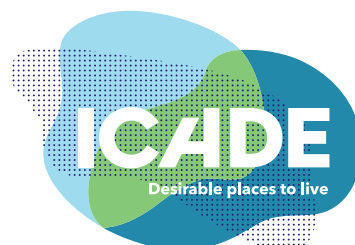




GREEN FINANCING

Report at 12/31/2022

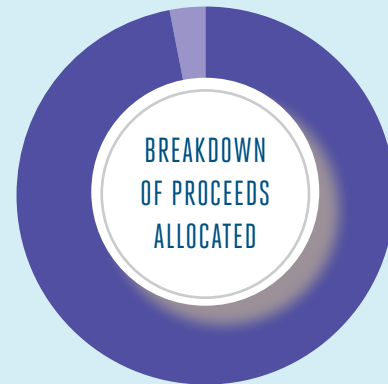


KEY FIGURES AS OF 12/31/2022

€1.75 bn

ICADE'S TOTAL GREEN FINANCINGS,
of which

- Green Bonds issued €1.7bn
- Green Loan secured €50m



97% ACQUISITION & OWNERSHIP

3% UNDER CONSTRUCTION

€3.2 bn

30 BUILDINGS IN THE GREEN
PORTFOLIO



97% ACQUISITION & OWNERSHIP

3% UNDER CONSTRUCTION

617,107 sq.m

27 CERTIFIED ASSETS
HQE™/BREEAM®/LEED®
Excellent or Platinum level minimum

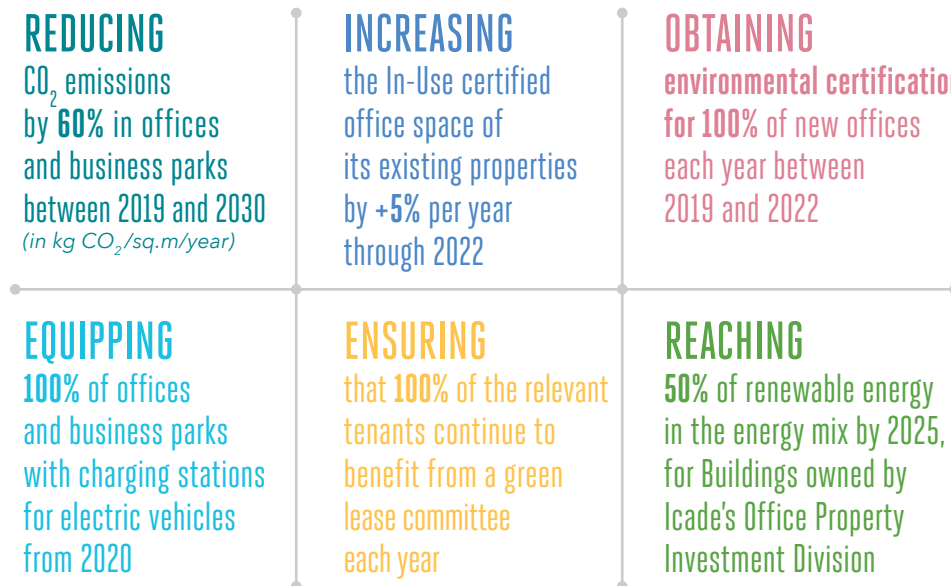
3,072 TONNES
OF CO₂ EMISSIONS AVOIDED

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ICADE, A COMMITTED PARTICIPANT IN ENVIRONMENTAL TRANSITION AND THE FIGHT TO REDUCE CLIMATE CHANGE

At a time when the real estate sector is responsible for 25% of greenhouse gas emissions in France, Icade has made carbon reduction the priority of its CSR strategy. In 2022, this priority was reinforced by the further development of a 1.5°C pathway including all three business divisions, for which the 2030 and 2050 decarbonization objectives were validated by the SBTi (Science-Based Targets initiative) against the Net Zero Standard¹. Icade aims to step up its energy transition and assist its tenants along this same path. As part of its CSR Strategic Plan, it has strengthened its commitment to mitigating climate change and promoting environmental transition by:



¹ <https://www.icafe.fr/en/content/download/4674/file/icafe-1.5-c-aligned-net-zero-pathway-approved-by-the-sbti.pdf>

In 2020, Icade defined its Purpose. It was approved by the General Meeting and included in the preamble of its Articles of Association. Icade's Purpose places CSR and climate-related issues at the heart of its mission:

Designing, Building, Managing and Investing in cities, neighborhoods and buildings that are innovative, diverse, inclusive and connected, with a reduced carbon footprint. Desirable places to live and work.

This is our ambition. This is our goal.

This is our Purpose.

As a logical extension of its CSR commitments and Purpose, and in view of its business model which requires funds to be raised on a regular basis, Icade is dedicated to getting actively involved in green financing and contributing to its growth. In 2017, Icade issued its first Green Bond for €600 million to finance the low-carbon strategy of its Office Property Investment business. In November 2021, Icade updated its Green Financing Framework, to keep it in line with the industry's highest standards. This included setting more ambitious eligibility criteria for Green Investments financed by green debt instruments, enhancing them with the criteria included in the EU Taxonomy at the time. The framework complies with the Green Bond Principles 2021 as published by the ICMA and the Green Loan Principles 2021, as published by the LMA.

