

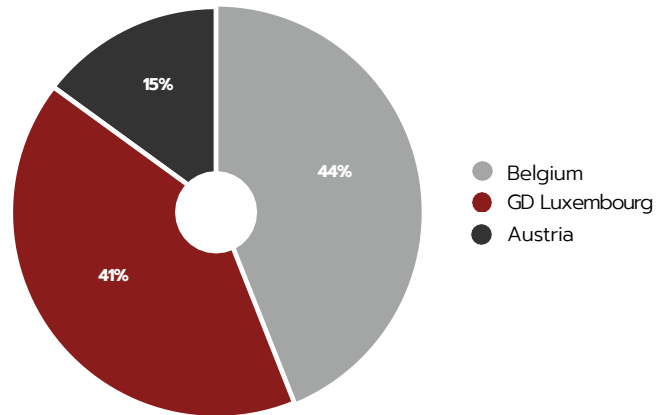
# Duurzame logistiek en mobiliteit bij de bouwheer

---

Summer University

# About Nextensa

*Established more than a century ago, Nextensa is a leading Belgian real estate investor and developer, specialized in mixed urban developments and in the regeneration of cities and large-scale residential areas.*



*The total value of the investment portfolio is approximately EUR 1.28 billion and we have approx. 350.000m<sup>2</sup> development in study or under construction.*

*Nextensa is listed on the stock exchange and partly owned by Ackermans & van Haaren (Euronext & Bel20).*

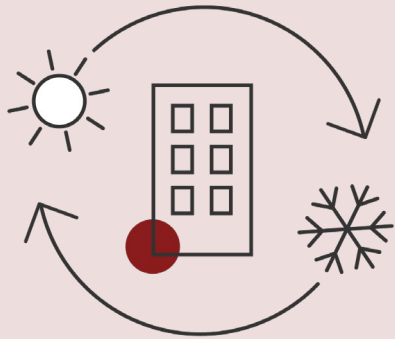


Nextensa's vision is well reflected in our tagline 'Places You Prefer' :

*Excelling in sustainable urban real estate investments and developments  
by creating places our clients prefer to live, work, shop, relax.*

Taking the perspective of generating long-term social and environmental value, Nextensa's **sustainability mission** is to create 'places you prefer' by focusing on three levels:

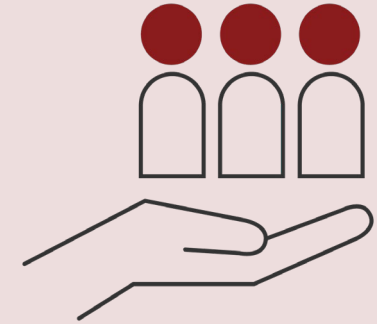
(Re)Developing climate-adaptive buildings



Creating sustainable societies



Investing in human capital



With a focus on following SDG's, without negatively impacting the others. :





### Climate-adaptive buildings:

- CO<sub>2</sub>-neutrality
- Water management
- Circularity
- Innovation & technology
- Healthy Buildings

### Sustainable Society:

- Mixed neighbourhoods and biodiverse environments
- Smart and sustainable mobility
- Limiting waste streams
- Valuing art & culture
- Supporting healthy food

### Human Capital:

- Nextensa's people
- Partnerships and co-creation
- Providing opportunities

### Leading by example:

- Exemplary organisation



### Climate-adaptive buildings:

- CO<sub>2</sub>-neutrality
- Water management
- Circularity
- Innovation & technology
- Healthy Buildings

### Sustainable Society:

- Mixed neighbourhoods and biodiverse environments
- Smart and sustainable mobility
- Limiting waste streams
- Valuing art & culture
- Supporting healthy food

