ESG Factsheet

Westland Townhall



1. Asset information

The Portfolio Company De Groene Schakel B.V. has won the contract to build and operate Westland's new town hall. The DBFMO consists of two buildings: a public services and administrative center and an office building for Westland City Council's employees. The accommodation is sustainable and increases the quality and efficiency of services. The two buildings have a size of approximately 12,000m2. The contract was signed in August 2015 and has a duration of 25 years.

Administration building

2. Impact

The public administration buildings provide services to c.117,000 inhabitants of the Municipality of Westland in the western part of the Netherlands and provide access to public services.

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3. Awards and certifications

The Portfolio Company is ISO 9001 (Quality Management Systems) accredited.

4. Environment

GHG emissions

The facility also produces energy through photovoltaic thermal panels that provide the majority of total electricity requirements and hot water. A combination of cold/heat storage and high-quality insulation leads to zero gas consumption within the whole facility.





Climate risk

The project was screened to evaluate the potential physical impacts from climate change based on 'Paris-aligned' (RCP2.6 ~+1°C) and 'High emissions' (RCP8.5 ~+3.7°C) scenarios across three time periods (2020, 2050 and 2100). The project maintains a Very Low physical climate risk score under the Paris-aligned scenario as of 2050.

Waste & Water

The project operates a policy to minimise waste and ensures a high degree of waste separation before it gets processed by a specialised waste-treatment company.

The management services provider continues to monitor waste and water consumption and is actively exploring opportunities to reduce them wherever possible.

Biodiversity

The asset is built in compliance with local environmental regulations. During the concession period, the Portfolio Company focuses on promoting restoration efforts to improve degraded or removed ecosystems that act as natural carbon sinks and can improve resilience to climate-related damages, such as: habitats for indigenous species (in particular insect hotels)



5. Social

Health & Safety

The project is operated in compliance with strict Dutch safety regulations. Health and safety is on the agenda each board meeting. Our asset managers work actively with the Portfolio Company or its management service providers, to promote a strong health and safety culture, facilitate the sharing of best practices.

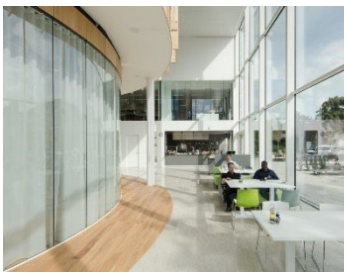
We endorse a zero-tolerance approach to occupational health and safety incidents.
Additionally, the Portfolio Company has a Health & Safety policy in place and regularly conducts a fire or health and safety audit.

Diversity

Not applicable as the Portfolio Company does not employ any staff.

Impact for local communities

The De Groene Schakel contract incorporates Social Return on Investment (SROI) as a key component. In a region that has historically faced challenges with long-term unemployment, currently 67% of the Design, Build, Maintain, and Operate (DBMO) workforce consists of individuals who face barriers to employment. This includes unemployed youth under 27 years old, people who have been unemployed for more than 12 months, and individuals requiring support or reintegration assistance to enter the workforce. The initiative has been particularly successful in providing opportunities, with a significant portion of the service staff consisting of individuals with temporary residence permits ('statushouders) and people managing debt-related challenges.



6. Governance

Delegation & oversight

The Portfolio Company directors review on a quarterly basis comprehensive board report, including both general project management and financial management. The project has a rigorous governance structure in place with quarterly board meetings, ad-hoc meetings when required and an authority delegation matrix to the management services provider.
The Portfolio Company has robust ESG policies and procedures in place and clear board-level responsibility to monitor their application. The ESG standard policies include:

- Health, Safety & Environment (HSE)
- Code of Conduct / Business Ethics
- Communication Protocol
- Anti-Slavery & Human Trafficking Policy
- Whistleblower Policy
- Cyber Security and IT Policy
- Rapid Crisis Disaster Escalation & Long-Term Contingency Policy
- Social Development Governance (SDG)
- Responsible Contractor Policy
- Biodiversity Policy

The Portfolio Company holds frequent meetings with the public sector client to promote collaboration, coordination and integration of operations.

Reporting

The Portfolio Company uses a quarterly board pack, reporting to the board of directors on the operational and financial performance of the project and compliance with its obligations and regulation/legislation, including the policies (incl. a tax policy).
Additionally, the Portfolio Company reports annually into BBGI's ESG KPI survey, which comprises 100+ data points, covering all aspects of ESG oversight.

Cyber security

Portfolio Company and its subcontractors continuously monitor that the cyber security policy is in place and perform information risk analysis and develops mitigating measures. They have a robust and comprehensive IT backup system in place. Additionally, the Portfolio Company has a Cyber security policy in place.

Contact

Registered Office EBBC
6E route de Trèves
L-2633 Senningerberg
Grand Duchy of Luxembourg
Telephone: + 352 263479-1

esg@bb-gi.com
www.bb-gi.com

Registre de Commerce et des Sociétés
Luxembourg B163879



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