NSI's Sustainability Journey

HNK is part of NSI

Welcome to the NSI sustainability brochure for 2023. We would like to share our sustainability strategy and the steps we have taken in recent years, both within our organisation and in the building where your office is located. ESG (Environmental, Social & Governance) is firmly embedded in our agenda and its continued importance is undeniable. We recognise the significant impact of our operations on the environment and on you as a tenant. Consequently, sustainability is a fundamental part of our mission to provide adaptable workplaces where health and well-being come first. The crucial challenges that lay ahead in terms of climate change, sustainability and well-being have further highlighted its importance.

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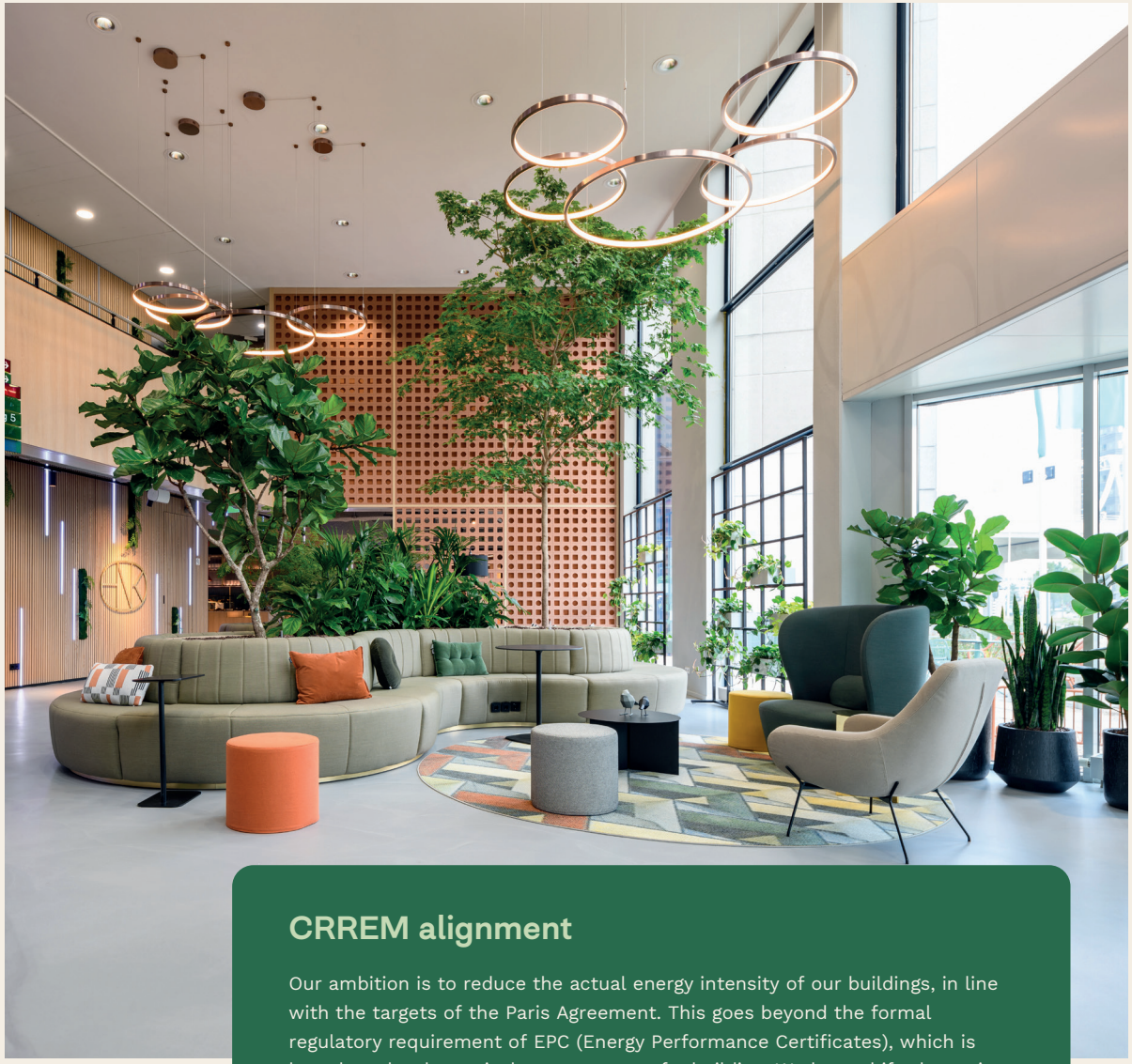
The Paris Agreement states that by 2050, CO_2 emissions should be reduced by 95% compared to 1990. In line with the Climate Agreement, the Dutch government targets a 50% reduction in CO_2 emissions by 2030. As CO_2 emissions of offices depend on energy consumption, a minimum energy label C was required for office buildings at the start of 2023, mandating annual energy consumption to stay below 225 kWh per square meter.