### Human Capital:

- Nextensa's people
- Partnerships and co-creation
- Providing opportunities

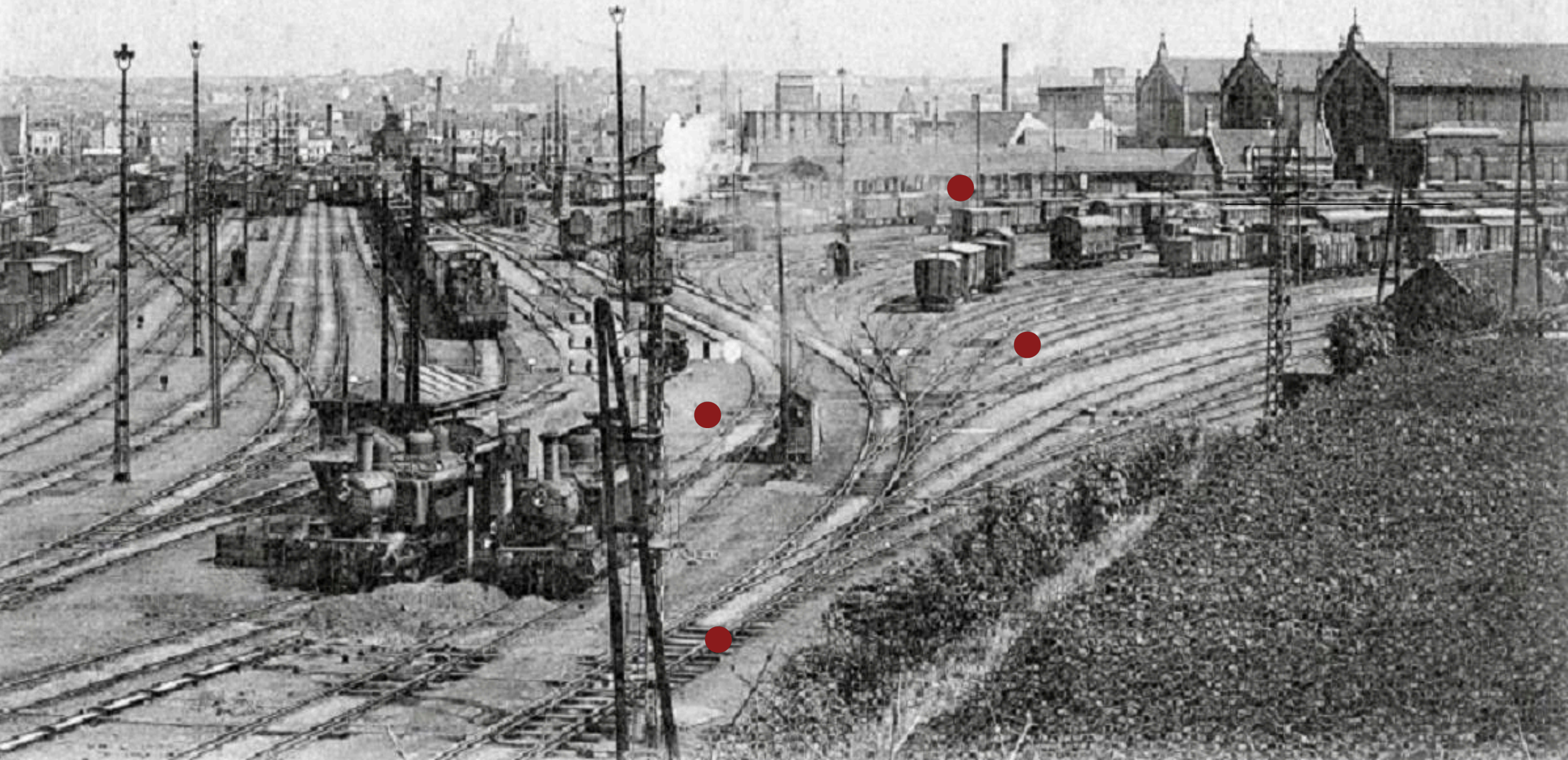
### Leading by example:

