





NON-FINANCIAL INFORMATION STATEMENT

Non-Financial Information Statement

A commitment dating back 15 years

Ever since its creation in 2006, Vitura has strongly believed in the link between economic performance and environmental and social excellence. It has embraced the challenges of sustainable development and is strongly committed to the transitions facing society. In order to provide a transparent account of its actions, the Company has voluntarily published a Non-Financial Information Statement (NFIS) since 2013.

Vitura's corporate social responsibility (CSR) strategy is based on analyzing and prioritizing the issues directly impacting it and maintaining an environmental, social and governance risk map. This strategy revolves around four focus areas: integrating CSR into our governance, acting for the climate, having a positive social footprint and rolling out innovative actions. Each of these four areas is reflected in ambitious, concrete commitments that are broken down over

the short, medium and long term, in line with the National Low Carbon Strategy, the "2°C pathway" of the Paris Agreement and the tertiary eco-energy mechanism issued within the broader framework of France's ELAN law, encouraging those involved in the energy management of tertiary buildings to reduce energy consumption. Vitura's commitments and the results produced have won the recognition of national and international ESG analysts. In 2021, the Company was also named a

Global Sector Leader in the Global Real Estate Sustainability Benchmark's (GRESB) listed office property companies category, with a score of 96/100.

In October 2021, Vitura acquired a sixth property, Office Kennedy, which will be integrated into the NFIS from next year. Vitura aims to bring Office Kennedy's performance level in line with its other properties as soon as possible.