In December 2021, Icade extended its use of green finance by reclassifying the €600 million bond issued in January 2021 as a green bond. In 2022, the company issued an additional €500 million Green Bond and secured a €50 million loan, aiming to exclusively finance "Green" assets.

The Company is also involved in discussions with market participants on sustainable finance instruments. For example, Icade is one of the

"An integral part of Icade's proactive CSR policy, this financing helps the Group achieve its low-carbon ambition and implement its Purpose."



The Green Bond Project team

founding members of the Corporate Forum on Sustainable Finance launched in January 2019 alongside more than twenty other European issuers of green bonds. This working group of European companies aims to actively contribute to the development of financial instruments under the umbrella of sustainable finance.

As a member of the European Public Real Estate Association's (EPRA) sustainable development committee, Icade also contributed to EPRA recommendations on EU Taxonomy for the real estate sector, with ensuring its applicability as one of the goals.

A Green Financing aligned with best practice



GREEN FINANCING FEATURES

The proceeds from green financing issued by Icade are used to finance or refinance Green Buildings and Capital Expenditures for the Office Property Investment Division selected based on stringent criteria over a building's entire life cycle, including European Taxonomy criteria and green building certifications.

SUSTAINALYTICS This Green Financing Framework has been reviewed by an independent second-party opinion at the time of issue, ESG rating agency Sustainalytics, which confirmed its compliance with Green Bond Principles 2021 (published by the International Capital Market Association) and Green Loan Principles 2021 (published by the Loan Market Association)².

Monitoring the allocation of proceeds and compliance with eligibility criteria is subject to an annual verification by an independent third party, PricewaterhouseCoopers (as appended hereto).

In accordance with its commitment, Icade has published herein its Annual Green Financing Report which makes it possible to monitor output and impact indicators. A Methodological Guide to Quantifying Avoided Greenhouse Gas Emissions is also available on the Company's website.

Each year, Icade pledges to report on:

- the allocation of the proceeds
- the green portfolio financed
- the environmental benefits of the green portfolio financed

All documentation relating to the Green Financing is available on: [Icade's website](#)

²- The results of the evaluation are available on [Icade's website](#)



A RIGOROUS SELECTION PROCESS FOR THE ELIGIBLE GREEN PORTFOLIO

A Eligibility criteria

An amount equivalent to the proceeds of Icade's Green Instruments will be earmarked by Icade to the financing and/or refinancing of existing and/or future Eligible Green investments (together the "Eligible Green Portfolio"), exclusively located in France, that would fall under the following definition:

Eligible Green Portfolio refers to (i) **Buildings** owned by Icade's Office Property Investment Division, exclusively located in France, including office assets, business parks and other assets (mainly hotels and retail); (ii) **Capital Expenditures**.

Buildings

Green Buildings shall meet all of the following criteria:

- **Distance to public transport** not exceeding 400 meters (bus, train, tram, metro, river shuttle, private shuttle bus);
- **Green Lease Committees** organized³ by Icade with tenants to share best practices and draft action plans to reduce energy and water consumption and improve waste management (for occupied assets subject to green lease clauses⁴, namely commercial spaces over 2,000 sq.m), subject to tenant approval;
- **At least one of the following Technical Criteria** is met:

Acquisition or Ownership	Built before 12.31.2020 Energy Performance Certificate = A or better OR in the top 15% of energy efficient buildings ⁵	Built after 12.31.2020 Primary Energy Demand (PED) lower by at least 10% than Thermal Regulation (RT) threshold ⁵
Under Construction	Certification: ● HQE™, BREEAM® or LEED® ● New Build, Refurbishment or In-Use ● "Excellent" or better / "Platinum" (LEED®)	
Under Refurbishment	Achieve an energy (PED) reduction of at least 30% or complies with the Energy Performance of Buildings Directive⁵	

³- Existing or planned at the reporting date.

⁴- Law No. 2010-788 of July 12, 2010 on the national commitment to the environment.

⁵- European Taxonomy criteria.

Capital Expenditures

These involve investments in the energy transition of existing properties falling under one of the following categories:

- **Energy efficiency:** Investments in individual energy performance improvement measures aiming at improving energy efficiency. These may include, but are not limited to: insulation; windows and doors; light sources; heating, ventilation and air-conditioning systems; water heating systems; district heating and heat pumps; thermostats and sensing equipment; building automation and energy management systems; smart meters;
- **Renewable energy:** Investments in installation, and operation (including maintenance and repair) of new or existing renewable energy production facilities, such as: solar photovoltaic and solar thermal energy systems; wind turbines; geothermal energy solutions with life cycle GHG emissions from the generation of electricity lower than 100g CO₂e/kWh; purchase of renewable energy for electricity consumption under medium- and long-term power purchase agreements (maturity greater than 5 years);
- **Clean transportation:** Investments related to installation and operation (including maintenance and repair) of new or existing low-carbon transport infrastructure promoting the use of low-carbon transport solutions in urban areas (electric vehicles charging stations, bicycle parking, bicycle storage and bicycle lanes).

The selection and assessment process for eligible Buildings and/or Capital Expenditures is clearly defined in line with Icade's investment and sustainability policies⁶, which rely on Icade strong processes to identify and mitigate common environmental and social risks.