CRREM alignment

Our ambition is to reduce the actual energy intensity of our buildings, in line with the targets of the Paris Agreement. This goes beyond the formal regulatory requirement of EPC (Energy Performance Certificates), which is based on the theoretical energy usage of a building. We have shifted to using CRREM, a methodology that calculates the actual energy intensity of buildings. It is a yardstick that allows us to measure the consumption of both the building and its tenants to see if we are in line with our long-term targets. This decision reflects our commitment to a more accurate and impactful approach to sustainability.

BREEAM label

BREEAM is the main accreditation for determining the sustainability performance of buildings. Buildings are assessed on nine elements: Management, Health, Energy, Transport, Water, Materials, Waste, Land Use & Ecology and Pollution. These categories are built up from different credits. The scores on the various components ultimately lead to a total score, expressed in stars (1 to 5 stars) and corresponding labels (Pass, Good, Very good, Excellent, Outstanding). We aim to achieve at least a BREEAM Very Good label for our core portfolio by 2025.

Moving towards a Paris-aligned portfolio

NSI has developed a sustainable roadmap, with a clear and progressive ambition to be aligned with the Paris Agreement by 2034. CRREM has calculated that for Dutch offices to be aligned with the Paris Agreement, their energy intensity should be below 85 kWh per square metre per year by 2034. By the end of 2023, the energy intensity of our current office portfolio was 112 kWh per square metre per year. Another ambition we are working towards is to achieve at least a BREEAM Very Good label for our core buildings by 2025. In anticipation of our ambition to be Paris aligned by 2035, we want all NSI buildings to be gas-free by 2032.

By the end of 2023, the energy intensity of our current office portfolio was 112 kWh per square metre per year.

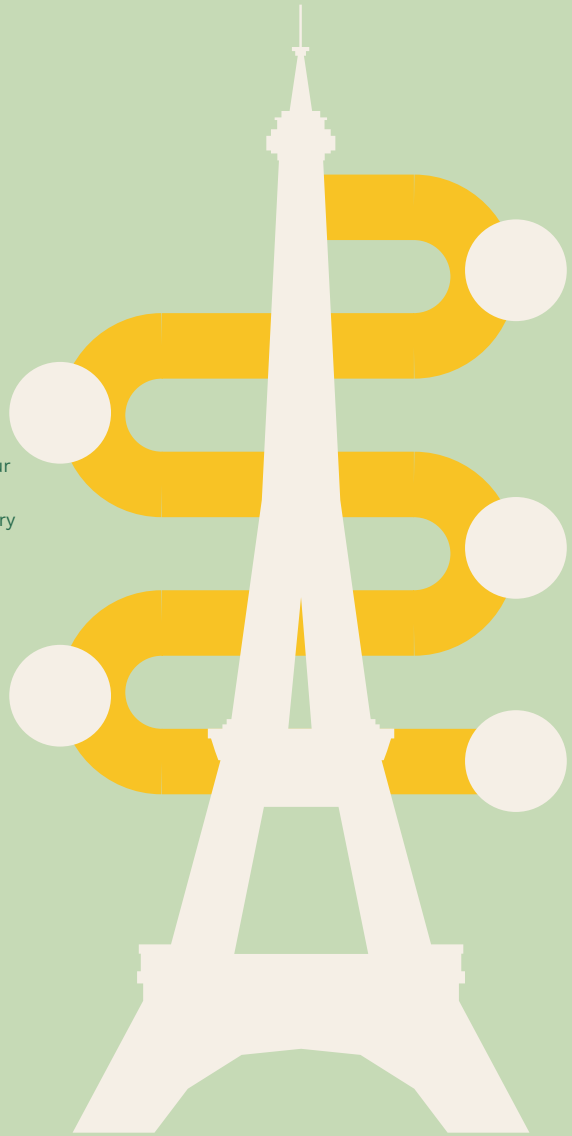
Energy labels

	2023	2025
A++	5	7
A+	5	15
A	28	21
B	6	2
C	1	0
Total	45	45

BREAAM labels

	2023	2025
Excellent	14	14
Very good	17	16
Good	7	12
Pass	2	2
No label	5	1
Total	45	45

Roadmap to Paris-alignment



2023

2025

The ambition is for our core portfolio to have at least a BREEAM Very Good label.

