

## APPENDICES

### REPORTING INDICATORS AND METHODOLOGY IN LINE WITH EPRA/GRI RECOMMENDATIONS

ESG indicators are published annually in line with the latest EPRA Sustainability Best Practices Recommendations (sBPR).

The environmental indicators published by Cegereal are aligned with the recommendations of the European Public Real Estate Association (EPRA), of which the Company is a member.

EPRA's role is to promote, develop and represent the publicly listed real estate sector. Its "Sustainable Best Practices Recommendations" (sBPR) are designed to make the ESG information published in the annual reports of public property companies clearer and more comparable.

This report takes into account the latest amended version of the EPRA recommendations.

- The concordance table on page 189 indicates where the information recommended in the EPRA guidelines can be found in the 2020 Annual Report.

#### Reporting scope

Cegereal applies EPRA recommendations to its organizational scope (its "Corporate" scope) and to the "Management" and "Use" scopes for its real estate assets. These scopes are defined in the table below:

The 2020 reporting scope corresponds to the five property complexes owned at January 1, 2020: Arcs de Seine, Europlaza, Rives de Bercy, Hanami and Passy Kennedy.

The reported data cover the period from January 1, 2020 to December 31, 2020 and have been reviewed by an independent third party. Their report can be found on page 66-67.

In 2020, the coverage rates continued to improve:

- 100% for the "Corporate" scope.
- 100% for the "Management" scope.
- 100% for the "Use" scope.

A breakdown of the reporting methodology used is provided below and is also available on the Cegereal website.

	"CORPORATE" SCOPE	"MANAGEMENT" SCOPE	"USE" SCOPE
Activities	Cegereal employee activity	Property management by Cegereal's asset manager and property managers	Use of buildings by tenants
Indicator scope	"Corporate" indicators	"Property portfolio" indicators	
Physical scope	Headquarters	Lessors scope	Tenant scope

## EPRA ENVIRONMENTAL PERFORMANCE INDICATORS

### CORPORATE INDICATORS

"CORPORATE" scope	EPRA CODE	GRI STANDARD AND CRESO INDICATOR CODE	MEASUREMENT UNIT	2019 WITH CLIMATE ADJUSTMENT	2020 WITH CLIMATE ADJUSTMENT	2019/2020 CHANGE	2020 WITHOUT CLIMATE ADJUSTMENT
<b>ENERGY</b>							
<b>Volume</b>							
Total energy consumption			MWh <sub>FE</sub>	24	21	-14%	21
o/w fossil fuels	Fuels-Abs	302-1	MWh <sub>FE</sub>	-	-	-	-
o/w electricity	Elec-Abs	302-1	MWh <sub>FE</sub>	7.4	7.9	6%	6.3
o/w urban network	DH&C-Abs	302-1	MWh <sub>FE</sub>	16	13	-23%	14
<b>Ratios</b>							
... per sq.m	Energy-Int	CRE1	kWh <sub>FE</sub> /sq.m	177	152	-14%	154
... per FTE	Energy-Int	CRE1	kWh <sub>FE</sub> /FTE	7,954	6,847	-14%	6,949
<b>GREENHOUSE GAS EMISSIONS</b>							
<b>Volume</b>							
Total energy-related emissions			tCO <sub>2</sub> eq.	3.4	2.8	-18%	2.7
... o/w direct	GHG-Dir-Abs	305-1	tCO <sub>2</sub> eq.	-	-	-	-
... o/w indirect	GHG-Indirect-Abs	305-2	tCO <sub>2</sub> eq.	3.4	2.8	-18%	2.7
<b>Ratios</b>							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO <sub>2</sub> eq./sq.m	25	21	-18%	21
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO <sub>2</sub> eq./FTE	1.1	0.9	-18%	0.9
<b>WATER</b>							
<b>Volume</b>							
Total consumption	Water-Abs	303-1	cu.m	21	18	-15%	
<b>Ratios</b>							
... per FTE	Water-Int	CRE2	cu.m/FTE	7.1	6.1	-15%	
... per sq.m	Water-Int	CRE2	cu.m/sq.m	0.2	0.1	-15%	
<b>WASTE</b>							
<b>Volume</b>							
Total volume	Waste-Abs	306-2	kg	5,100	4,450	-15%	
% recycled	Waste-Abs	306-2	%	100%	100%	0%	
<b>Ratios</b>							
... per FTE			kg/FTE	1,700	1,483	-15%	

Basis of calculation for 2020: 175 sq.m, o/w 40 sq.m sublet, and 3 FTEs. 2019: 175 sq.m, o/w 40 sq.m sublet, and 3 FTEs.