Green Buildings and/or Capital Expenditures are assessed and selected by a dedicated Green Committee chaired by the Chief Financial Officer, which includes the following departments: Finance, Property Investment, Portfolio Management, Investor Relations and Corporate Social Responsibility. Icade's CEO is also invited to participate in the Committee.

The Green Committee will meet at least once per year to review and approve the earmarking of the proceeds of the Green Instruments to Eligible buildings and/or Capital Expenditures included in the Eligible Green Portfolio, the Annual Green Financing Report and any changes in the green portfolio. A change in the green portfolio takes place if an asset is sold or becomes ineligible.

In 2023, Icade's Green Committee was held on April 27 to approve the Green Portfolio, the allocation of Green financing proceeds as of 12/31/2022 and this Report.

⁶ The investment and CSR policies are summarized in the [Green Financing Framework](#) and detailed in the [CSR Chapter in the Universal Registration Document](#), also available on Icade's website.

Allocation of proceeds

As of 12/31/2022, €3,170m of Icade's assets are eligible to be financed or refinanced, as validated by the Green Committee.

The Green Portfolio of €1,750m financings (incl. bonds & term-loan) is 100% allocated.

€3,078m of eligible properties were related to assets under acquisition or ownership, when €92m were related to assets under construction. Certified assets represent €3,098m. 61% of the Green Portfolio is aligned with the European Taxonomy technical criteria as included in the Icade Green Financing Framework.

All green projects planned under the previous Green Bond Framework (2017) were carried out as of end 2020. The new criteria defined in the Green Financing Framework allow for more energy efficiency projects to be included and financed, but the reporting process to identify them will begin in 2023.

Eligible Green Buildings By criteria	Acquisition or Ownership	Construction	Refurbishment	Total
TOTAL	€3,078m	€92m	n.a	€3,170m
<i>Buildings meeting HQE™ & BREEAM®, "Excellent" or "Outstanding" certification</i>	€3,006m	€92m	n.a	€3,098m (98%)
<i>Built before 12.31.2020 EPC "A" OR in the top 15%</i>	€1,878m	€68m	n.a	€1,946m (61%)
<i>Built after 12.31.2020 Primary Energy Demand ≤ 10% vs Thermal Regulation (RT) threshold</i>	n.a	n.a	n.a	n.a
<i>Primary Energy Demand ≤ 30%</i>	n.a	n.a	n.a	n.a

Among the portfolio of eligible green assets, circa 35% were delivered between 2020 and 2022. To be noted that the 2023 pipeline is a conservative figure as it covers only committed projects for which green eligibility can already be justified and for which the valuation is calculated as of 12/31/2022 (different from valuation at delivery).

Breakdown of Eligible Buildings Portfolio by delivery date

Up to and including 2019	€1,984m	62.6%
2020-2022	€1,094m	34.5%
Pipeline 2023	€92m	2.9%

All Buildings are valued on the basis of appraisal reports, as of 12/31/2022.



THE GREEN PORTFOLIO'S OUTPUT AND IMPACT INDICATORS

A Green Buildings' output and impact indicators as of 12/31/2022

SUMMARY TABLE	
Number of Buildings	30 vs. 28 in 2021
Total floor area	617,107 m ² vs. 563,350 m ² in 2021
Buildings status	28 existing, 2 under construction vs. 22 existing, 4 under construction, 2 under refurbishment in 2021
Energy criteria	15 buildings in Top 15% ⁷ / EPC "A"
Certifications (HQE [™] , BREEAM [®] , LEED [®])	Total buildings certified Excellent minimum: 27 vs. 23
	Number of Excellent certifications: 23 vs. 21
	Number of Outstanding certifications: 9 vs. 5
Average distance to closest low-impact transport	Less than 150 meters vs. less than 140 meters in 2021
Green lease committees	25 green lease committees, 5 committees not required (3 not subject to legislation and 2 unoccupied) vs. 14 held in 2021, 5 committees not required, 9 planned in 2022
Percentage improvement in assets' energy performance compared to baseline scenario (%)	-14% on average vs. -29% in 2021 Baseline scenarios ⁸ : Offices subject to thermal regulation from 2000, 2005 and 2012. Each building is compared to the scenario corresponding to its construction year.
Percentage improvement in assets' carbon performance compared to baseline scenario (%)	-41% on average vs. -34% in 2021 Baseline scenario ⁸ : all offices
Total annual CO ₂ emissions avoided as a result of the buildings' energy performance, compared to baseline scenario*	3,072 tonnes of CO ₂ of CO ₂ vs. 2,869 tonnes of CO ₂ in 2021 Baseline scenario ⁸ : all offices
Average CO ₂ intensity of the assets	6.9 kg CO ₂ /sq.m/year vs. 9.3 kg CO ₂ /sq.m/year in 2021

7- The Observatoire de l'Immobilier Durable publishes a yearly Barometer of Energy Performance in Buildings (across France), which include since 2022 the average energy intensity for the top 15% most efficient buildings included in the Barometer.

8- The Observatoire de l'Immobilier Durable publishes a yearly Barometer of Energy Performance in Buildings (across France), with average intensities in energy by type (offices, residential, commercial, etc.) and by construction period, as well as CO₂e by type.

