighbourhood (sustainable urban development), optimisation of natural light inside the building and a green courtyard with an outdoor terrace.

Plus points: opening three streets, more sunlight and accessibility, qualitative inner yard and public space, square expansions Mediaplein/Kievitplein, set-backs with roof gardens, volume incorporated in environment, differentiation in heights, verticality, mixity with lively plinth, habitation, culture and activity.



Sustainability

The subject building is an on-going future development with highly efficient offices focusing on quality, sustainability, and the well-being of its users. The building will be the future-proof offices of tomorrow.

Ghelamco designed and builds this mixed office and residential project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a Nearly Zero Energy Building (NZEB) label, a BREEAM-Excellent certificate, a Well Gold label as well as a DGNB Gold label and EDGE label.

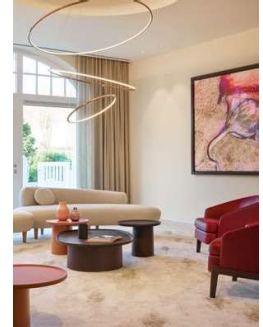


Project status

The development process has already been started, in view of the obtaining all necessary permits for the realisation of the mixed project.



Edition Zoute:



Location

The property is located at the Oosthoekplein in Knokke at the Belgian coast.

Knokke is a place in the province of West Flanders which has a population of more than 15.000 people, with a good connection by the new highway A11 to Bruges and the rest of the inland of Belgium.

The subject property is located within a 3,8 km distance of the Knokke rail station. This train station offers connections to Bruges, Antwerp, Kortrijk, Ghent and others.

Edition Zoute is also located in the neighbourhood of the protected nature park "Het Zwin" which offers 150 hectare nature area.

Description

The Edition Zoute project in Knokke exists of 49 serviced boutique apartments, on 5 floors, with commercial functions on the ground floor. The building has a ground floor, 3 upper floors and 1 underground level. The underground floors will house the parking and a bicycle parking. The fitness and wellness area are also located at underground level. The ground floor houses a library with bar, the lobby lounge, 8 boutique apartments, a commercial function and a English-inspired indoor garden. The other 41 boutique apartments are located on the 3 uppers floors, with a multipurpose room on the top floor.

The construction works on the project are currently being finalized and sales of the apartments is ongoing.

The project is built with respect of integration of the project in the neighbourhood, who are typical buildings in Knokke (Deauville) Style.



Sustainability

The subject building is developed with highly efficient apartments focusing on quality, sustainability, and the well-being of its users. The building will be the future-proof residential apartments of tomorrow.

Ghelamco designed and builds this residential project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a EPC label : "A".



Project status

The construction works on the project are currently being finalized.



LPI:



Location

The property is located at the Natiënlaan in Knokke at the Belgian coast.

Knokke is a place in the province of West Flanders which has a population of more than 15.000 people, with a good connection by the new highway A11 to Bruges and the rest of the inland of Belgium.

The accessibility by private transport is excellent. The N49 (Natiënlaan) is located at less than 400 meters distance from the subject property. The accessibility by public transport is good. The train station of Knokke is located at less than 1 km.

The subject plot is located within the boundaries of an area for eco-golf, forests, housing/F&B, agriculture, and water.

Description

The LPI project exists of a hotel with (200 branded residences for long residence and 150 hotel rooms for short residence), with conference facilities (5.970 sqm), totalling 114.381 sqm. The underground floor will house 1.350 underground parking spaces and a bicycle parking for about 300 bicycles, at ground level there will be outside 3 bus parkings and parking for 20 bicycles and spacious outside green area that leads to the main entrance.

The building will house a lot of functions related to hotel / congress operations and golf. The main part of this activities will be housed at the ground floor, with a ceiling of 7 meters high, who will serves as a platform for the whole project. On this platform, a big central green terrace with a pond will give connection to the 200 hotel branded residences and 150 hotel rooms, in 4 vertical circulation towers alongside the green terrace and pond. The main entrance for the conference facilities (5.970 sqm who can be split up in various ways depending on the setting) is located at the north of this platform.

The design of subject building is set up, to make connection from inside the building with the golf court outside the building.



Sustainability

The subject building is an on-going future development with highly efficient hotel and conference hall, focusing on quality, sustainability, and the well-being of its users. The building will be the future-proof hotel and conference hall of tomorrow.

Ghelamco designed and builds this mixed hotel and conference hall project within the boundaries of creating a Green Building as specified by the GBP. Ghelamco strives to obtain a EPC label : "A".

Project status

The development process has already been started, in view of the obtaining of a building permit for the realisation of the hotel / conference hall project.



External review

Second party opinion

Prior to the inaugural issuance under the Ghelamco Group Green Finance Framework, Ghelamco has commissioned Sustainalytics to provide a Second Party Opinion for its Green Finance Framework. Sustainalytics reviewed the Ghelamco Group Green Finance Framework and issued a Second Party Opinion which concluded that the Framework is credible and impactful and aligns with the four core components of the Green Bond Principles 2018 and Green Loan Principles 2018.

The Second Party Opinion is available on the investor relations section of the Ghelamco corporate website (<https://www.ghelamco.com/investor-relations/group/ghelamco-group-green-finance-framework/>).