2028

The goal is to reduce the energy intensity of our core portfolio to a maximum of 100 kWh per square metre per hour.

2032

The aim is that all NSI buildings are gas-free.

2034

NSI is Paris-aligned.

Taking the right steps

We take four different steps to make our buildings more sustainable.

1. We strive to generate energy in the most sustainable way possible by opting for district heating, a Heat and Cold Storage and European wind.
2. We use the energy that we need for each building as efficiently as possible.
3. We avoid wasting energy together with our tenants.
4. We compensate the remainder of the CO_2 emissions.

Achieving our sustainability ambition together

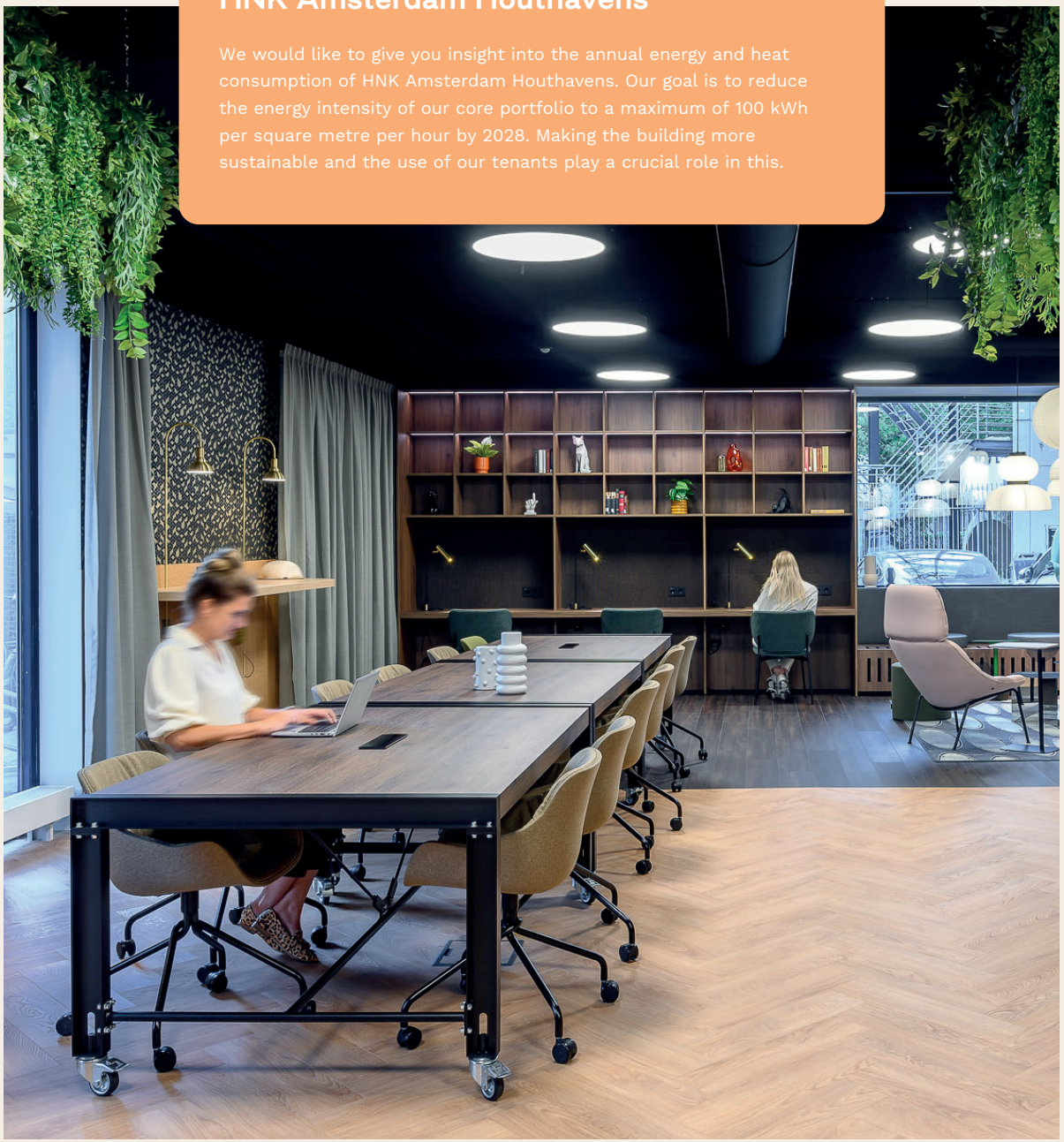
We remain committed to investing further in sustainable technology and new initiatives. However, we will only achieve our sustainability ambition together with our tenants. Especially since approximately 50% of the energy consumption in our buildings stems from the use of our tenants. Sustainable use of the office building and raising awareness are essential in this process. Last year, we received many interesting ideas from our tenants to further improve the sustainability of our offices. Do you have a new sustainable initiative or would you like to know more about the sustainability of our buildings? Mail to duurzaamheid@nsi.nl.