The performance of the Green Portfolio is assessed following an all-energy use approach that considers the building's total energy consumption. For existing buildings, the data comes from bills and / or energy metering, and for vacant buildings (i.e., unoccupied, under construction or refurbishment) data is based on dynamic thermal simulations. If a simulation is incomplete, or if metering data is managed by a tenant and not made available to Icade, the building is subtracted from the overall average performance⁹.

The percentage of improvement in the energy performance of the Green Portfolio diminished by half compared to the previous year. There are three reasons for this. Firstly, the Portfolio includes three new buildings with a slightly higher energy intensity than the Green Portfolio's previous average. Secondly, two large buildings greatly increased occupation between 2021 et 2022, leading to significantly

higher energy consumption. Lastly, the baseline scenarios in 2022, differentiated by construction date and therefore more adapted to each building, are lower than those used in 2021. Nevertheless, most of the buildings in the Portfolio decreased their energy consumption, due to actions carried out by Icade's Property Investment Division teams in response to the government's call to sobriety, in an effort to reduce national energy consumption by at least 10%. Actions included limiting heating set point temperature to 19°C, reducing lighting, programming automatic shutdown of equipment outside of office hours, adapting building opening hours, and optimizing technical systems operating procedures.

The energy sobriety action plan, as well as the decrease in carbon content of most of the district heating and cooling networks used by the Green Buildings, allowed for a significant decrease in average CO₂ intensity.

B Capital Expenditures' output and impact indicators as of 12/31/2022

The type of projects varies from year to year. In the first Green Bond, from 2017 to 2020, projects were focused around implementing photovoltaic solar panels, electric vehicle charging stations and replacing gas or fuel heating systems with more efficient systems, including geothermal.

In 2021 and 2022, eligible capital expenditures were not sufficiently significant to be included, and reporting and data collection process has not been put in place but is planned in 2023.

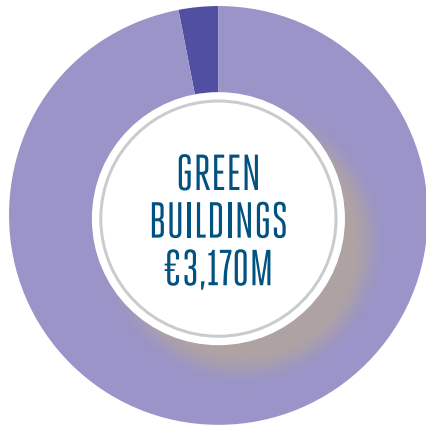
The following wave of energy efficiency projects, planned between 2023 and 2026, will focus on reducing the energy consumption of buildings with respect to the France's energy efficiency initiative for service sector properties, "Éco-énergie tertiaire"¹⁰, such as improving insulation, updating heating systems or installing smart sensing and metering equipment.

9- The calculation is detailed in the Methodological Guide to Quantifying Avoided Greenhouse Gas Emissions, which is available on Icade's website.

10- A regulatory requirement, applicable to existing office buildings over 1,000 sq.m, which imposes a reduction in energy consumption in tertiary buildings of at least 40% by 2030, 50% by 2040 and 60% by 2050.

C Summary graphs

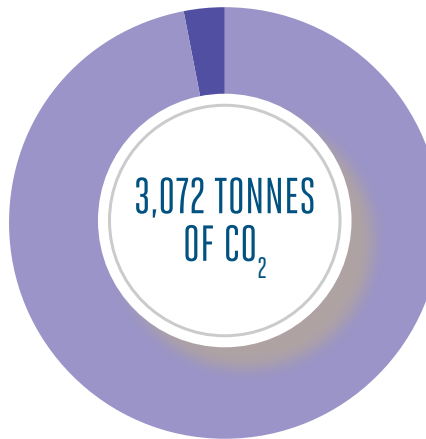
Breakdown of total Green Portfolio in 2022



97% ACQUISITION & OWNERSHIP

3% UNDER CONSTRUCTION

Avoided CO₂ emissions in 2022



97% ACQUISITION & OWNERSHIP

3% UNDER CONSTRUCTION

In 2022, over 3,000 tonnes of CO₂ were avoided by the Green Portfolio, as compared to the baseline scenario.

The method for calculating avoided emissions is explained in the Methodological Guide to Quantifying Avoided Greenhouse Gas Emissions available [on Icade's website](#)

D Spotlight on key buildings



Axe 14 / 15 / 16 (group of 3 buildings)

CERTIFICATIONS AND LABELS

- **Certifications:**
NF HQE™ Outstanding (In-Use)
BREEAM® Very Good (In-Use)

ACCESS TO PUBLIC TRANSPORT

- **Regional Train & Bus** < 200m

HIGHLIGHTS

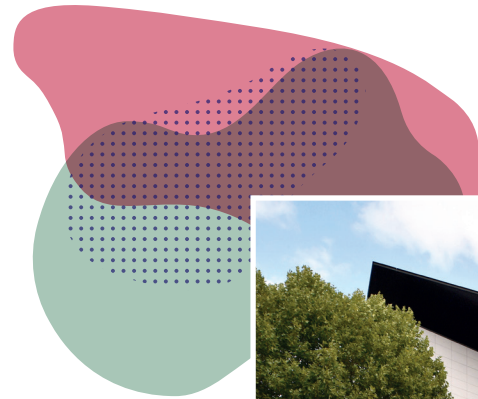
- Energy consumption already lower than the 2030 objective of France's energy efficiency initiative for service sector properties, "Éco-énergie tertiaire", i.e. -45% versus baseline consumption.