PORTFOLIO ENERGY INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA CODE	GRI STANDARD AND CRES D INDICATOR CODE	MEASUREMENT UNIT	2019 WITH CLIMATE ADJUSTMENT	2020 WITH CLIMATE ADJUSTMENT	2019/2020 CHANGE	2020 WITHOUT CLIMATE ADJUSTMENT
				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values	Like-for-like values
<b>"Management" scope - Lessors</b>							
<b>Volume</b>							
Total energy consumption			MWh <sub>FE</sub>	20,278	17,958	-11%	18,419
			MWh <sub>PE</sub>	40,976	35,030	-15%	35,487
o/w fossil fuels	Fuels-Abs & Fuels-LfL	302-1	MWh <sub>FE</sub>	402	331	-18%	294
o/w electricity	Elec-Abs & Elec-LfL	302-1	MWh <sub>FE</sub>	13,074	10,785	-18%	10,785
o/w urban network	DH&C-Abs & DH&C-LfL	302-1	MWh <sub>FE</sub>	6,802	6,842	1%	7,340
<b>Ratios</b>							
... per sq.m	Energy-Int	CRE1	kWhFE/sq.m	107	95	-11%	97
... per FTE	Energy-Int	CRE1	kWhFE/FTE	2,602	2,304	-11%	4,107
... per sq.m	Energy-Int	CRE1	kWh <sub>PE</sub> /sq.m	217	185	-15%	188
<b>"Use" scope - Users</b>							
<b>Volume</b>							
Total energy consumption			MWh <sub>FE</sub>	19,528	17,418	-11%	17,260
			MWh <sub>PE</sub>	48,052	42,872	-11%	42,698
o/w fossil fuels	Fuels-Abs & Fuels-LfL	302-1	MWh <sub>FE</sub>	1,574	1,396	-11%	1,238
o/w electricity	Elec-Abs & Elec-LfL	302-1	MWh <sub>FE</sub>	17,954	16,022	-11%	16,022
o/w urban network	DH&C-Abs & DH&C-LfL	302-1	MWh <sub>FE</sub>	-	-	-	-
<b>Ratios</b>							
... per sq.m	Energy-Int	CRE1	kWhFE/sq.m	119	106	-11%	105
... per FTE	Energy-Int	CRE1	kWhFE/FTE	2,505	2,235	-11%	3,849
... per sq.m	Energy-Int	CRE1	kWh <sub>PE</sub> /sq.m	292	260	-11%	260
<b>"Management" and "Use" scopes:</b>							
<b>Volume</b>							
Total energy consumption			MWh <sub>FE</sub>	39,806	35,376	-11%	35,679
			MWh <sub>PE</sub>	89,028	77,902	-12%	78,185
<b>Ratios</b>							
... Per sq.m	Energy-Int	CRE1	kWhFE/sq.m	210	187	-11%	189
... Per sq.m	Energy-Int	CRE1	kWh <sub>PE</sub> /sq.m	470	412	-12%	413
... Per FTE				4,955	4,404	-11%	7,955

