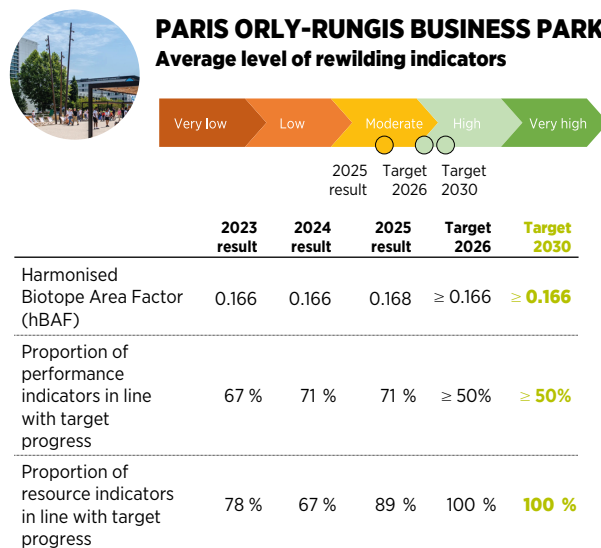
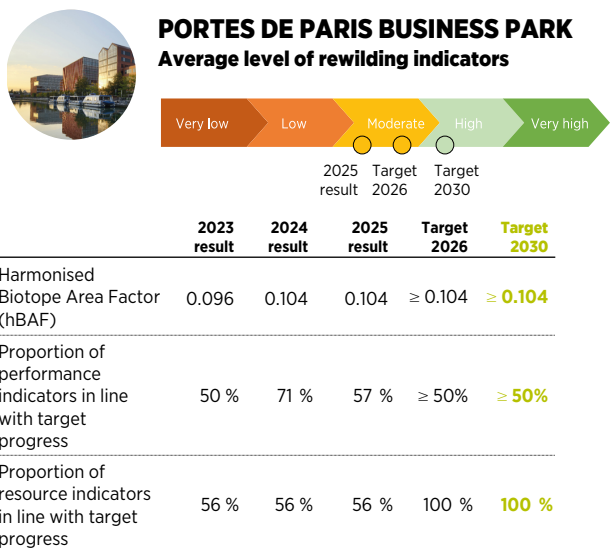
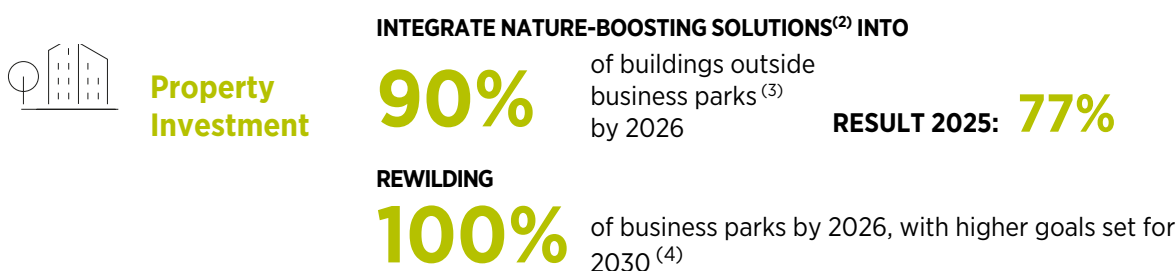
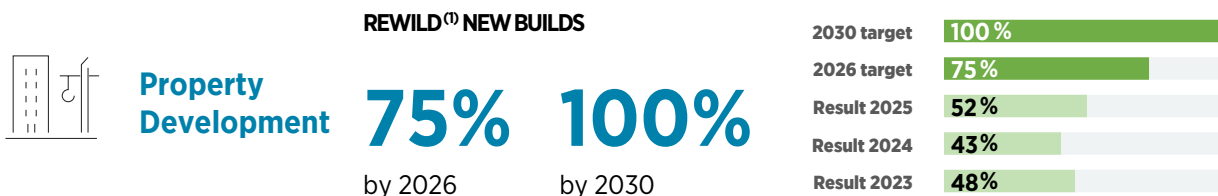


Biodiversity Overview – 2025 results

APRIL 2026



REWILDING GOALS AND RESULTS



The hBAF, a key indicator for biodiversity



The **harmonised Biotope Area Factor (hBAF, or CBSH in French)** is a key indicator for Icade. It assesses rewilding progress for both our divisions, namely Property Investment and Property Development. In addition to this shared indicator, Icade has specific operational indicators for Property Investment.