Nanterre (Paris Region)

Status: Ownership

Completion date:
December 2006

Floor area: 59,700 sq.m /
approx. 20,000 sq.m per building



Montréal

CERTIFICATIONS AND LABELS

- **Certifications:**
HQE™ Excellent (In-Use)

ACCESS TO PUBLIC TRANSPORT

- **Bus** < 100m

HIGHLIGHTS

- Lease with climate criteria within a Net Zero Initiative approach in which both the Owner and Tenant aim for carbon neutrality. The lease includes climate objectives in line with the Paris Agreement, monitoring of performance indicators, detailed actions plans, and additional contribution to fund carbon sinks.

Rungis business park
(Paris Region)

Status: Ownership

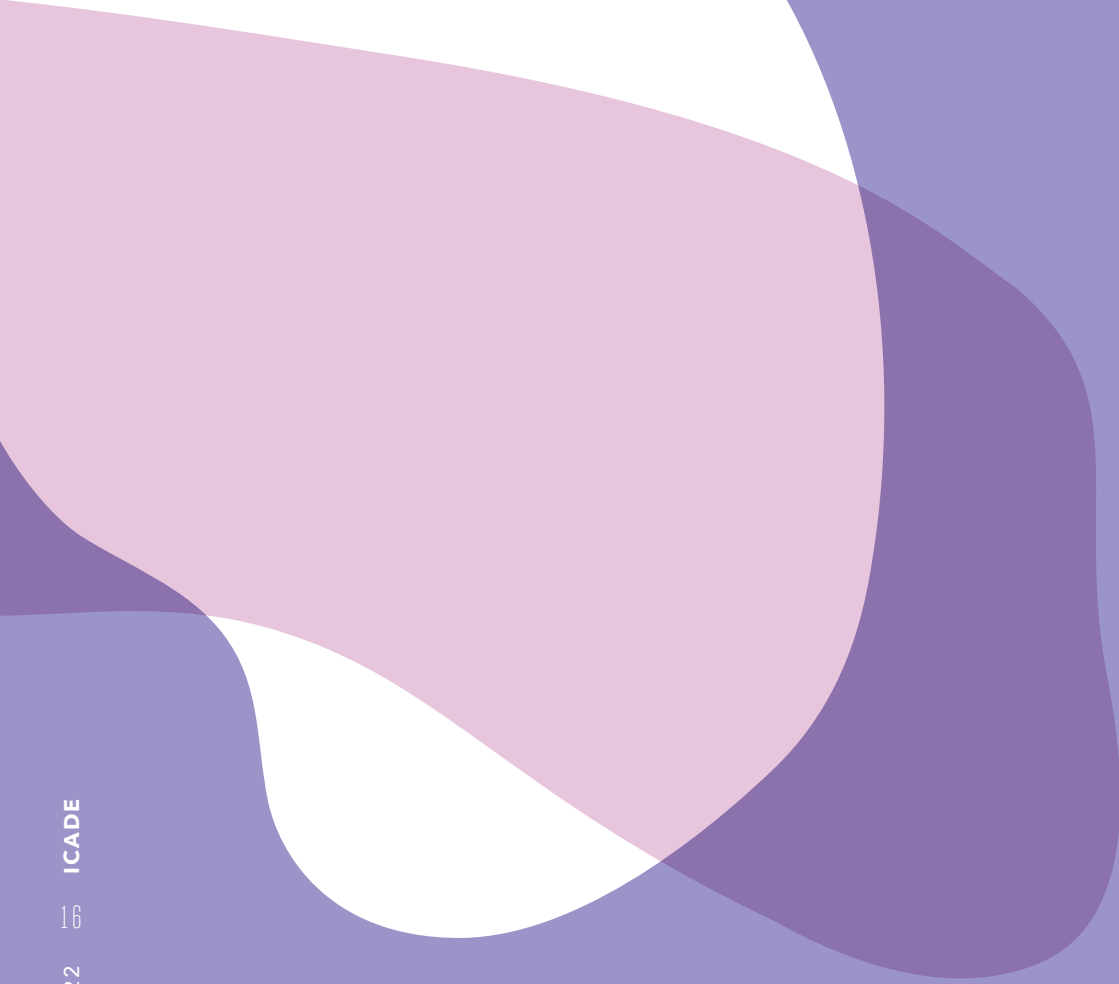
Completion date:
January 2011

Floor area: 15,118 sq.m

APPENDIX

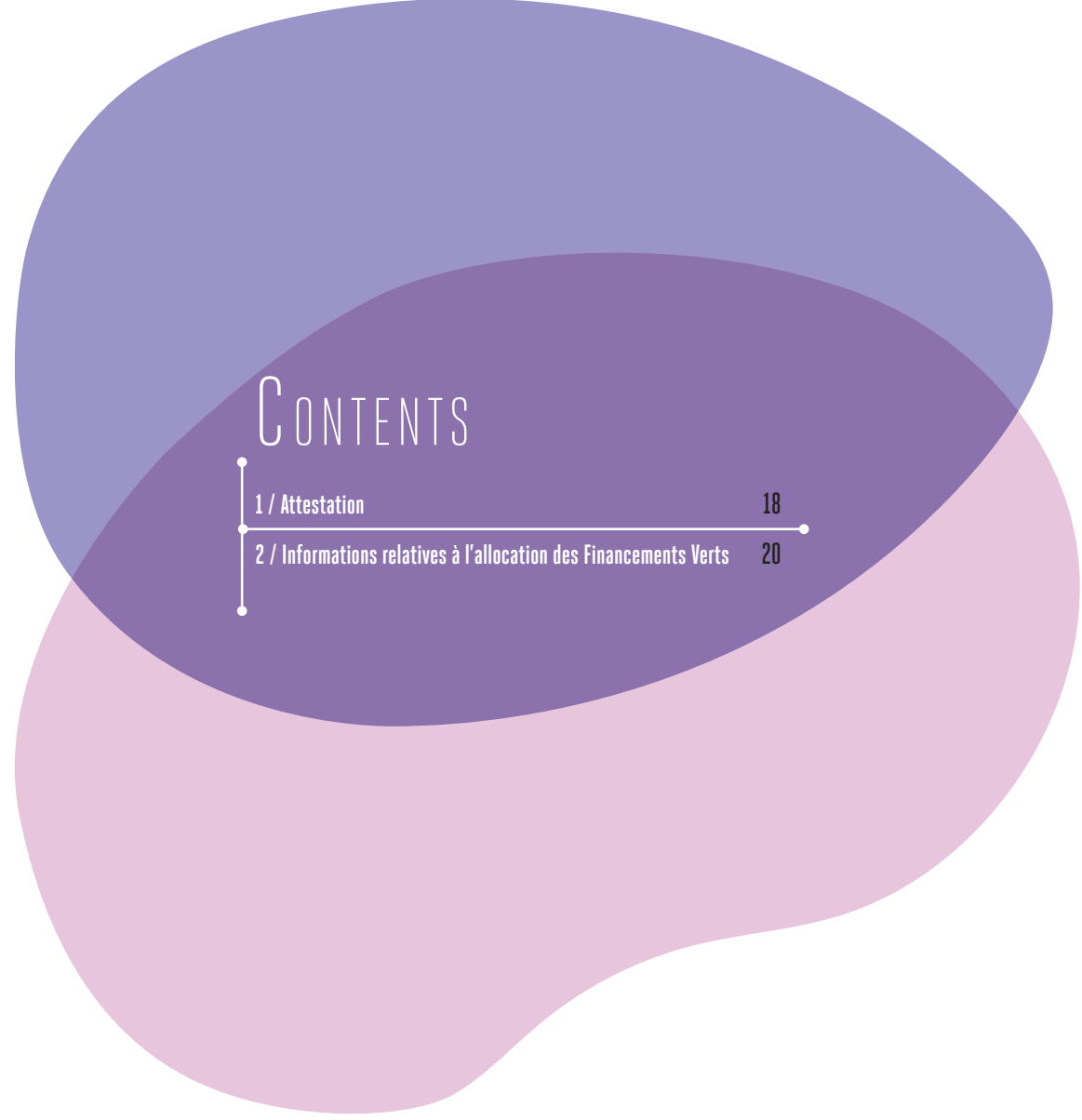
REPORT FROM ONE OF THE STATUTORY AUDITORS ON INFORMATION RELATING TO THE ALLOCATION, FOR THE FINANCIAL YEAR ENDING DECEMBER 31, 2022

of the proceeds
from the Green Financing
issued on June 2, 2023.



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À la Direction générale,
ICADE S.A.
27, rue Camille Desmoulins
92130 Issy-les-Moulineaux

Mesdames, Messieurs,