PORTFOLIO GREENHOUSE GAS EMISSION INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA PERFORMANCE MEASUREMENT CODE	REF: GLOBAL REPORTING INITIATIVE (GRI) G4 EPRA CONSTRUCTION & REAL ESTATE	MEASUREMENT UNIT	2019 WITH CLIMATE ADJUSTMENT	2020 WITH CLIMATE ADJUSTMENT	2019/2020 CHANGE	2020 WITHOUT CLIMATE ADJUSTMENT
				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values	Like-for-like values
<b>"Management" scope - Lessors</b>							
<b>Volume</b>							
Total energy-related emissions			tCO <sub>2</sub> eq.	2,264	1,897	-16%	2,017
... o/w direct	GHG-Dir-Abs	305-1	tCO <sub>2</sub> eq.	92	70	-24%	70
... o/w indirect	GHG-Indirect-Abs	305-2	tCO <sub>2</sub> eq.	2,172	1,827	-16%	1,947
<b>Ratios</b>							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO <sub>2</sub> eq./sq.m	12	10	-16%	11
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO <sub>2</sub> eq./FTE	290	423	46%	450
<b>"Use" scope - Users</b>							
<b>Volume</b>							
Total energy-related emissions			tCO <sub>2</sub> eq.	2,195	1,908	-13%	1,611
... o/w direct	GHG-Dir-Abs	305-1	tCO <sub>2</sub> eq.	361	297	-18%	297
... o/w indirect	GHG-Indirect-Abs	305-2	tCO <sub>2</sub> eq.	1,834	1,611	-12%	1,314
<b>Ratios</b>							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO <sub>2</sub> eq./sq.m	13	12	-13%	9.78
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO <sub>2</sub> eq./FTE	282	425	51%	359
<b>"Management" and "Use" scopes:</b>							
<b>Volume</b>							
Total portfolio emissions		305-1	tCO <sub>2</sub> eq.	4,459	3,805	-15%	3,628
<b>Ratios</b>							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO <sub>2</sub> eq./sq.m	24	20	-15%	19
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO <sub>2</sub> eq./FTE	572	849	48%	809

The absolute and like-for-like scopes were identical between 2019 and 2020. The like-for-like scope follows the methodology used by EPRA. Basis of calculation for the surface areas of the "Management and Use" scopes: 2020 = 2019 = 189,238 sq.m. Basis of calculation for FTEs for 2020: 5,085 (7,594 in total excluding Covid) and 2019: 7,960 FTE.

PORTFOLIO WATER AND WASTE INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA CODE	GRI STANDARD AND CRES D INDICATOR CODE	MEASUREMENT UNIT	2019	2020	2019/2020 CHANGE
				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values
<b>WATER</b>						
<b>Volume</b>						
Total consumption	Water-Abs & Water-LfL	303-1	cu.m	61,796	52,998	(0.1)
<b>Ratios</b>						
... per FTE	Water-Int		cu.m/FTE	7.9	6.8	(0.1)
... per sq.m	Water-Int	CRE2	cu.m/sq.m	0.3	0.2	(0.2)
<b>WASTE</b>						
<b>Volume</b>						
Total volume	Waste-Abs & Waste-LfL	306-2	kg	277,364	163,972	(0.4)
% recycled			%	38%	38%	0.0
<b>Ratios</b>						
... per FTE			kg/FTE	36	37	0.0

The absolute and like-for-like scopes were identical between 2019 and 2020. The like-for-like scope follows the methodology used by EPRA. Basis of calculation for the surface areas of the "Management and Use" scopes: 2020 = 2019 = 189,238 sq.m. Basis of calculation for FTEs for 2020: 5,085 (7,594 in total excluding Covid) and 2019: 7,960 FTE.

## EPRA SOCIAL PERFORMANCE INDICATORS

**“Corporate” scope:** (GRI references: 405-1, 405-2, 404-1, 404-3, 401-1 and 403-2)

Cegereal has been publishing social performance indicators for the “Corporate” scope in the HR section of its Annual Report for the last five years. The page numbers are given in the EPRA sBPR concordance table on page 209 and the methodology used to calculate each indicator is provided in the section entitled “Reporting Methodology/5. Social data” on page 63.

Cegereal is committed to gender equality.

**“Management” and “Use” scopes:** (GRI references: 416-1, 416-2 and 413-1)

The indicator used to assess health and safety across Cegereal’s properties (GRI reference: 416-1) is applied to 100% of its real estate assets, which must meet minimum requirements in terms of:

- Indoor air quality.
- Compliance with mandatory safety and security measures in France (fire drills, etc.).