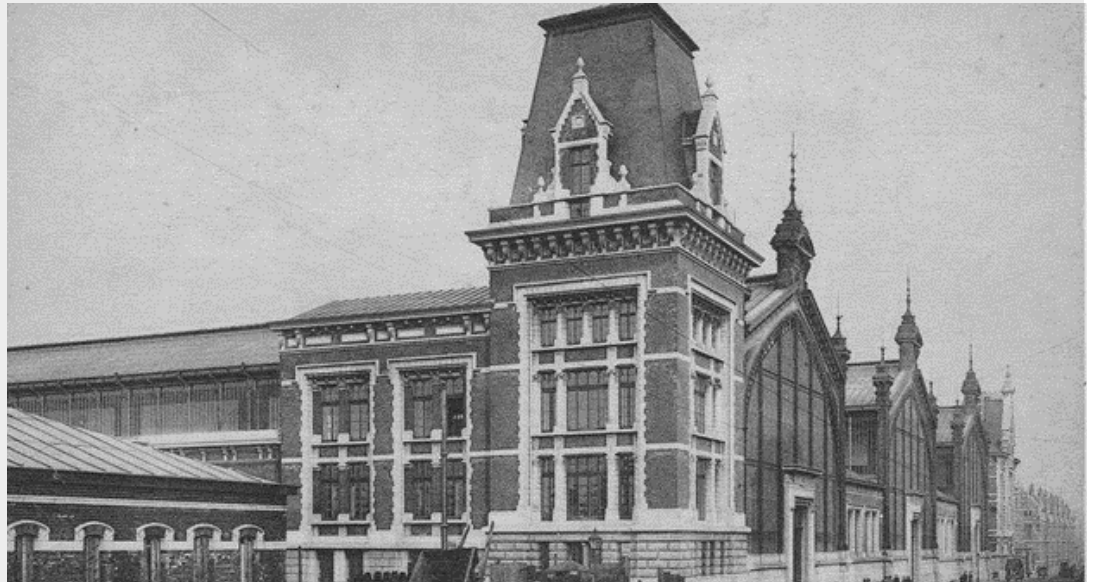
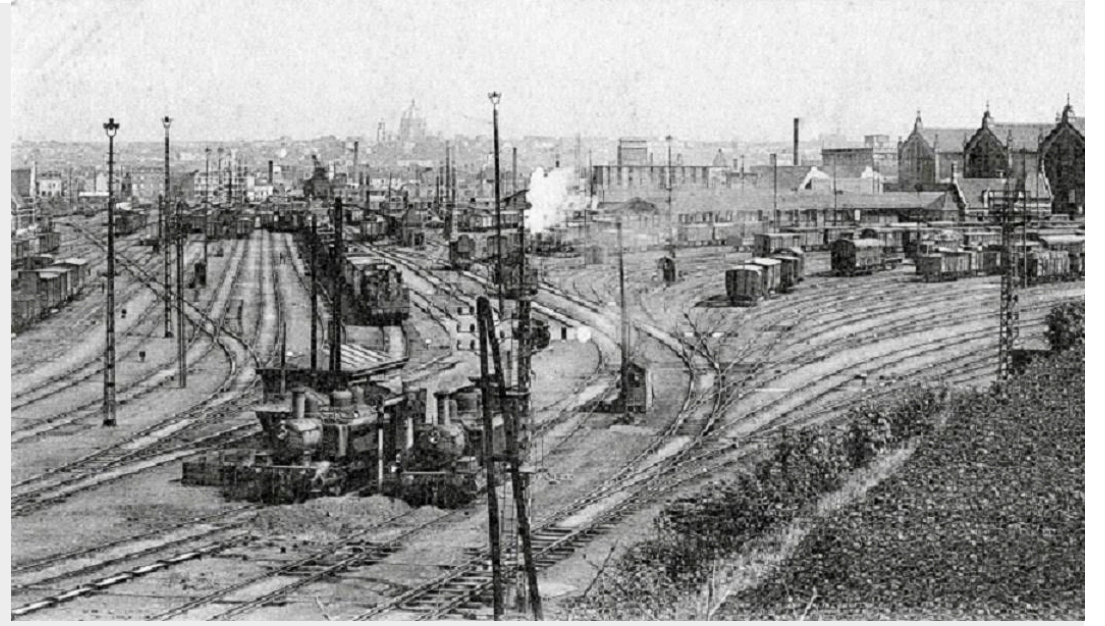
- Exemplary organisation