En notre qualité de commissaire aux comptes de ICADE SA (« l'entité ») et en réponse à votre demande, nous avons établi la présente attestation sur les informations relatives à l'allocation, au titre de l'exercice clos au 31 décembre 2022, des fonds levés dans le cadre des émissions obligataires « Green Bond » du 13 septembre 2017 (ISIN code FR0013281755) pour un montant de 600 Millions d'euros, du 18 janvier 2021 (ISIN code FR0014001IM0) pour un montant de 600 Millions d'euros, du 19 janvier 2022 (ISIN code FR0014007NF1) pour 500 Millions d'euros ainsi que dans le cadre du financement vert accordé par la banque BECM en date du 15 décembre 2022, pour 50 Millions d'euros, figurant dans le Document ci-joint, intitulé « Informations relatives à l'allocation des financements verts au 31 12 2022 », et établi conformément aux termes et conditions des contrats d'émission du 13 septembre 2017, 18 janvier 2021, 19 janvier 2022 et du crédit à terme Green du 15 décembre 2022.

Ce document qui inclut, conformément aux termes et conditions des contrats d'émission du Green Bond, et notamment du Green Financing Framework (ci-après le « Framework »), les informations relatives au Green Bond de l'entité, est destiné à l'information des porteurs du Green Bond. Au 31 décembre 2022, 1,75 milliards d'euros ont été alloués aux actifs éligibles.

Ce document a été établi sous votre responsabilité, à partir des documents comptables ayant servi à l'établissement des comptes consolidés d'ICADE SA pour l'exercice clos le 31 décembre 2022.