Compulsory checks are outsourced through specific clauses in property management mandates.

The local stakeholder engagement indicator is applied and an analysis of its social impacts is completed each year by Cegereal (GRI reference: 411-1) across 100% of its real estate assets. In terms of sub-categories, Cegereal:

- Calculates the impacts on employment (data presented on page 55).
- Imposes a clean building site charter for all building work.
- Measures the different levels of pollution at these sites through various reports and by maintaining the environmental certifications in effect for operations at all of its sites.
- Has a biodiversity policy for all of its sites.

## EPRA GOVERNANCE INDICATORS

EPRA governance indicators (GRI references: 102-22, 102-24 and 102-25) are presented in the Legal Information section of the 2020 Annual Report. The page numbers are given in the EPRA sBPR concordance table on page 209.

## OTHER INDICATORS

### Labeling and certification

Cegereal’s objective is to have all of its assets certified in accordance with two benchmark standards: NF HQE® Exploitation and BREEAM In-Use International.

- 100% of Cegereal’s buildings are certified in accordance with the NF HQE® Exploitation standard for commercial buildings in operation and the BREEAM In-Use International standard.

### Other indicators

Cegereal also publishes a qualitative or quantitative performance indicator for each ESG criteria categorized as material in the 2020 materiality matrix, on mobility and its socio-economic impact. This information can be found in the ESG performance plan on page 47.

## REPORTING METHODOLOGY

### Reporting methods

#### 1. MEASUREMENT METHODS USED

##### • Surface area:

The surface area used for the “Management” and “Use” scope indicators are those used for financial reporting:

	REFERENCE SURFACE AREA	PRIVATE SURFACE AREA	COMMON SURFACE AREA	FTE
ARCS DE SEINE	47,222	43,428	3,792	1,253
RIVES DE BERCY	31,942	31,942	-	300
EUROPLAZA	52,078	37,439	5,311	1,059
HANAMI	34,381	29,215	5,166	1,390
PASSY	23,615	22,657	958	1,082
<b>TOTAL</b>	<b>189,238</b>	<b>164,681</b>	<b>15,227</b>	<b>5,085</b>

The 135 sq.m surface area used for the “Corporate” scope corresponds to the surface area of Cegereal’s leased premises at 42 rue de Bassano, 75008 Paris, France, not including the sublet surfaces (the total amounts to 175 sq.m).

##### • FTE:

- The FTE indicator for the “Management” and “Use” scopes corresponds to the number of full-time employees across the sites at October 1, 2020, as reported by each property manager.
- The FTE indicator for the “Corporate” scope corresponds to the number of Cegereal employees reported in the section on HR data.

#### 2. METHODS USED FOR CALCULATIONS AND ESTIMATES

Environmental indicators are calculated or extrapolated using the following methods:

Change in scope of consolidation taken into account in EPRA indicator calculations:

In the event of changes in the scope of consolidation (acquisition or disposal of an asset), absolute consumption and emissions data values are given for the new scope, while like-for-like values are given for comparisons between Y1 and Y.

Extrapolations in the event that some or all of the data are missing:

If a data item is missing, it is estimated successively using two methods:

##### Method 1: reconstruction based on previous data:

1.1 If data are unavailable for month M of year Y, data for month M of year Y1 are used.

1.2 If data are unavailable for month M of year Y and month M of year Y1, an extrapolation on a monthly pro-rata basis is performed using data from the remaining months in year Y if data for six consecutive months are available.

1.3 If data are unavailable for the whole year Y, data for the years Y1, Y2 or Y3 are used.

##### Method 2: estimates based on similar building data:

If data are missing for a vacant unit in the building, they are extrapolated based on a surface area ratio using data available for another unit in the building or complex that is rented. For example: 2020 energy consumption for the first floor of building B rented by X = 2020 energy consumption for the second floor of building B rented by Y.

Estimates were made for corporate and portfolio energy consumption in the last three months of the year (October, November and December 2020) based on the figures for year Y1.

In order to obtain the portion of the data estimated for the “Use” scope, a calculation is performed on a pro-rata basis, based on the total surface area for which data are available for the whole surface area occupied by all tenants, or on an annual pro-rata basis when monthly data are unavailable.

