

# Emerige's individual commitments to act4nature international

## Company overview

Building a better city life has always been [Emerige's](#) ambition. This guiding principle, carried with passion, high standards and a strong sense of responsibility for over 35 years, continues to shape our work every day. As a major real estate developer in Greater Paris area and active in the Nice Côte d'Azur region, we design each of our residential and commercial developments with the same commitment to excellence, shared with all our stakeholders - architects, craftsmen, investors, users, public authorities, partners and artists - with whom we nurture lasting relationships built on trust and keeping our word. As the first signatory of the French Ministry of Culture's "*1 immeuble, 1 œuvre*" charter, Emerige also contributes to bringing art into the city by systematically installing a work of art in every building we design.

In 2016, Emerige committed to a voluntary and distinctive CSR approach, *Érigeons demain!* - a strategy built around concrete solutions to reduce the impact of its activities and contribute positively to the city of tomorrow, envisioned as a place of connection and inclusion for all stakeholders. Convinced of the urgency of advancing the ecological transition in urban areas, Emerige supports sustainable cities through three concrete, measured and binding actions, applied across all its residential and commercial developments: steering a carbon reduction trajectory, implementing the 15 actions of its Biodiversity Charter, and contributing to the development of the reuse sector through the inclusion of projects in the *Booster du Réemploi* initiative.

## Materiality analysis

Although the Group is ultimately not subject in the short term to the provisions of the CSRD, the work begun in anticipation of this regulatory change has helped to structure and strengthen the company's CSR policy. In 2023, Emerige began a double materiality analysis, which continued into 2024, and aimed to cross-reference not only the impacts of its activities on the environment and society (*impact materiality*), but also the impact of society and the environment on its business performance (*Endancial materiality*). This approach is enabling the Group to gain a more detailed understanding of its priority challenges, involve key stakeholders in its strategic considerations, and lay the foundations for revising its CSR roadmap in response to the outcomes of the analysis.

The results of the double materiality analysis will be available by the end of the first half of 2025.

The main areas of business-related focus at this stage of our analysis are:

- Dependency: cultural and procurement services (*including natural resources and regulation*)
- In terms of negative impact: the erosion of biodiversity via artificialisation and soil impermeability and the fragmentation of environments and species in originally green areas
- In terms of positive impact: the reintroduction of green spaces and habitats at ground level and in the built environment to improve wellbeing and quality of life for residents, natural cooling by plants and flood limitation
- In terms of risk: the destruction of natural ecosystems
- In terms of opportunity: the development of climate adaptation solutions, such as nature-based solutions
- External stakeholders see biodiversity and ecosystem restoration as crucial (3.5/4)

## Links to previous act4nature international commitments

Emerige has been involved with the act4nature system international initiative since 2022. The 2024 report is available [here](#). Our 2025 commitments follow on naturally from those set out in our Biodiversity Action Charter, but also incorporate new actions emerging as a result of our double materiality analysis. These include the need to work with new stakeholder communities (*CIBI, CAP 2030, etc.*), integrating biodiversity as a solution for adapting to climate change, and measuring all production-related initiatives, rather than solely our new projects. New commitments are identified by the **"NEW"** icon, and those that have been revised upwards are identified by **"↑"**.

