

Nexity's individual commitments to act4nature international

Company presentation

Nexity, leading real estate group in France, operates in services, real estate development and urban planning, for all clients, whether individuals, businesses, institutions, or communities. Nexity has affirmed its corporate purpose, «Life together», by creating places that create links, and developing new services.

Materiality assessment

In 2022, Nexity updated its simple materiality analysis and carried out its first double materiality analysis. During this exercise, 27 CSR issues were identified based on a diagnosis of the sector and Nexity's activities, and divided into five categories (environment, business lines, societal, social and governance). In total, more than 1,000 people expressed their opinions through individual interviews and surveys. Biodiversity and ecosystem conservation stands out among the 4 priority issues of the double materiality (the other 3 being: increased refurbishment, accessibility and diversity of projects and decarbonization of construction). Our act4nature commitments relating to both biodiversity and the development of refurbishment therefore meet 2 of the 4 priority issues.

Links with previous act4nature commitments

This new act4nature plan pursues actions initiated in 2021 and introduces new measures. Certain objectives of the previous action plan are renewed, in particular the implementation of technical solutions to limit soil sealing, the establishment of biodiversity requirements in the design of green spaces and the training employees.

Based on a biodiversity footprint carried out in 2022¹⁾, this new action plan goes further, and introduces new projects and objectives: accelerating the development of refurbishment, working on the biodiversity impact of materials, improving biodiversity in existing buildings, or supporting communities and city stakeholders in targeting sealed land with high renaturation potential.

Individual commitments					
Challenges	Collective commitments*	SMART commitment description	Scope	Mesurable objective	Deadline
Challenge 1: Preserve soil – Our soil footprint reduced or improved	1, 3, 4, 5, 6	Limiting our impact on soils	Residential and tertiary real estate development	<ul style="list-style-type: none"> ► 9,6% of reservations (residential real estate development) coming from refurbishment projects²⁾ This objective is part of Nexity's Imagine 2026 strategy and is at the heart of the company's transformation challenges.	2026
		Reintroducing biodiversity on sealed sites	Residential and tertiary real estate development and urban planning	<ul style="list-style-type: none"> ► Renewed objective of more than 90%³⁾ of residential and tertiary real estate development projects (Comité d'acquisition⁴⁾ stage) having studied solutions⁵⁾ to limit the impacts of soil sealing⁶⁾. An analysis of the obstacles encountered in the implementation of these solutions will be carried out ⁷⁾ .	2024
				<ul style="list-style-type: none"> ► 50% of our operations (Comité d'acquisition stage) for which soil loss or gain is measured⁸⁾. In 2020, to anticipate the ZAN objective, Nexity created Natura City ⁹⁾ , a business unit dedicated to the diagnosis of sites with renaturation potential. Natura City relies on an innovative method and aims to achieve: <ul style="list-style-type: none"> ► Minimum 10 «Rebuilding the city within the city» diagnoses¹⁰⁾ (from the scale of the block to the neighborhood, to the intercommunality) to encourage city stakeholders in the transformation of sites (dewaterproofing and/or requalification and/or renaturation)¹¹⁾. 	Between 2023 and 2026
Challenge 2: Reconnect with life at all stages of the real estate value chain	1, 3, 4, 5, 6	Systematizing biodiversity requirements on all our development projects	Residential and tertiary real estate development and urban planning	<ul style="list-style-type: none"> ► Renewed objective of more than 90%¹²⁾ of residential and tertiary development projects integrating a green space¹³⁾. In 2019-2020, Nexity developed with more than 60 employees and external experts (CEREMA - Centre d'études et d'expertise sur les risques, l'environnement, la mobilité et l'aménagement, landscaper, ecologist, construction company...) design specifications for green spaces introducing new biodiversity requirements. These requirements correspond to technical recommendations (such as plant continuities, planting of local species, or plant strata diversity) provided in a guide specially designed and distributed to employees.	Between 2024 and 2026
		Developing biodiversity offers in our property management and trustee activities	Services	With more than 25,000 sites managed throughout France, Nexity wishes to use its influence to promote renaturation projects in existing buildings. To this end, the objective is to experiment a new approach: <ul style="list-style-type: none"> ► 1 mapping of managed sites and feasibility study carried out on a territory to promote renaturation and thus participate in cities' revegetation efforts. 	By the end of 2024
		Improving the biodiversity impact of materials	Residential and tertiary real estate development	Through the biodiversity footprint ¹⁴⁾ , wood has proven to be a key material: sometimes worse than concrete depending on the origin of the wood, or on the contrary positive for biodiversity if it comes from forests that regenerate biodiversity. Wood is a major lever to work with. The objective is to have better understanding of wood traceability: <ul style="list-style-type: none"> ► 1 process to improve wood traceability. 	By the end of 2026
Challenge 3: Employees, customers, all engaged	2, 4, 8	Raising awareness among our customers	Residential real estate development	Since 2019, Nexity has provided an eco-friendly guide (air, water, energy, waste, etc.) to its buyers. Recently, and based on the expertise of the CSR Department, a biodiversity component was added to this guide designed in the format «les incollables» ¹⁵⁾ . <ul style="list-style-type: none"> ► 100% of our buyers having received an eco-friendly guide incorporating a biodiversity component. 	From 2024
		Training our employees	All activities	Nexity relies on a network of more than 50 CSR-Environment officers and a biodiversity operational committee made up of around ten employees. One of the priorities, beyond these operational relays, is to continue widely raising employee awareness: <ul style="list-style-type: none"> ► 3 training courses¹⁷⁾ with the aim of raising awareness of more than 500 employees¹⁸⁾. 	Between 2023 and 2024
Challenge 4: Measure and manage	1, 7, 9, 10		All activities	The CSR Department, regularly reports on the progress of its work. It manages CSR at a strategic level. On the topic of biodiversity, we are committed to an annual restitution in CODIR and/or Comex on the main act4nature indicators. <ul style="list-style-type: none"> ► Annual progress reported to the relevant governance bodies (CODIR and/or Comex). 	Between 2024 and 2026
			All activities	The Biodiversity Impulsion Group is an action program which brings together different companies in the real estate sector and biodiversity experts, aiming to integrate biodiversity issues into the design and management of real estate projects in France. The program largely concerns the definition of indicators for measuring biodiversity such as indicators of biodiversity potential or even land loss. <ul style="list-style-type: none"> ► Active involvement in 3 working groups of the multi-stakeholder initiative Biodiversity Impulsion Group¹⁹⁾. 	Until 2024 (and since the end of 2021)