33 ha

# TOUR & TAXIS At the time 1907







# TOUR & TAXIS

HERMAN  
TEIRLINCK

BRUSSELS  
ENVIRONMENT

ENTREPOT  
ROYAL

SHEDS

GARE  
MARITIME

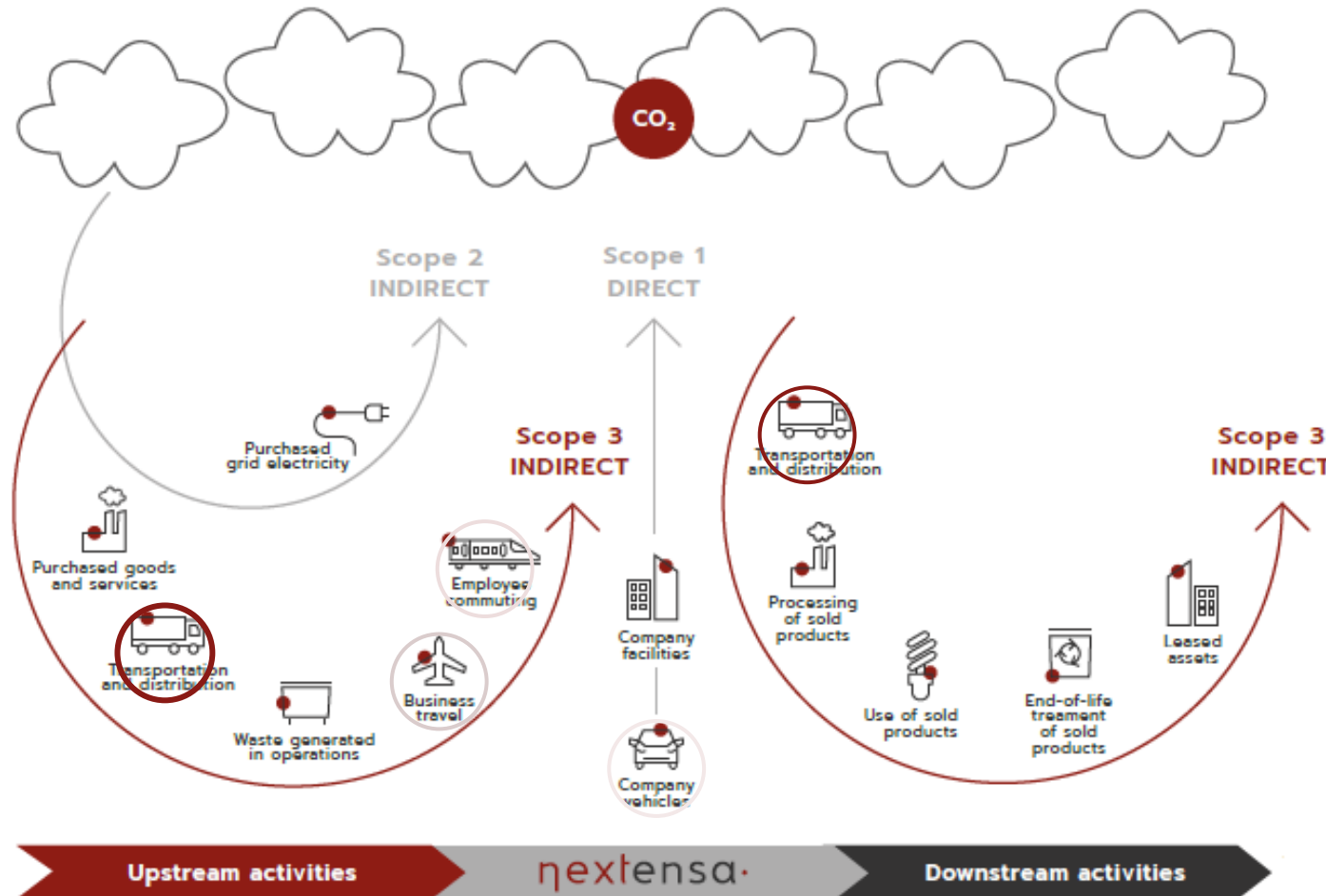
HOTEL  
DES  
DOUANES

MAISON  
DE LA  
POSTE

LAKE  
SIDE

PARK  
LANE



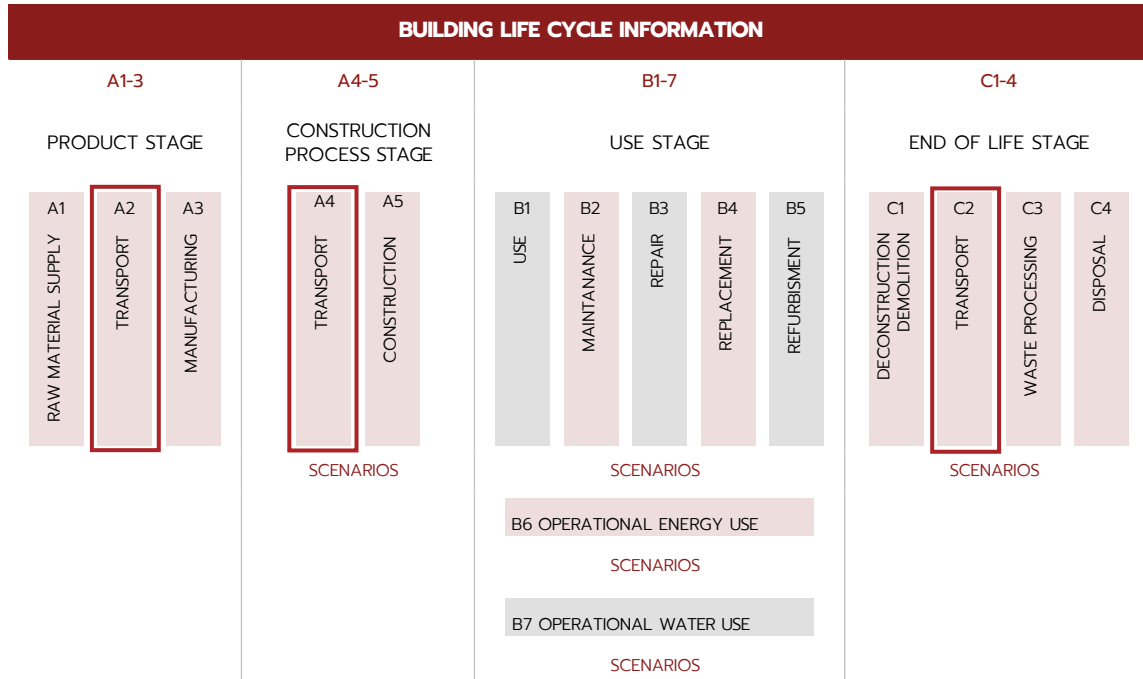


**Scope 1 & 2: Direct & indirect emissions**  
Emissions from sources that are **owned or controlled by the reporting company**  
**GOAL: net zero by 2030**

**Scope 3: Indirect emissions**  
Emissions that **are a consequence of the activities** of the reporting company but occur at sources owned or **controlled by another company**