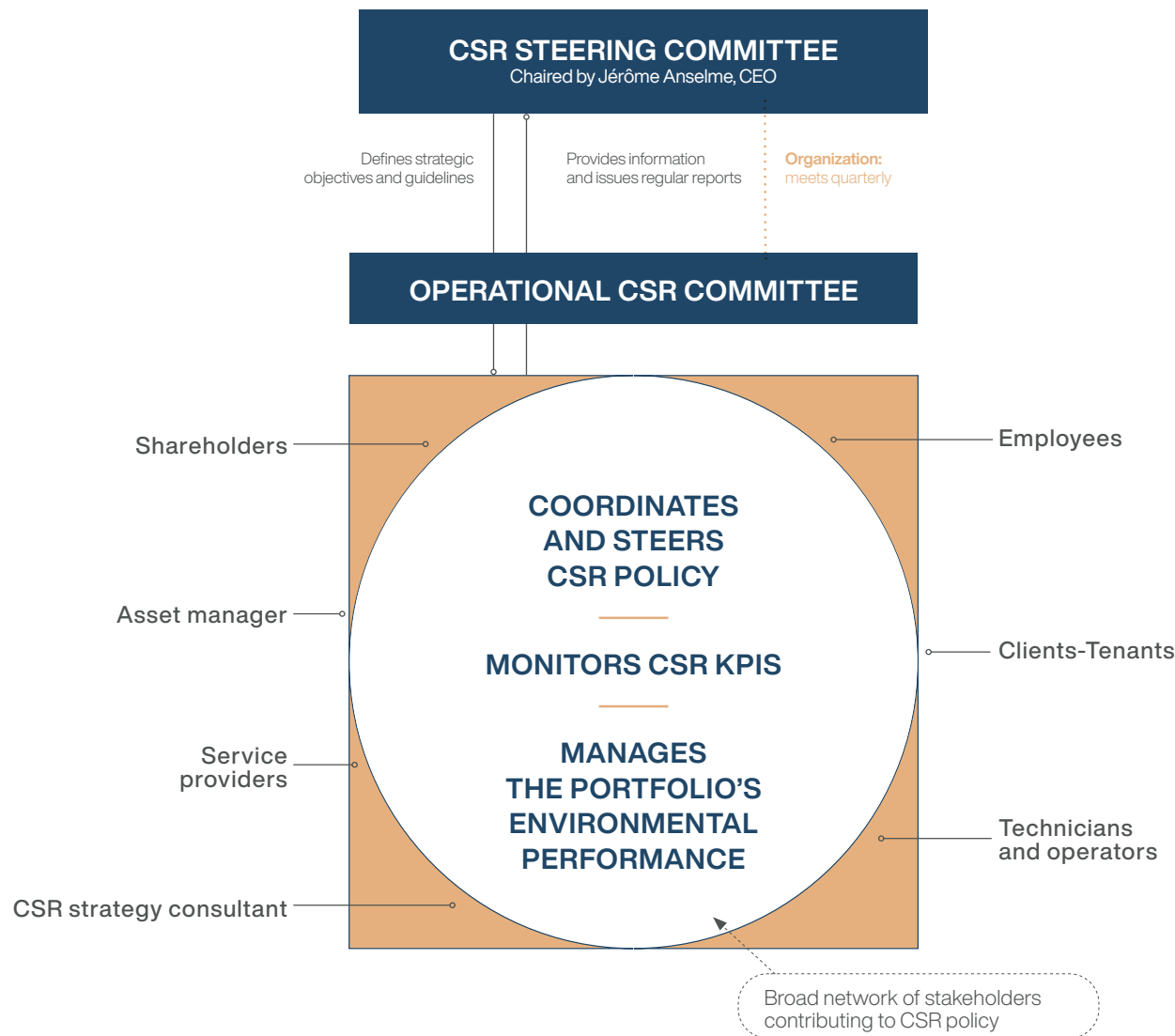
PRIORITY 1

INTEGRATING CSR GOVERNANCE

In 2013, Vitura set up a CSR Steering Committee, comprising members of the CSR department and Vitura's Executive Management, which has been in charge of incorporating the Group's ESG challenges into its overall strategy. The committee is responsible for defining objectives and preparing an action plan to achieve them. The Operational CSR Committee oversees

and reports on the plan to the CSR Steering Committee. The Group's CSR strategy is guided by three policies on environmental, social and governance issues. As part of its approach geared toward continuous improvement, the policies require the buy-in of Vitura's main stakeholders. To achieve this, the Group implements specific processes and tools to engage with them and ensure a

coordinated approach. This gives Vitura maximum capacity for action, agility and resilience across its CSR value chain. As the cornerstone of its commitment, Vitura's governance policy carefully incorporates the principles of diversity and equal and fair treatment with respect to gender, age and background.



1. Measuring challenges

Vitura's ESG challenges are identified and prioritized every year in a careful process supervised by its CSR Steering Committee. This process is based on benchmark references that include (i) EPRA's sBPR guidelines, (ii) the 2020 responsible real estate report put together by the French organization for the promotion of sustainable real estate, (iii) the subjects covered in non-financial questionnaires

(GRESB, CDP, etc.) and (iv) 2019 MEDEF recommendations and 2020 AMF recommendations. It anticipates the real estate component of the European Union's green taxonomy, which will direct European aid to the most virtuous projects. 21 challenges were identified in 2021.

A materiality analysis was conducted involving all Vitura's internal and external stakeholders, with a questionnaire

distributed and a materiality matrix produced. The materiality matrix was updated in 2021. Given the current heightened awareness of the climate threat, climate change mitigation and climate resilience, as well as energy, are among the main ESG challenges out of the 21 pre-identified.

2. Measuring risks

Each year, the CSR Steering Committee reviews the ESG risks that could have a material adverse effect on Vitura's business, financial position or earnings. The areas explored are defined based on the ESG challenges identified in the Vitura materiality matrix. The risks identified as a result of this review take into account the latest practices and recommendations and

are added to the Company's overall risk analysis.

It is based on a risk map, with risks weighted based on their probability of occurrence, their net impact and the risk management systems in place. In 2021, five main risks specific to Vitura were identified as a result of the review:

- Risk related to comfort and well-being.

- Risk related to energy consumption.
- Risk related to greenhouse gas emissions.
- Risk related to climate change, heatwaves, drought, flooding.
- Risk related to stakeholder relations.

See the "Risk Factors" section of this report for further information regarding the Company's overall risk analysis.

3. Action plan

Based on the priority issues and main risks identified, the CSR Steering Committee creates a list of ambitious and concrete objectives, as set out below. This continuous improvement process is ISO 14001-certified by AFNOR, the French international organization for standardization.