Il nous appartient de nous prononcer sur :

- l'utilisation des fonds levés telle que définie par les Green Bond Principles de l'International Capital Market Association et aux Green Loan Principles, repris dans le ICADE Green Bond Framework, publié en novembre 2021 ;
- la conformité des actifs éligibles et des projets éligibles pris en compte dans le Document ci-joint, avec les critères d'éligibilité définis dans le Green Financing Framework de novembre 2021 ;
- la concordance, sur la base de sondages, des fonds alloués aux actifs éligibles au 31 décembre 2022 dans le cadre des émissions obligataires vertes « Green Bond » ainsi que du financement vert accordé par la banque BECM, avec les documents comptables et les données sous tendant la comptabilité ;
- la correcte ségrégation des fonds levés dans le cadre des émissions et du financement vert et leur allocation exclusive aux actifs éligibles.

Il ne nous appartient pas en revanche :

- de remettre en cause les critères d'éligibilité définis dans le ICADE Green Financing Framework et en annexe des contrats d'émission et du financement vert et, en particulier, de donner une interprétation des termes de ces contrats ;
- de nous prononcer sur les informations communiquées au titre de l'estimation des émissions de CO₂ évitées suite au financement des actifs par les émissions d'obligations vertes ;
- de nous prononcer sur l'utilisation effective des fonds alloués aux actifs éligibles postérieurement à leur allocation ;
- de nous prononcer sur la gestion du produit net de l'émission résultant des fonds non encore alloués.

Dans le cadre de notre mission de commissariat aux comptes, nous avons effectué, conjointement avec le co-commissaire aux comptes, un audit des comptes consolidés de la Société pour l'exercice clos le 31 décembre 2022, arrêtés pour la première fois par le Conseil d'Administration du 17 février 2023, complété par un nouvel arrêté du 13 mars 2023. Notre audit, effectué selon les normes d'exercice professionnel applicables en France, avait pour objectif d'exprimer une opinion sur les comptes consolidés pris dans leur ensemble, et nous n'exprimons aucune opinion sur ces éléments pris isolément. Ces comptes consolidés, qui ont été approuvés par l'Assemblée générale des Actionnaires, ont fait l'objet de notre rapport en date du 16 mars 2023.

En outre, nous n'avons pas mis en oeuvre de procédures pour identifier, le cas échéant, les événements survenus postérieurement à l'émission de notre rapport sur les comptes consolidés en date du 16 mars 2023.

Nos travaux, qui ne constituent ni un audit ni un examen limité, ont été effectués selon les normes d'exercice professionnel applicables en France. Ces travaux, ont consisté, par sondages ou au moyen d'autres méthodes de sélection, à :

- Prendre connaissance des procédures mises en place par la Société pour déterminer les informations relatives à l'allocation des fonds collectés dans le cadre des émissions obligataires vertes « Green Bond » et du financement vert accordé par la banque BECM, figurant dans le Document ci-joint ;
- Vérifier la correcte prise en compte des principes d'utilisation des fonds levés tels que définis par les Green Bond Principles de l'International Capital Market Association et par les Green Loan Principles ;
- Vérifier, sur la base de sondages, la conformité des actifs éligibles pris en compte dans le Document ci-joint avec les critères d'éligibilité, tels que définis dans le Green Financing Framework de novembre 2021 ;
- Effectuer les rapprochements nécessaires entre ces informations et la comptabilité dont elles sont issues et vérifier, sur la base de sondages, qu'elles concordent avec les éléments ayant servi de base à l'établissement des comptes consolidés de l'exercice clos le 31 décembre 2022 ;
- Vérifier la correcte ségrégation des fonds levés dans le cadre des émissions et du financement vert et leur allocation exclusive aux actifs éligibles.

Sur la base de nos travaux, nous n'avons pas d'observation à formuler.

Cette attestation est établie à votre attention dans le contexte précisé au premier paragraphe et ne doit pas être utilisée, diffusée ou citée à d'autres fins.

Notre travail ne doit pas être considéré comme supplantant toute enquête ou procédure supplémentaire qui devrait être entreprise par un tiers destinataire de cette attestation, y compris les parties aux Conditions finales et nous ne faisons aucune déclaration concernant la suffisance pour les besoins des tiers des procédures que nous avons effectuées.

En notre qualité de commissaire aux comptes de la société ICADE SA, notre responsabilité à l'égard de l'entité est définie par la loi française et nous n'acceptons aucune extension de notre responsabilité au-delà de celle prévue par la loi française. Nous ne sommes redevables et n'acceptons aucune responsabilité vis-à-vis de tout tiers, y compris les porteurs du Green Bond, étant précisé que nous ne sommes pas parties au contrat d'émission du Green Bond (incorporant par référence le Framework).

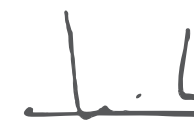
Nous ne pourrions être tenus responsables d'aucun dommage, perte, coût ou dépense résultant de l'exécution de ces contrats ou en relation avec ceux-ci.

En aucun cas PricewaterhouseCoopers Audit ne pourra être tenu responsable de dommage, perte, coût ou dépense résultant d'un comportement dolosif ou d'une fraude commise par les administrateurs, les dirigeants ou les employés de votre société.