GRESB benchmark

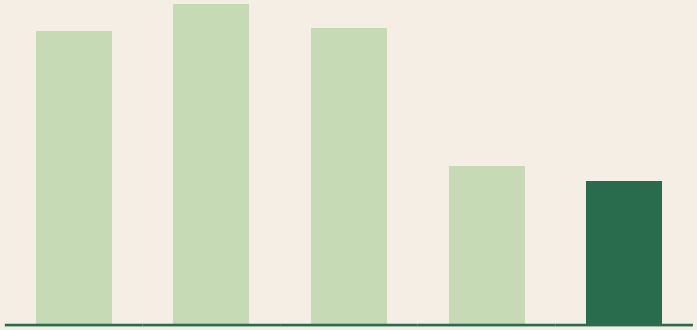
GRESB is an independent and leading organisation that studies the ESG factors of real estate and infrastructure worldwide. The total score is a number between 0 and 100 and is compared with peers in a benchmark. The star rating (1 to 5 stars) is determined on this basis. NSI successively achieved 49 points (2018), 71 points (2019), 88 points (2020), 92 points (2021), 93 points (2022) and 94 points (2023). This translates into a five-star rating. In 2023, we were awarded Sector Leader in four categories: Global sector leader, Global Listed Sector Leader, Regional Sec-tor Leader Europe and Regional Listed Sector Leader Europe.

HNK Amsterdam Houthavens

We would like to give you insight into the annual energy and heat consumption of HNK Amsterdam Houthavens. Our goal is to reduce the energy intensity of our core portfolio to a maximum of 100 kWh per square metre per hour by 2028. Making the building more sustainable and the use of our tenants play a crucial role in this.

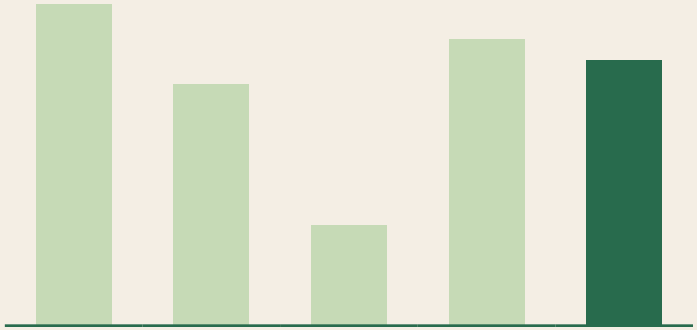


Heat (gas m^3)



2019	2020	2021	2022	2023
74.660	81.550	75.323	40.072	36.299

Energy consumption (kWh)



2019	2020	2021	2022	2023
489.195	439.022	422.049	517.364	490.078

How have we made HNK Amsterdam Houthavens more sustainable in recent years?

Scan this QR code to find an overview of all our certificates and labels.

BREEAM label
The current BREEAM label of this building is Excellent.

Energy label
The energy label of this building is A.

Solar panels
This building has 385 solar panels. These provide a total installed capacity of 107,300 KwH.

European wind
The energy we purchase for all our multi-tenant buildings comes from European wind from Vattenfall. This is CO_2 neutral. The gas we use leads to CO_2 emissions. We offset this through CO_2 buy-back certificates.

Smart meters
We installed 28 smart meters in this building. These provide more accurate insights into energy consumption.

Building algorithm
In this building, we use Spectral. This is a smart algorithm that fully controls the building's climate installations to minimise energy consumption and increase comfort.

Heat pump
We have installed a heat pump in this building. This generates heat from electricity (European wind) in spring and autumn, which in turn reduces gas consumption by 30-70%.

Heat recovery
In this building, we recover heat through a twin coil system. Heat exchangers are used to recover heat, so less energy is needed to heat the building.