1 Results of the biodiversity footprint presented in Nexity's DPEF: https://media.nexity.fr/upload/ged/pdf/NEX2022_URD_FR_MEL.pdf?_ga=2.255072842.377512220.1686577979613675466.1686577978

2 The indicator will be monitored by Nexity's financial division.

3 This rate was 0% in 2018 and 50% in 2022.

4 Internal committee deciding on the acquisition of land with a view to carrying out a real estate development project.

5 Examples: use of natural solutions for rainwater infiltration, permeable coverings, exceeding the requirements of the PLU in terms of open ground.

6 This rate had been set at 100% of production for operations launched in 2022. In view of internal feedback (technical difficulties, application difficulties, etc.), it turned out that this was not achievable. This new objective of 90% maintains the ambition to massively transform the real estate development activity while taking into account particular cases for which the commitment cannot be put in place (technical constraints, etc.) and the time necessary for deployment of the approach.

7 To know more on Natura City : <https://www.linkedin.com/company/natura-city/>

8 «Rebuilding the city within the city» diagnostics make it possible to target soil sealed sites to be transformed as a priority according to criteria such as the vulnerability of the population, urban overheating, or the mutability of the sites.

9 These diagnostics result in recommendations. Their implementation then depends on external (local authorities, etc.) and internal clients.

10 In 2022, 93% of residential real estate projects and 100% of tertiary real estate projects integrated a green space. The objective is to maintain this level over time.

11 A green space is characterized by the presence of plants, as opposed to an entirely mineral space. Its definition takes into account all urban contexts, and ranges from a set of plantations - including on a parking lot type slab or on a roof - to larger vegetated areas, particularly in open ground, which can reach 60% or more of the surface of the site. A design specification for green spaces was designed with an ecologist, landscaper, green space company and Cerema; cf. objective based on biodiversity requirements.

12 The rate was 0% in 2018, ~50% in 2022 (stage Comité d'acquisition).

13 More information on our biodiversity footprint: https://media.nexity.fr/upload/ged/pdf/NEX2022_URD_FR_MEL.pdf?_ga=2.120616520.1555105486.1686928501-1541138520.1686928501

14 There are no plans to measure the impact of this guide. This is a gift systematically given to our customers and designed to raise their awareness of various themes related to housing. Regarding biodiversity, the tips concern, for example, the planting of plants favorable to pollinators or even limiting the number of mowings.

15 «VISA biodiversité» for all, «VISA Naturellement!» for specific professions, «Le ZAN de A à Z» for development professions.

16 Between 2020 and 2022, Nexity trained more than 1,200 employees in biodiversity, thus achieving the objective set in the previous action plan. These are new training courses, which will reach a more restricted target.

17 The scientific methodology developed by BIG is made available as open source: <https://biodiversity-impulsion-group.fr/>.