Cette attestation est régie par la loi française. Les juridictions françaises ont compétence exclusive pour connaître de tout litige, réclamation ou différend pouvant résulter de notre lettre de mission ou de la présente attestation, ou de toute question s'y rapportant. Chaque partie renonce irrévocablement à ses droits de s'opposer à une action portée auprès de ces tribunaux, de prétendre que l'action a été intentée auprès d'un tribunal incompétent, ou que ces tribunaux n'ont pas compétence.

Fait à Neuilly-sur-Seine, le 2 juin 2023

L'un des Commissaires aux comptes
PricewaterhouseCoopers Audit



Lionel Lepetit

PricewaterhouseCoopers Audit, SAS, 63, rue de Villiers 92208 Neuilly-sur-Seine Cedex
Téléphone: +33 (0)1 56 57 58 59, www.pwc.fr

Société d'expertise comptable inscrite au tableau de l'ordre de Paris - Ile de France.

Société de commissariat aux comptes membre de la compagnie régionale de Versailles et du Centre.

Société par Actions Simplifiée au capital de 2 510 460 €. Siège social : 63 rue de Villiers 92200 Neuilly-sur-seine. RCS Nanterre 672 006 483.

TVA n° FR 76 672 006 483. Siret 672 006 483 00362. Code APE 6920 Z.

Bureaux : Bordeaux, Grenoble, Lille, Lyon, Marseille, Metz, Nantes, Neuilly-Sur-Seine, Nice, Poitiers, Rennes, Rouen, Strasbourg, Toulouse.

PricewaterhouseCoopers Audit, SAS, 63, rue de Villiers 92208 Neuilly-sur-Seine Cedex
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Société d'expertise comptable inscrite au tableau de l'ordre de Paris - Ile de France.

Société de commissariat aux comptes membre de la compagnie régionale de Versailles et du Centre.

Société par Actions Simplifiée au capital de 2 510 460 €. Siège social : 63 rue de Villiers 92200 Neuilly-sur-seine. RCS Nanterre 672 006 483.

TVA n° FR 76 672 006 483. Siret 672 006 483 00362. Code APE 6920 Z.

Bureaux : Bordeaux, Grenoble, Lille, Lyon, Marseille, Metz, Nantes, Neuilly-Sur-Seine, Nice, Poitiers, Rennes, Rouen, Strasbourg, Toulouse.



2 / INFORMATIONS RELATIVES À L'ALLOCATION DES FINANCEMENTS VERTS AU 31/12/2022

ALLOCATION TOTALE 2022

FINANCEMENTS VERTS	1 750 000 000 €
Green Bond Icade 2027 FR0013281755	600 000 000 €
Green bond Icade 2030 FR0014007NF1	500 000 000 €
Green Bond Icade 2031 FR0014001IM0	600 000 000 €
Crédit à terme Green 15/12/2022 au 15/12/2027	50 000 000 €
VALEUR DU PORTEFEUILLE D'ACTIFS VERTS	3 170 084 900 €
30 actifs	

CRITÈRES D'ÉLIGIBILITÉ

Critères de sélection cumulatifs : ACTIFS VERTS

• **CRITÈRE 1 :**
**RESPECT PERFORMANCE ÉNERGÉTIQUE
TAXONOMIE OU NIVEAU DE CERTIFICATION
(CONSTRUCTION/RÉNOVATION)**

PC < 31.12.2020 : DPE A ou top 15% du stock
PC > 31.12.2020 : RT2012 -10%
Rénovations : -30% consommations énergétiques
Certification HQE, BREEAM OU LEED au niveau Excellent minimum

• **CRITÈRE 2 :**
MOBILITÉ DURABLE

Distance < 400 m d'un transport : bus, tram, métro, RER, navette, etc.

• **CRITÈRE 3 :**
COMITÉ BAIL VERT

(Sous réserve d'occupation des locaux et d'acceptation du locataire si non soumis légalement)

Critères de sélection : PROJETS VERTS

• **EFFICACITÉ ÉNERGÉTIQUE
(TRAVAUX)***

Isolation, menuiseries, production de chaud/froid, ventilation, éclairage, compteurs intelligents, etc.

• **ÉNERGIE RENOUVELABLE**

(Installation, réparation, maintenance)
Panneaux solaires, photovoltaïques, petit éolien, géothermie, solaire thermique et PPA

• **MOBILITÉ DURABLE**

(Installation, réparation, maintenance)
Solutions de mobilité douce : bornes de recharge pour véhicule électrique, locaux vélos, stations de réparation/gonflage vélos, pistes cyclables, etc.

Victoire Aubry
Membre du Comité Exécutif en charge
des Finances, et des Systèmes d'Information
& du Digital

Date de signature : 1^{er} juin 2023

* Cohérence avec investissements décret éco énergie tertiaire

ICADE - Immeuble OPEN - 27 rue Camille Desmoulins - CS 10166 - 92445 ISSY-LES-MOULINEAUX CEDEX
Tél : 01 41 57 70 00 - www.icade.fr

Société anonyme au capital de 116 203 258,54 euros - RCS Nanterre 582 074 944 - Siret 582 074 944 01211 - APE 6820B
N°TVA intracommunautaire FR 95 582 074 944 - Titulaire d'une carte « Gestion Immobilière et Transaction sur Immeubles »
N° CPI 7501 2015 000 002 045 délivrée par la Chambre de Commerce et d'Industrie de Paris-Ile de France
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