Independent verification

Ghelamco appointed an independent verifier to provide a post-issuance review addressing the allocation of the net proceeds of issued green finance instruments on an annual basis. The Limited Assurance Report of the Independent Auditor is available in the appendices of this report (see below).



Appendices

Management Assertion

The Ghelamco Green Finance Committee and the Statutory Manager of Ghelamco Group Comm. VA

Mr. Christophe Van Den Brande and Mr. Jo Vanleeuw for the Ghelamco Green Finance Committee

Opus Terrae BV represented by Mr. Paul Gheysens for Ghelamco Group Comm. VA

Ghelamco asserts that the net proceeds of 143,019 KEUR from the issuance of green bonds on the 21st January 2020, 3rd July 2020, and 14th June 2021 have been allocated to the projects as described above in accordance with the eligibility criteria described in the Ghelamco Group Green Finance Framework.

Limited Assurance Report of the Independent Auditor KPMG



Independent Limited Assurance Report to Ghelamco Group CVA on the Allocation Table included in the Ghelamco Green Bond Allocation Report 2022

We were engaged by Ghelamco Group CVA (hereafter “Ghelamco” or “The Company”) to report on the 2022 allocated Green Bond proceeds to Eligible projects amounting to 143,019.74 KEUR (page 5) included in Ghelamco’s Green Bond Allocation Table (“The Selected Information”) as included in the Green Bond Allocation Report 2022 (“The Report”), in the form of an independent limited assurance conclusion that based on our work performed and evidence obtained nothing has come to our attention that causes us to believe that the Selected Information is not prepared, in all material respects, in accordance with the applicable criteria of proceeds allocation to Eligible projects as outlined in section 2.1. of the Ghelamco Group Green Finance Framework published in November 2019 at <https://www.ghelamco.com/investor-relations/group/ghelamco-group-green-finance-framework/>, (“The Criteria”).

Our conclusion excludes the following:

- The suitability of the Criteria in relation to the Green Bond Principles of the international Capital Markets Association which was assessed by the ‘Second-Party Opinion’ published in October 2019 at <https://www.ghelamco.com/investor-relations/group/ghelamco-group-green-finance-framework/>;
- The environmental impact of the allocated proceeds following the Criteria;
- The accuracy of the allocation of the Green Bond Proceeds by individual project, entity or climate related challenge or goal; and
- The management of the proceeds from the Green Bond prior to their allocation or the use of these proceeds after their allocation

Ghelamco’s Responsibilities

The management of Ghelamco is responsible for the preparation of the Report and the Selected Information contained therein that is free from material misstatement in accordance with the Criteria.

This responsibility includes designing, implementing and maintaining internal control relevant to the preparation the Report and the Selected Information contained therein that is free from material misstatement, whether due to fraud or error.

It also includes developing the Criteria, selecting and applying policies, making judgements and estimates that are reasonable in the circumstances and maintaining adequate records in relation to the Report and the Selected Information contained herein.



Our Responsibilities and Procedures Performed

Our responsibility is to examine the Selected Information prepared by Ghelamco and to report thereon in the form of an independent limited assurance conclusion based on the evidence obtained.

We conducted our engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000 (Revised), *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* issued by the International Auditing and Assurance Standards Board. That standard requires that we plan and perform our procedures to obtain a meaningful level of assurance about whether the Selected Information is prepared, in all material respects, in accordance with the applied Criteria, as the basis for our limited assurance conclusion.

Our firm applies the International Standard on Quality Management 1, which requires our firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We have complied with the independence and other ethical requirements of the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The procedures selected depend on our understanding of the Selected Information and other engagement circumstances, and our consideration of areas where material misstatements are likely to arise. In obtaining an understanding of the Selected Information and other engagement circumstances, we have considered the process used to prepare the Report and the Selected information contained therein, to design assurance procedures that are appropriate in the circumstances, but not for the purposes of expressing a conclusion as to the effectiveness of Ghelamco's process or internal control over the preparation of the Report and the Selected information contained therein.

Our engagement also included evaluating the appropriateness of the reporting Criteria used and their consistent application, including the reasonableness of estimates made by management and related disclosures to the Selected information

Our limited assurance engagement on the Selected Information consists of making inquiries, primarily of persons responsible for the preparation of the Selected Information, and applying analytical and other evidence gathering procedures, as appropriate. These procedures included, among others:

- Interviewing relevant persons responsible for providing the Selected Information, for carrying out internal control procedures on and consolidating the Selected Information;



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- Reviewing relevant internal and external documentation, on a limited test basis, in order to determine the reliability of the Selected Information; and
- Analytical review procedures to confirm our understanding of trends in the Selected Information.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Our responsibilities, and limited assurance conclusion, relate solely to the Selected Information and not to The Report taken as a whole.

Conclusion

Our conclusion has been formed on the basis of, and is subject to, the matters outlined in this report. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Based on the procedures performed and evidence obtained, nothing has come to our attention that causes us to believe that the Selected Information included in the Report is not prepared, in all material respects, in accordance with the applicable criteria of proceeds allocation to Eligible projects as outlined in The Criteria.

Antwerp, April 17, 2023

KPMG Bedrijfsrevisoren – Réviseurs d'Entreprises BV/SRL

Steven Mulkens
Executive Director