Adjustment for an incorrect value in the available data for year Y1 or Y2:

If the value for year Y1 or Y2 is incorrect, it is adjusted using the values provided for year Y so as to use the adjusted value for calculations.

• **Energy consumption:**

- For the “Corporate” scope: data are retrieved directly from Cegereal.
- For the “Management” scope: data are retrieved from the property manager.
- For the “Use” scope: the property manager collects energy-related data and/or supporting invoices from the tenants and technicians of the various buildings.

The percentage of data not extrapolated across the portfolio (“Management” and “Use” scopes) for energy consumption data is 79%.

The coverage rate across the portfolio (“Management” and “Use” scopes) for energy data is 100%.

• **Greenhouse gas emissions:**

- Greenhouse gas emissions are calculated according to the conventions used in the GHG Protocol, which in turn complies with the latest version of ISO 14064.
- The greenhouse gas emissions factors relating to energy consumption are taken from Appendix 4 “Facteurs de conversion des kilowattheures finaux en émissions de gaz à effet de serre” (kWh/greenhouse gas emission equivalencies) of the French government decree of February 8, 2012 on Energy Performance Diagnostics (DPE).
- Other emissions factors (building materials, transportation, etc.) are taken from the ADEME database (<http://www.bilans-ges.ademe.fr/>).
- For example, greenhouse gas emissions linked to buildings’ energy consumption are calculated by weighting the data relating to each type of energy consumption against the corresponding greenhouse gas emissions factors.
- Direct and indirect greenhouse gas emissions not linked to energy consumption are obtained via an annual carbon assessment (“Corporate” scope) and regular carbon assessments for buildings (“Management” and “Use” scopes).

The coverage rate across the portfolio (“Management” and “Use” scopes) for greenhouse gas emissions data is 100%.

• **Waste:**

The waste reported in this table comes from non-hazardous streams, i.e., paper, waste similar to household waste (mainly including waste from staff cafeterias), and construction site waste (if applicable). Hazardous waste streams are not yet covered. Sorted waste refers to waste that has been placed in bins by category.

The percentage of portfolio data not extrapolated (“Management” and “Use” scopes) for waste data is 64%.

• **Water**

Water consumption data is taken from supplier invoices. The percentage of data not extrapolated across the portfolio (“Management” and “Use” scopes) is 75.2%.

The coverage rate across the portfolio (“Management” and “Use” scopes) for water data is 100%.

3. ADJUSTMENTS FOR CLIMATE EXTREMES

Adjustments for climate extremes are performed using the following method:

The benchmark energy consumption referred to in paragraph 1 of I of Article R.131-39 of the French Construction and Housing Code (*Code de la construction et de l’habitation*) and the annual energy consumption referred to in Article R.131-41 of the same Code are adjusted for climate variability. Adjustments for climate variability are made individually for each *département* in France. Climate data are taken from the Météo France weather station most representative of the site. Adjustments for climate variability are made on the basis of the average heating degree day of the reference weather station over the 2000-2020 period. The digital collection and monitoring platform, referred to in Article R.131-41 of the French Construction and Housing Code, automatically assigns the Météo-France reference station of the *département* in which the relevant building is located. The digital platform allows the regulated body to modify the reference weather station of the relevant building using a list of the Météo-France stations of the *département* in question and neighboring *départements*, with an indication of the respective altitude of each of those weather stations, so as to reflect the climate configuration most representative of that to which the relevant building is exposed as accurately as possible. Consumption data by heating degree day is automatically adjusted by the collection and monitoring platform referred to in Article R.131-41 of the French Construction and Housing Code. II. - Adjustments to energy consumption for heating and cooling are made, in line with climate variability, on the basis of the corresponding actual consumption when measured or allocated by key, or by default using a consumption ratio per degree day.

