

## Gecina's individual commitments to act4nature international

Gecina owns, manages and renovates a property portfolio with a value of €20 billion at the end of June 2021 of which 97% located within [the Paris region](#).

Gecina has reduced by 50% its CO<sub>2</sub> emissions since 2008 and is recognized by the key raters for its achievements in each CSR dimension. The centrality of the Group's assets avoids urban sprawl and land artificialization.

Since 2008<sup>[1]</sup>, Gecina works actively for biodiversity. In 2017, when Gecina updated its CSR policy, it structured it around 4 pillars: biodiversity, low carbon policy, circular economy and comfort and well-living of occupants.

We firmly believe that biodiversity is one of the major challenges of this century and it is our duty to think about how our business<sup>[2]</sup> can promote the development of biodiversity by incorporating vegetation in our property assets to help create green belts, preserve local flora and fauna, and get our clients and stakeholders involved.

### Our 10 commitments for biodiversity:

N°	Commitments	Actions/Measures	Timeline
1	Measuring our contribution to biodiversity in 100% of the buildings with a vegetated area	Gecina has codeveloped with a third party a methodology to measure the current and potential asset contribution to biodiversity, in dense urban area. This tool, called «biodiversity profile of an asset», assesses several criteria including the quality of soil, the fight against heat islands, the management of irrigation, etc. Developed with a test and learn approach, we will improve it thanks to staff feedback.	31/12/2022
2	Improving by 3 points the average score of the biodiversity profile	We have made available to our employees' best practices biodiversity sheets <sup>[3]</sup> to help them deploy actions promoting biodiversity. We measure the implementation of these best practices through the biodiversity score.	31/12/2025
3	Training 100% of the operational staff on the <a href="#">biodiversity profile</a> (p.142)	To develop the skills of all employees in charge of an asset on biodiversity issues and tools, we train them on the use of the biodiversity profile to fill it reliably.	31/12/2022
4	Ecological management of 100% of our green spaces	We implement ecological management <sup>[4]</sup> : maintenance which limits human interventions, prohibits the use of phytosanitary products and promotes biodiversity on green spaces of our property portfolio, while mastering the visual aspect.	31/12/2022
5	100% of major refurbishments works aim the BBCA label (Low Carbon Building) promoting a resource-efficient usage through re-use	Against resources scarcity and massive biodiversity extinction, the circular economy allows to reduce the use of natural resources and therefore to limit the impact on biodiversity. Gecina reduces its environmental impacts along the life cycle of the assets. By reducing the use of construction materials whose extraction generates major impacts on biodiversity, Gecina contributes in advance to ecosystems preservation.	31/12/2025
6	100% of major refurbishments works awarded BiodiverCity® Construction, when a green space can be created	In 2020, 73, 064 sqm were awarded BiodiverCity® Construction. Since 2018, 236, 665 sqm of surfaces have been awarded. To date, 19 assets are acquiring the BiodiverCity® Construction label equivalent to 269, 292 sqm.	31/12/2022
7	Each year, 3 assets (office and residence), with a green space, achieve a BiodiverCity® Life label	The BiodiverCity® Life label is tested on 5 assets (4 offices and 1 residence) in operation equivalent to 152, 618 sqm.	31/12/2025
8	Raising the awareness of 100% of employees to biodiversity issues	We organized trainings for all our employees, toward biodiversity issues specific to Gecina (trainings for the biodiversity profile and our biodiversity best practices sheets) or more global (TEDx: IPCC report on oceans).	31/12/2022
9	Bringing clients on board on 5 assets, office and residence, each year, on biodiversity awareness	We organize biodiversity awareness workshops for our clients, with the help of the Casque Verts, a non-profit organization which aims to raise awareness and acculturate all citizens to biodiversity issues.	01/01/2022 - 31/12/2025
10	Unifying players, influencing, leading collective actions to improve real estate industry on biodiversity issues	Initiating an applied-research program and collective's actions with stakeholders in the sustainable city to improve the biodiversity footprint measurement and reconcile urban and ecological functions on lands. Our action for biodiversity also results on our commitment as board member of IBPC (International Biodiversity & Property Council) and Orée, presidency of OID (French Green Building Observatory), partnership with FIM (International Weather and Climate Forum), etc.	31/12/2022 - 31/12/2025

### → Appendice

1 In 2011, Gecina is the first property company to measure its portfolio contribution to biodiversity with a dedicated impact indicator—the Biotope Area Factor. In 2012, its biodiversity policy was recognized by the Ministry of Environment as «Stratégie Nationale de la Biodiversité». Gecina is founding member of the International Biodiversity & Property Council and contributes to develop and to test the first label dedicated to biodiversity in real estate, the BiodiverCity label. In 2017, the biodiversity is one of the 4 pillars of Gecina CSR policy and in 2021 Gecina unifies real estate stakeholders through an applied-research program and collective actions to accelerate the integration of biodiversity in building projects.

Besides, preservation of biodiversity is one of 2 founding pillars of [Gecina Foundation](#), which particularly has partnerships with the ONF (National Forests Office), the Conservatoire du Littoral, etc.

2 Gecina is undertaken to contribute to biodiversity through all the life cycle of its assets, by integrating the following prerequisites and requirements:

- **During major operations to renovate**

- BiodiverCity label, systematic involvement of an ecologist, performance of a carbon LCA (Life Cycle Analysis) allowing to reduce CO<sub>2</sub> emissions and impacts on biodiversity.

- **During light works**

- Opportunities to incorporate vegetation in spaces and on roofs, to put in place furniture for biodiversity (nesting boxes, insect hotels, etc.)

- **In operation**

- Clients' awareness to biodiversity issues through workshops performed by the Casques Verts, a non-profit organization
- Ecological management of green spaces.

- **During acquisitions**

- Integration of criteria related to biodiversity in the analysis grid for acquisitions as the BiodiverCity label, proportion of green spaces on the plot, green spaces located less than 400 m from the site, etc.

3 We have codeveloped best practices biodiversity sheets which present different actions for biodiversity to be implemented on our green spaces. For instance, installing ecological refuges, a vegetable garden, set up events and educational panels, etc.

4 The goals of the ecological management are:

- landscape quality of the portfolio
- access for occupants
- environmental preservation and biodiversity restoration
- stabilization or even reduction of green space management costs
- limitation of water consumption
- maximum limitation of any input or output on the site.

5 Our reporting scope includes 191 assets (offices, residences and student residences) which some of them are currently being disposed and almost 40% have no green spaces or few possibilities for green space development due to their location.