Scope 3 contains 15 categories that generate emissions split into 2 groups “Downstream activities and “Upstream activities”

- **Upstream:** are indirect GHG emissions related to purchased or **acquired** goods and services
  - **Downstream:** are indirect GHG emissions related to **sold** goods and services
- GOAL: net zero by 2050**



## Embodied carbon of buildings

*Different stages where transport is mentioned and information from suppliers and contractors is needed*

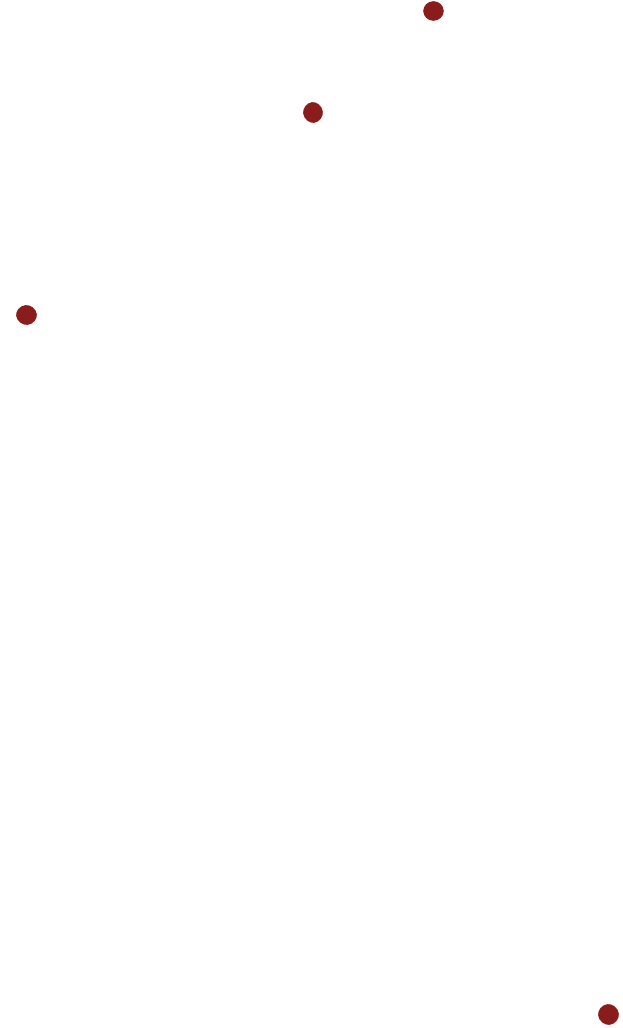
***Complete supply chain is necessary to reach CO2 neutrality!***