## Individual commitments

| INDIVIDUAL COMMITMENT GRID  |  |        |  |   |                                  |
|---|--|--------|--|---|----------------------------------|
| <a href="#">Link common commitments</a>   | Commitment   | Scope  | Indicator <sup>(1)</sup>   | Measurable target (SMART)   | Deadline                         |
| Commitment 1 – To consolidate our biodiversity strategy to meet the expectations of our stakeholders  |  |        |  |   |                                  |
| 2   | <b>NEW</b> 1.1 Assess the importance of biodiversity and ecosystem restoration from the perspective of our internal and external stakeholders, and Endalze our double materiality analysis, which identifies pressures on biodiversity and opportunities for ecological restoration  | France | Launch of a process of consultation with our internal and external stakeholders incorporating the biodiversity restoration assessment challenge<br><br>A double materiality analysis   | N/A<br><br>Double materiality analysis conducted and to be published in the Sustainability Report for 2025  | H1 2025<br><br>End H1 2025       |
| 1<br>7<br>9   | <b>NEW</b> 1.2 Build partnerships and contribute actively to the considerations of sectoral communities ( <i>membership of CIBI, GT7 CAP 2030, etc.</i> ) in order to access the highest level of knowledge about the challenges and corresponding solutions                         | France | Number of memberships and active involvements in sectoral initiatives  | Active involvement in 3 initiatives ( <i>CAP 2030 only at end 2024</i> )<br><br>At least 2 active involvements per year in each sectoral initiative | End 2027<br>End 2025<br>End 2026 |
| 5   | <b>NEW</b> 1.3 Continue with development of our business model ( <i>conversion of commercial assets into homes</i> ), which remains focused on urban renewal and limiting ground artificialisation ( <i>the main causal factor of biodiversity erosion</i> )                         | France | Percentage of urban renewal schemes ( <i>as calculated using the CAP 2030 hBAF indicator which assesses the biodiversity potential of a site and characterises project initial occupancy types</i> )   | Above 90% ( <i>not assessed in 2024</i> )   | End 2027                         |
| 6   | <b>NEW</b> 1.4 Develop an internal catalogue of <b>Nature-based Solutions</b> ( <i>in accordance with the IUCN global standard</i> ), and incorporate these solutions as clearly deEnded strategic priorities of our climate change adaptation policy                                | France | Formalisation of a climate change adaptation policy incorporating Nature-based Solutions   | Formalised policy   | End 2026                         |
| 4   | <b>↑</b> 1.5 Limit the impact of our materials on natural resources ( <i>"grey" biodiversity</i> ) and incorporate materials reuse into our development schemes in addition to the 5 projects registered with the Reuse Booster ( <i>included in the 2022- 2024 commitment</i> )     | France | % of projects incorporating materials reuse  | 30% of our development schemes ( <i>14 schemes, equating to 23%, at end 2024</i> )  | End 2026                         |
| 4   | <b>NEW</b> 1.6 Commit our residential and commercial property projects to the BiodiverCity® labelling scheme   | France | Number of projects committed to the BiodiverCity® labelling scheme   | 3 new projects per year committed to the Biodiver-City® labelling scheme ( <i>19 projects committed to BiodiverCity® labelling at end 2024</i> )    | Every year                       |
| Commitment 2 – To apply the 4 commitments set out in our Biodiversity Action charter to restore biodiversity for all our property development schemes |  |        |  |   |                                  |
| 3   | <b>↑</b> 2.0 Measure the average percentage application of Charter initiatives to all ongoing projects ( <i>application of the Charter is mandatory for projects applying for planning permission since 2022</i> )   | France | Average percentage application of Charter initiatives  | 80%<br>90%<br>(72% at end 2024)   | End 2025<br>End 2026             |
| 2.1 Maximise inclusion of biodiversity  |  |        |  |   |                                  |
| 4   | <b>↑</b> 2.1.1. Involve an ecologist and a landscape architect to ensure that eco-issues are addressed from project inception onwards  | France | % of schemes involving an ecologist and a landscape architect  | 75%<br>Above 90%<br>(61% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.1.2 Provide wildlife shelters appropriate for local species   | France | % of schemes with wildlife shelters appropriate for local species  | 85%<br>Above 95%<br>(81% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.1.3. Develop a landscaping project involving at least 3 ecological habitats and 3 plant strata  | France | % of schemes with at least 3 ecological habitats and 3 plant strata  | 85%<br>Above 95%<br>(82% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.1.4. Create plant palettes that include at least 70% native or naturalised plants   | France | % of schemes with at least 70% native or naturalised plants  | 85%<br>Above 95%<br>(81% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.1.5. Source 70% of plants from nurseries within 150 km of the site  | France | % of schemes with 70% of plants sourced from local nurseries   | 75%<br>Above 80%<br>(67% at end 2024)   | End 2025<br>End 2026             |
| 2.2 Limit impermeability and guarantee a high quality of soil ecology   |  |        |  |   |                                  |