1. **The share of energy consumption related to heating** is adjusted for climate variability using the following method:

When heating consumption can be determined from energy meters or bills:

$$CAFe_{heat}(n) = Cfe_{heat}(n) \times \left[ \frac{WDD(T_{base, average})}{WDD(T_{base, n})} - 1 \right]$$

$$CAFe_{heat}(n) = 0,03 \times S_{heat} \times WDD(T_{base, n}) \times \left[ \frac{WDD(T_{base, average})}{WDD(T_{base, n})} - 1 \right]$$

where:

- 0.03 [kWh/sq.m/degree]: deviation of the theoretical heating consumption per unit area per degree of deviation from the benchmark;
- CAFe heat (n) [kWh]: adjustment reflecting climate variability in the amount of final energy required for heating in the current year. The adjustment is made to consumption covering heating. It may be positive or negative depending on weather conditions;
- Cfe heat (n) [kWh]: final energy consumption recorded for heating in the current year;
- WDD (Tbase, average) [°C.day]: number of winter degree days: statistical average of the relevant weather station over the 2000-2020 period based on the base temperature determined by business category;
- WDD (Tbase, n) [°C.day]: winter degree days of the current year of the relevant weather station based on the base temperature determined by business category;
- S heat [sq.m]: heated surface area.

2. **The share of energy consumption related to cooling** is adjusted for climate variability using the following method:

- When cooling consumption can be determined from energy meters:

$$CAFe_{cooling}(n) = Cfe_{cooling}(n) \times \left[ \frac{SDD(T_{base, average})}{SDD(T_{base, n})} - 1 \right]$$

or:

$$CAFe_{cooling}(n) = 0,05 \times S_{cooling} \times SDD(T_{base, n}) \times \left[ \frac{SDD(T_{base, average})}{SDD(T_{base, n})} - 1 \right]$$

where:

- 0.05 [kWh/sq.m/degree]: deviation of the theoretical cooling consumption per unit area per degree of deviation from the benchmark;
- CAFe cooling (n) [kWh]: adjustment reflecting climate variability in the amount of final energy required to cool environments in the current year. The adjustment is made on the consumption covering cooling. It may be positive or negative depending on weather conditions;
- Cfe cooling (n) [kWh]: final energy consumption recorded for cooling in the current year;

- SDD (Tbase, average) [°C.day]: statistical average number of summer degree days over the 2000-2020 period based on the base temperature determined by activity category;
- SDD (Tbase, n) [°C.day]: summer degree days of the current year of the relevant weather station based on the base temperature determined by activity category;
- S cooling [sq.m]: cooled surface area.

For each property, this method represents the annual energy consumption level that would have been recorded in an average, constant climate. It is therefore possible to compare and analyze the change in the inherent energy consumption levels and greenhouse gas emissions for a constant reporting structure based on identical weather conditions.

4. CALCULATION OF THE CARBON TAX

The 2020 carbon tax is calculated based on the greenhouse gas emissions linked to energy consumption at the five real estate assets. The assumption used for the cost of the carbon tax is €20/tCO<sub>2</sub>eq.

5. SOCIAL DATA

Calculations of the main social and governance indicators presented in the report are performed in accordance with the following methods:

- **Absenteeism rate:** (GRI references: 403-2) the absenteeism rate corresponds to the annual number of absences (excluding paid leave and “RTT” days off) compared to the theoretical annual number of hours worked.
- **Responsible purchasing:** Service providers’ and suppliers’ participation in the responsible purchasing policy is calculated based on the response rate to the responsible purchasing questionnaire and the number of companies that have signed on to the responsible purchasing charter.
- **Social footprint:** The number of indirect jobs created by Cegereal’s business is calculated based on the Company’s overall purchasing volumes and the average annual cost of an FTE in the construction sector and the services sector<sup>(1)</sup>.
- **Percentage of leases including environmental appendices:** the percentage of leases that include environmental appendices is calculated by taking the ratio of the surface area of leases covered by an appendix to the total surface area leased.
- **Green capex:** the “Green capex” or “energy and environmental renovations” were calculated by adding together renovation costs excluding standard maintenance costs and regulation compliance work that had an impact on the buildings’ use and energy consumption (e.g., lighting, air conditioning, heating, etc.).

(1) Source: <http://www.insee.fr/fr/ffc/ipweb/ip1393/ip1393.pdf>