REUSE



ROYAL DÉPOT





TRANSPORTATION

all news

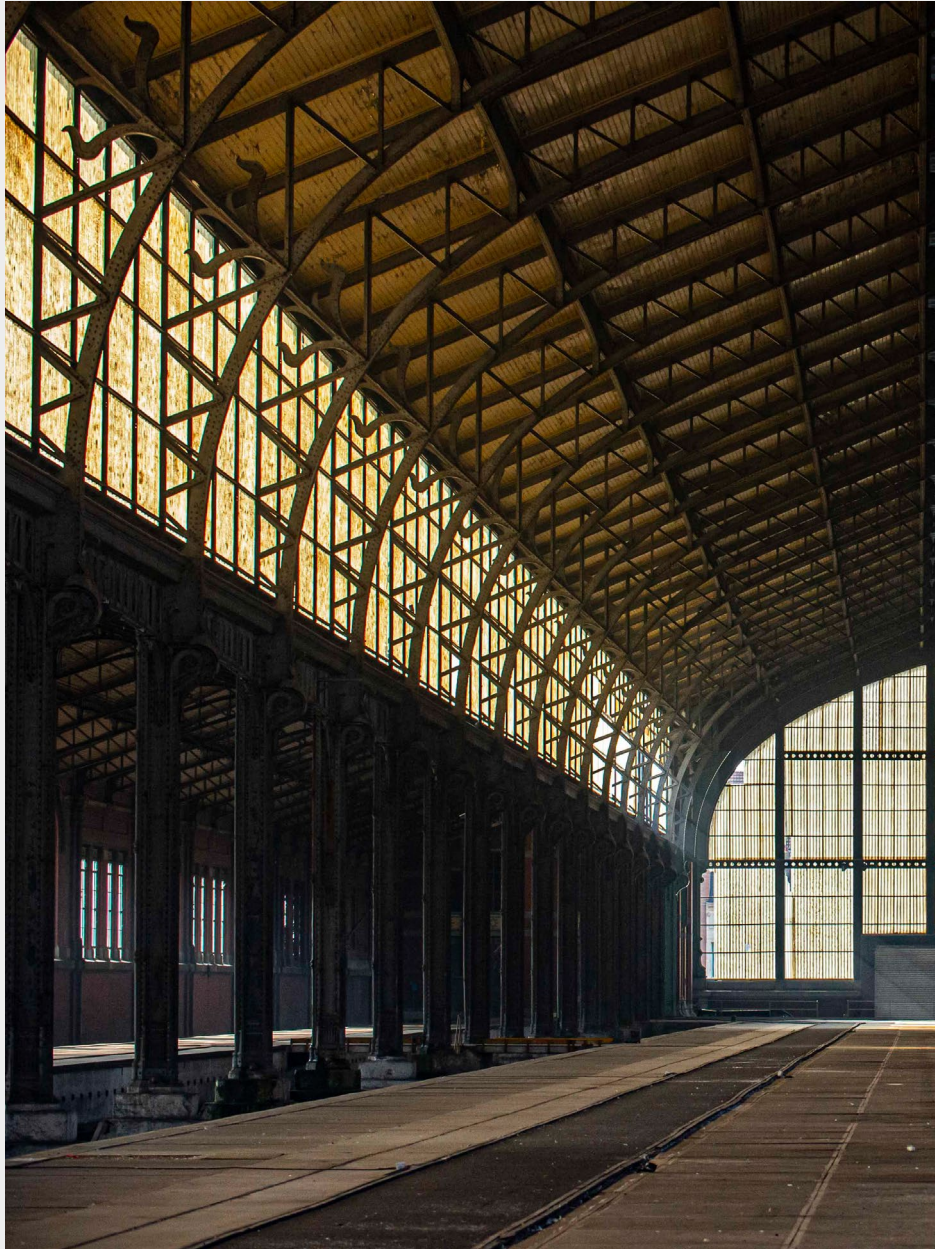
vorige volgende

## Gevelstenen Herman Teirlinckgebouw



HERMAN TEIRLINCK

2015



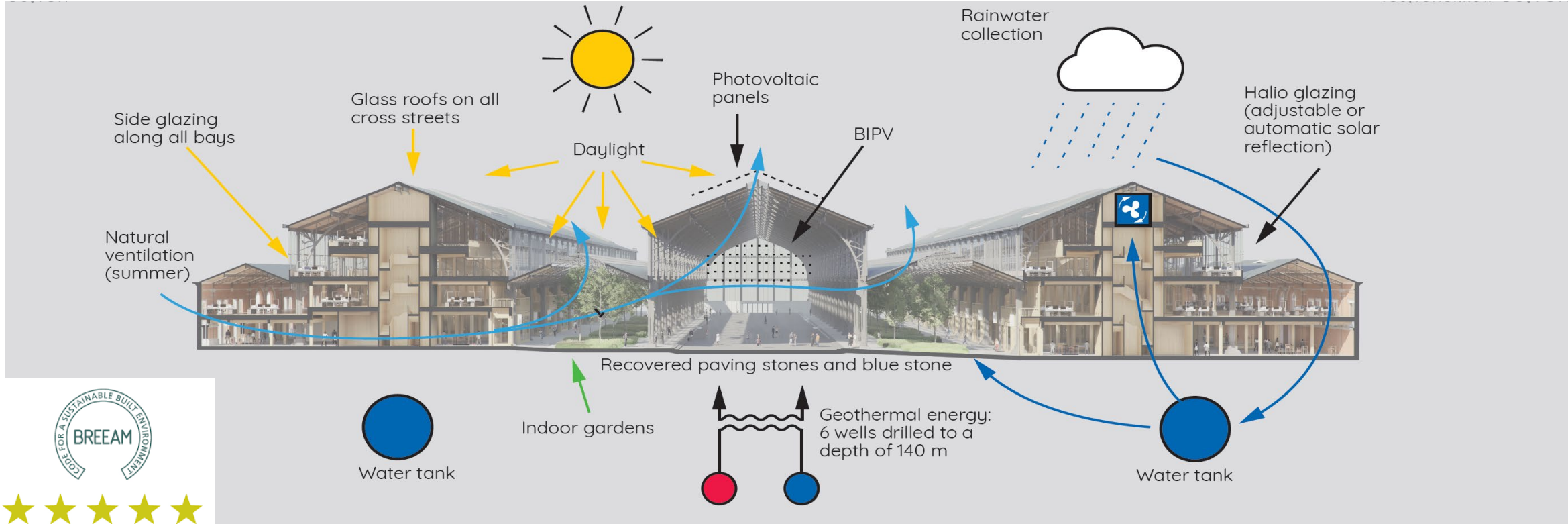
2020





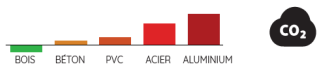



*REUSE*



***PREFABRICATION***





 <p>3000 m<sup>2</sup> indoor thematic gardens</p> <p>100 trees planted</p> <p>Green lungs and climate buffers</p>	 <p>In enclosed spaces:</p> <ul style="list-style-type: none"> <li>• Heat and cold generated by geothermal energy</li> <li>• Adiabatic cooling: evaporation of water to cool the air</li> </ul> <p>In the halls:</p> <ul style="list-style-type: none"> <li>• Natural ventilation (summer)</li> <li>• Air-conditioned ceilings</li> </ul>	 <p>Flame retardant treatment of steel columns</p> <p>Historic wooden roof underlayment sanded and locally replaced</p> <p>Canopies are integrated in the roof</p> <p>7,500 m<sup>2</sup> of historical paving stones removed and then ground into smooth platinum paving stones</p> <p>350 m<sup>2</sup> of stone tiles recovered from historical underpasses and reused</p>	 <p>10,000 m<sup>3</sup> wooden constructions</p> <p>Mechanically connected CLT elements</p> <p>Finishing of the interior oak facades (EU origin)</p> <p>Avoids the emission of 3,500 tonnes of CO<sub>2</sub></p>  <p>Certified wood</p> 	 <p>10,000 panels photovoltaics on a surface area of 17,000 m<sup>2</sup></p> <p>Production of 3,000 MWh/year = consumption of 850 households</p> <p>Building Integrated Photovoltaic (BIPV) in the south facades</p>	 <p>200,000 tonnes of soil evacuated by ship</p> <p>2 rainwater tanks of 1,300 m<sup>3</sup>, 2 m wide and 200 m long:</p> <ul style="list-style-type: none"> <li>• Rinsing the toilets</li> <li>• Watering of green spaces</li> <li>• Adiabatic cooling</li> </ul>
--	---	---	--	---	---



