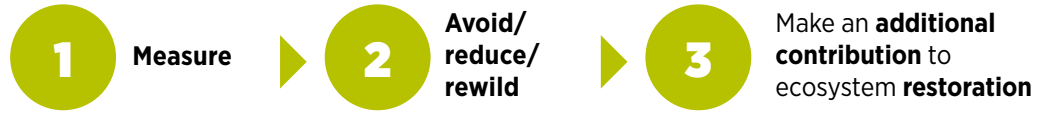


BIODIVERSITY Overview

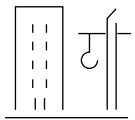


MARCH 2025

ICADE'S REWILDING PROCESS



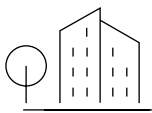
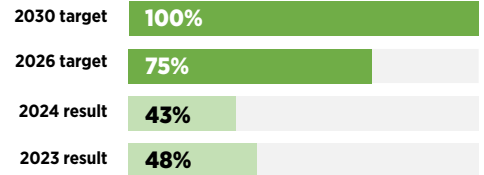
REWILDING GOALS & RESULTS



Property Development

REWILD ⁽¹⁾ OF NEW BUILDS

75% by 2026 **100%** by 2030



Property Investment

INTEGRATE NATURE-BOOSTING SOLUTIONS INTO

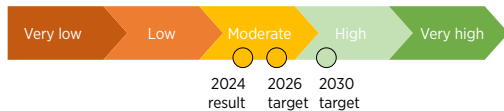
90% of buildings excluding business parks ⁽²⁾ by 2026 **2024 RESULT: 55%**

REWILD

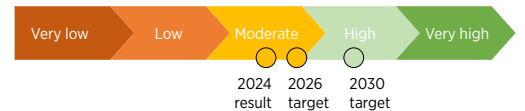
100% of business parks by 2026, with higher goals set for 2030 ⁽³⁾



PORTES DE PARIS BUSINESS PARK Average level of rewilding indicators



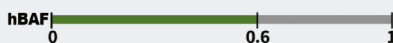
PARIS ORLY-RUNGIS BUSINESS PARK Average level of rewilding indicators



	2023 result	2024 result	2026 target	2030 target
Harmonised Biotope Area Factor (hBAF): quantity and ecological quality of surfaces	0.096	0.105	≥ 0.105	≥ 0.105
Proportion of performance indicators in line with target progress	50%	86%	≥ 50%	≥ 50%
Proportion of resource indicators in line with target progress	56%	56%	100%	100%

	2023 result	2024 result	2026 target	2030 target
Harmonised Biotope Area Factor (hBAF): quantity and ecological quality of surfaces	0.166	0.166	≥ 0.166	≥ 0.166
Proportion of performance indicators in line with target progress	67%	71%	≥ 50%	≥ 50%
Proportion of resource indicators in line with target progress	78%	67%	100%	100%

the hBAF, a key indicator for biodiversity



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

The hBAF is a weighted score between 0 and 1 which reflects both **the quantity and quality of a site's green areas and water resources**. 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 2024, Icade also measured its Group biodiversity footprint using the Global Biodiversity Score.

(1) Rewilding progress is assessed as a positive change in the hBAF between the pre-project and post-project periods.
 (2) Buildings located outside business parks whose operation is fully or partially controlled by Icade, i.e. 36% of the Property Investment Division's total floor area.
 (3) The measurement method and targeted goals were defined with CDC Biodiversité and their ecologists based on recognised biodiversity benchmarks.

SPOTLIGHT 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 renovation/ refurbishment projects by 2030



Tonkin project (Villeurbanne)

Transformation of a fully built-up area

On a 2,800-sq.m plot of land:

- hBAF indicator to improve from 0 pre-project to 0.51 planned post-project
- Over 80% of the land to be rewilded
- 1,050 sq.m of built-up areas to be restored to open space and rewilded, with 3 vegetation layers
- 960 sq.m of green roofs

SPOTLIGHT PROPERTY INVESTMENT

CDC BIODIVERSITÉ



Biodiversity Performance Contract for the business parks

- Tree planting
- Sustainable landscape maintenance
- Installation of micro-habitats for wildlife (bird nesting boxes, etc.)
- Tenant awareness raising (events, information, etc.)
- Research and innovation: a green solar roof pilot project (roof with both photovoltaic panels and green areas), Landboost (a 3D-printed multi-species terrestrial habitat), etc.



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

-40%

Reduction in the water consumption of offices between 2015 and 2024 (m³/sq.m)

1,500 trees

Urban forest planted 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

THIS REPRESENTED NEARLY

€1.2m

allocated between 2016 and 2024 for the restoration of **236,000 sq.m** of fragile or damaged ecosystems as part of Nature 2050, a national programme spearheaded by CDC Biodiversité and the Nature 2050 fund



236,000 sq.m

Our innovations that promote biodiversity and soil protection

vertuo.

Rainwater recycling

TERRE UTILE



Recycling of excavated soil from construction sites

LOKIMO

AI assessing biodiversity on future development sites

More details on Icade's rewilding process can be found in section 7.2 "Biodiversity and soil protection" in the sustainability report in the 2024 universal registration document and the [March 2023 Biodiversity Report](#).