The **hBAF is a weighted score between 0 and 1** which reflects both the quantity and quality of a site's areas supporting biodiversity. It aims to become the benchmark indicator for biodiversity in France under the future Cap 2030 common framework of reference, for use in building certification procedures, future environmental regulations and urban planning documents.

In addition to the hBAF, Icade measured its Group biodiversity footprint using the Global Biodiversity Score in 2025.

(1) For Property Development, a project is considered rewilded if its rewilding indicator, the hBAF, has improved between the pre-project and post-project periods.
 (2) Solutions to support the development of biodiversity in cities, such as greening outdoor spaces or buildings, diversifying plant species, creating habitats and minimising the impact of artificial lighting on nocturnal wildlife.
 (3) Buildings controlled by Icade outside business parks represent 37% of the floor area of the total scope – sole control.
 (4) For Property Investment, rewilding is related to complying with the commitments set out in the Biodiversity Performance Contract (CPB) for business parks. The measurement method and targeted goals were defined with CDC Biodiversité and their ecologists based on recognised biodiversity benchmarks.

SPOTLIGHT ON PROPERTY DEVELOPMENT

Our solutions that promote urban regeneration



Transforming city fringes into mixed-use, low-carbon, rewilded neighbourhoods promoting soft mobility



Refurbishing and converting offices into housing, etc.

1/3

of all projects to be refurbishment projects by 2030



3 Moulins project (Annecy)

50 multi-family units within a green corridor

On a 4,268 sq.m plot of land:

- hBAF rewilding indicator to improve from 0 pre-project to 0.38 planned post-project.
- 1,697 sq.m of built-up areas to be restored to open space and rewilded, with 3 vegetation layers
- On-site rainwater infiltration
- 1,238 sq.m of green roofs

SPOTLIGHT ON PROPERTY INVESTMENT

CDC BIODIVERSITÉ 

Biodiversity Performance Contract for the business parks

- Planting small trees and shrubs
- Sustainable landscape maintenance
- Improved micro-habitats for wildlife (bird nesting boxes, etc.)
- Tenant awareness raising (events, information, etc.)
- Research and innovation: Landboost (3D-printed multi-species terrestrial habitat), pilot study of environmental DNA.



PAUSE Nature

PARTICIPATORY SCIENCE PROGRAMMES enabling business park occupants and visitors to observe nature and participate in collecting scientific data

-36%

Reduction in the water consumption of offices between 2015 and 2025 (m³/sq.m)

1,500 trees

A wooded park creating a greenway for users and biodiversity in the Portes de Paris business park

100%

Proportion of landscape maintenance contractors trained in sustainable practices

Additional contribution to ecosystem restoration

1 sq.m = 1 sq.m

developed by the Property Investment Division

of biodiversity restored

OVER

€1.3m

allocated between 2016 and 2025 for the restoration of **267,000 sq.m** of fragile or damaged ecosystems as part of Nature 2050, a national programme spearheaded by CDC Biodiversité and the Nature 2050 fund



Our innovations that promote biodiversity and soil protection

vertuo.

Rainwater recycling



Recycling of excavated soil from construction sites

LEKIMO

AI assessing biodiversity on future development sites

More details on Icade's rewilding strategy can be found in section 8.2 "Biodiversity and soil protection" in the sustainability statement contained in the 2025 universal registration document and the March 2023 Biodiversity Report.