STRATEGIC FOCUS	COMMITMENT	OBJECTIVES	SCOPE	TIME FRAME	KPIS	2021 RESULTS
PRIORITY 1 – Pursuing integrated governance	GOVERNANCE - Integrate CSR	Involve stakeholders in identifying the group's key ESG challenges	100% of key stakeholders	Continuous	Produce a materiality matrix annually	100%
PRIORITY 2 – Acting for the climate	ENERGY - Reduce final energy consumption by 40% by 2030 compared to 2013.	Implement Energy Performance Contracts (EPC) across the entire portfolio	100% of the portfolio	2024	% with Energy Performance Contracts	60%
		Automate energy data collection across the portfolio	100% of the portfolio	2023	% of automated collection	100%
		Increase the share of renewable energy	32%	2023	% of renewable energy consumption across the portfolio	13%
		Include environmental appendix in lease agreements	100% of the portfolio	Continuous	% of leased surface area covered by an environmental appendix	100%
	CLIMATE - Reduce GHG emissions by 54% by 2030 versus 2013	Apply a low-carbon strategy at building sites (low-carbon charter or support from an environmental consultant)	100% of renovation sites	2022	% of sites undergoing renovation	70% (in design phase)
		Offset residual greenhouse gas emissions	100% of emissions at headquarters	Continuous	% achievement of low-carbon initiatives for the headquarters	100%
		Raise property manager and tenant awareness of environmental issues	100% of the portfolio	Continuous	% of properties where awareness session held	40%
		Enhance biodiversity through vegetation	100% of the portfolio	Continuous	% of green space	40%
		Evaluate environmental risks of assets	100% of the portfolio	Continuous	% of acquisitions that incorporate an ESG risk assessment	100%
		Roll out emergency management and business continuity plans in the event that climate risks occur (pandemic, flooding, etc.)	100% of the portfolio	2022	Implementation of emergency protocol (pandemic, flooding, etc.)	100%
	Resources, waste and the circular economy	Apply circular economy principles on building sites	100% of renovation sites	Continuous	% of sites undergoing renovation	70%
		Improve the recycling process across the portfolio	100% of the portfolio	Continuous	% of portfolio surface area where waste sorting takes place	100%
		Implement a policy to reduce food waste	100% of operational intercompany restaurants	Continuous	% of anti-waste policy rolled out	100%
	WATER - Reduce consumption by 20% by 2030	Control water flow	100% of the portfolio	2022	% of water flow reduction system (leaks)	100%
	MOBILITY - Encourage low-impact transportation	Ensure accessibility to public transportation	100% of the portfolio	Continuous	% of assets located less than 200 meters from public transport hubs	80%
PRIORITY 3 – Having a positive social footprint	VALUE CHAIN and RESPONSIBLE PURCHASING - Promote CSR among stakeholders	Find out about service providers' CSR practices	100% of purchasing volume	Continuous	% responses to the annual responsible purchasing questionnaire as a% of the Company's purchasing volume	90%
	HEALTH, SAFETY, COMFORT - Improve tenant and employee well-being	Engage stakeholders in the Group's environmental policy by having them sign a responsible purchasing charter	100% of purchasing volume	Continuous	% service providers that have signed the responsible purchasing charter	100%
		Ensure the health and safety of employees and adapt to their needs and expectations in terms of comfort and well-being	100% of employees	Continuous	% satisfaction	100%
		Ensure the health and safety of employees and adapt to their needs and expectations in terms of comfort and well-being	100% of the portfolio	Continuous	% of tenant feedback taken into account	100%
		Propose an annual events program for tenants	100% of the portfolio	Continuous	% of properties offering an events program	80%
	REGIONAL and COMMUNITY IMPACT - Create jobs and form ties in the local area	Assess the group's social footprint	100% of Group expenditure and revenue volume	Continuous	Number of jobs indirectly generated	965
		Develop partnerships and make a positive contribution to the community	100% of the portfolio (Vitura scope)	Continuous	Number of partnerships	8

PRIORITY 2 ACTING FOR THE CLIMATE

Vitura has introduced a plan to mitigate and adapt to climate change, led by three main objectives:

1. Reduce greenhouse gas (GHG) emissions by 54% between 2013 and 2030 with the aim of achieving carbon neutrality by 2050, particularly through low-carbon redevelopment work.

2. Make our properties resilient to climate change.
3. Get key stakeholder buy-in on climate change.

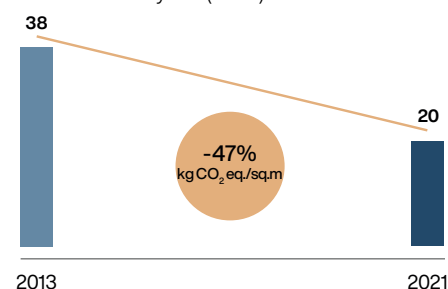
Vitura has also set specific targets for renewable energy use, waste and consumption reduction, biodiversity and mobility.