| 4   | <b>↑</b> 2.2.1. Develop green roofs with a minimum substrate depth of 30 cm for residential schemes or comply with the regulatory depth (10 cm) for commercial schemes   | France | % of green roof schemes with at least 30 cm of substrate or complying with the regulatory depth (10 cm) for commercial schemes   | 85%<br>Above 90%<br>(83% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.2.2. Zero peat content in the substrates used   | France | % of schemes with zero peat in the substrates used   | 90%<br>Above 95%<br>(85% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.2.3. Ensure that 100% of residential scheme pedestrian paths are permeable ( <i>except where other regulations are imposed</i> ) and that 100% of stormwater runoff from pedestrian paths is treated either by infiltration or by recovery systems for commercial schemes | France | % of residential schemes with pedestrian paths that are 100% permeable ( <i>except where other regulations are imposed</i> ) and commercial schemes where 100% of stormwater runoff from pedestrian paths is treated either by infiltration or by recovery systems | 75%<br>Above 80%<br>(68% at end 2024)   | End 2025<br>End 2026             |
| 3   | <b>↑</b> 2.2.4. Systematically calculate the harmonised Biotope Area Factor (hBAF) to take account of soil impermeability, the restoration of open ground ( <i>relative to flood risk reduction</i> ) and green roofs  | France | % of schemes calculating the hBAF preand post-project, particularly to demonstrate the percentage of projects where it is improved, together with:<br>- m2 rendered impermeable<br>- m2 of open ground restored<br>- m2 of green roofs                             | 80%<br>100%<br>(66% of the BAF calculation at end 2024)   | End 2025<br>End 2026             |
| 2.3. Introduce ecological management of planted spaces  |  |        |  |   |                                  |
| 4   | <b>↑</b> 2.3.1. Incorporate sitespecific ecological management into green space maintenance specifications   | France | % of schemes with green space maintenance specifications incorporating site-specific ecological management   | 80%<br>Above 90%<br>(74% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.3.2. Provide a drip irrigation system for ground-level green spaces requiring a watering system   | France | % of schemes with a drip irrigation system for ground-level green spaces requiring a watering system   | 90 %<br>Above 95 %<br>(87 % at end 2024)  | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.3.3. Systematically provide a communal composting solution for residential developments and for tenanted commercial developments with a company restaurant  | France | % of schemes with communal composting solution for residential developments or composting for commercial developments with a company restaurant  | 80%<br>Above 90%<br>(68% at end 2024)   | End 2025<br>End 2026             |
| 2.4. Shared access to nature  |  |        |  |   |                                  |
| 4   | <b>↑</b> 2.4.1. Provide at least one accessible external communal landscaped space   | France | % of schemes with at least one accessible external communal landscaped space   | 90%<br>Above 95%<br>(85% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.4.2. For each completed scheme, provide workshop sessions promoting adoption of biodiversity-positive initiatives by residents or users ( <i>sessions led by an ecologist, landscape architect, non-profit organisation, etc.</i> )                                       | France | % of schemes with workshop sessions promoting adoption of biodiversity-positive initiatives  | 65%<br>Above 90%<br>(44% at end 2024)   | End 2025<br>End 2026             |
| 4   | <b>↑</b> 2.4.3. Work with the ecologist to provide interpretation panels in the communal areas of our schemes to promote the ecocredentials of the site  | France | % of schemes with interpretation panels promoting the ecocredentials of the site   | 75%<br>Above 90%<br>(55% at end 2024)   | End 2025<br>End 2026             |
| Commitment 3 – To increase employee knowledge and provide information about our action initiatives  |  |        |  |   |                                  |
| 8   | <b>↑</b> 4.1. Continue training new employees in our target groups ( <i>those in development scheme and technical roles</i> ) on operational implementation of our Biodiversity Action Charter. This training is delivered by the CSR department and biodiversity specialist         | France | % of the target groups receiving training on Biodiversity Action charter implementation  | Above 95%<br>Above 95% of the target groups<br>(91% in 2024)  | End 2025<br>End 2026             |
| 8   | <b>NEW</b> 4.2. Raise employee awareness by organising 2-hour voluntary biodiversity familiarisation walks led by an ecologist to explore the challenges of the living world through the lens of our Biodiversity Action Charter   | France | Number of employees taking part in a biodiversity familiarisation walk   | 15% of new employees per year voluntarily taking part in a 2-hour biodiversity familiarisation walk led by an ecologist<br>(0% in 2024)             | End 2025<br>End 2026             |
| 10  | 4.3. Share our biodiversity strategy and action initiatives through our voluntary annual sustainability report   | France | Publication of a voluntary annual sustainability report that includes a chapter on biodiversity  | Voluntary annual sustainability report that includes a chapter on biodiversity  | Every year                       |

1 Indicator measuring commitment implementation.