## UPCOMING... LAKESIDE

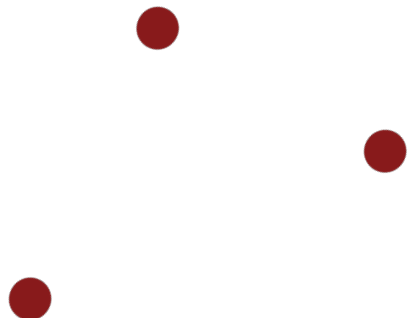
TRANSPORTATION  
PREFABRICATION  
REUSE FROM OTHER SITES  
RECYCLE

# Tour & Taxis : 5-minute neighbourhood

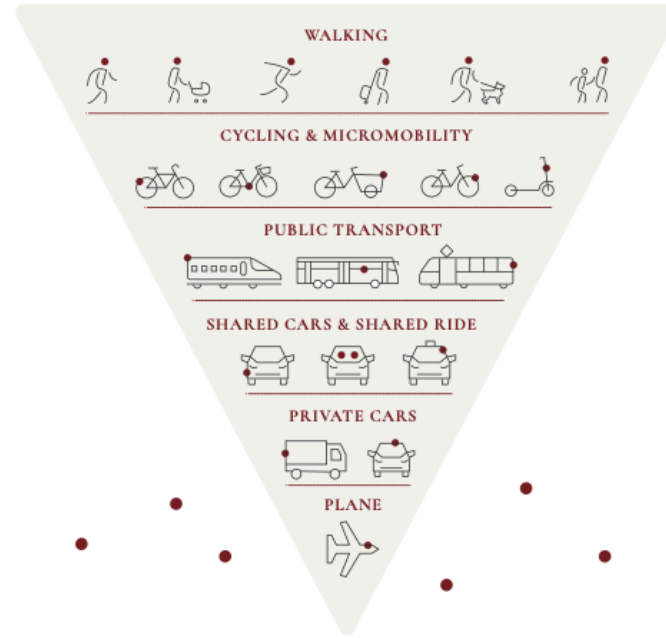
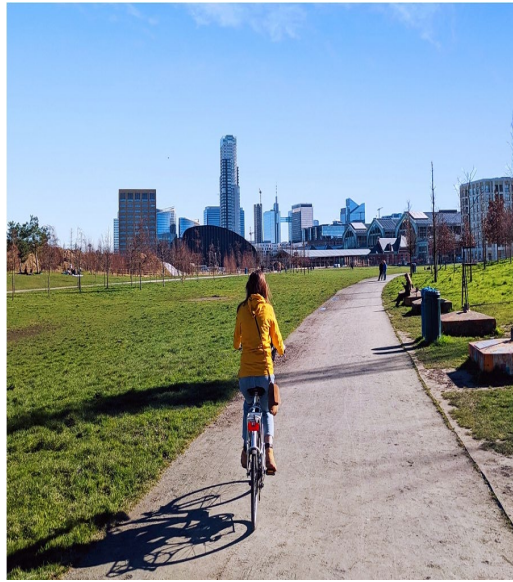








# Car free & soft mobility



# Limiting waste streams

---





# Innovation & Technologies Partnerships & cocreation

TOUR & TAXIS IS ALSO  
A PLAYGROUND FOR  
INNOVATION  
AND SUPPORTING PARTNERSHIPS  
TO ACCELERATE TRANSITION

HUME  
ENERGYCOMMUNITY

DRONES  
LAST MILE DELIVERY





n

*Nog vragen?*

***Bedankt!***