1. Reducing GHG emissions

OBJECTIVE \ Reduce GHG emissions by 54% between 2013 and 2030

Vitura calculates and analyzes its GHG emissions per square meter annually. Since 2013, emissions linked to energy consumption at its properties have fallen by 47%⁽¹⁾. Undoubtedly, the health crisis, the increase in remote working and higher vacancy rates than in previous years had a positive impact on this result, but it must be noted that 2019, the last pre-Covid reference year, already saw a large decrease in emissions compared to 2013, the reference year (36%).



In order to continuously improve the energy performance of its buildings, Vitura draws up specific action programs for each building every year:

- multi-year improvement programs for renovation work;
- minor upgrade plans to improve energy performance;
- action plans relating to BREEAM In-Use International and NF HQE™ Exploitation certification;
- 2050 pathway with an associated climate change plan.

Vitura is also putting in place tools for its entire portfolio:

- environmental due diligence process for acquisitions, with criteria for mitigating and adapting to climate change;
- strategy to reduce carbon emissions from renovation work, based on two low-carbon work charters – one for minor upgrades and the other for major work programs;

- annual carbon accounting based on a review of the carbon footprint of its assets.

Vitura also calculates the carbon footprint of its headquarters. It stood at 7.2 metric tons of CO₂ equivalent in 2021. Alongside its efforts to reduce its emissions, Vitura voluntarily offsets its GHG emissions with the GoodPlanet Foundation.

GoodPlanet methods are directly inspired by the principles of the Clean Development Mechanism (CDM) of the United Nations Framework Convention on Climate Change and aim to:

- help vulnerable families in southern hemisphere countries obtain access to free, efficient and renewable energy;
- improve waste management in major cities in Africa.

⁽¹⁾ Figures adjusted for climate variability. See table of EPRA indicators on page 59.

2. Resilience of real estate assets

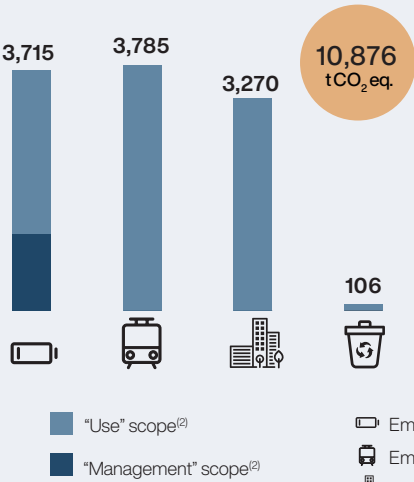
OBJECTIVE

Map out plans for emergency management and business continuity in the event that climate risks occur

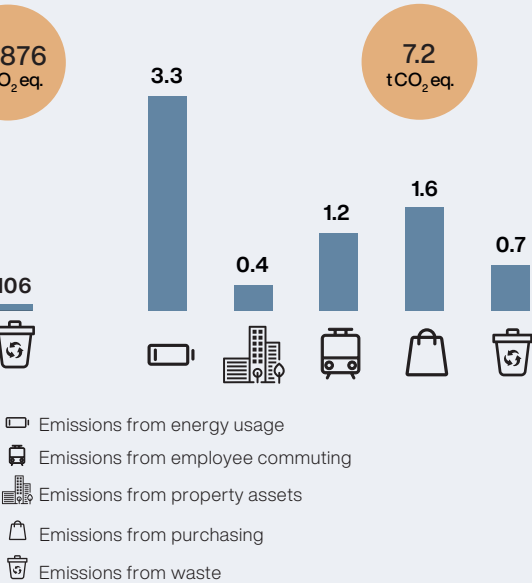
Since Vitura's buildings are located in Paris' inner suburbs, they may be exposed to climate risks. These risks include heavy rainfall, floods, heatwaves and urban heat islands, which are typical in urban environments. To protect against such events, Vitura has introduced a tailored action plan:

- creation of a climate risk map for all of its buildings, in order to assess their level of vulnerability;
- in consultation with property managers, reinforcement of the management plans in place for emergency situations, drawing on all the lessons learned from the Covid-19 crisis;
- installation and maintenance of dense and diversified vegetation to help regulate humidity and temperature, and preserve water resources;
- acquisition of properties where there is potential for green spaces to be developed to reduce the heat island phenomenon typical in urban environments.

CARBON FOOTPRINT OF THE PORTFOLIO BY SOURCE OF EMISSIONS AND BY SCOPE⁽¹⁾



CARBON FOOTPRINT OF HEADQUARTERS BY MAIN SOURCES OF EMISSIONS AND BY SCOPE⁽³⁾



(1) Figures adjusted for climate variability. See table of EPRA indicators on page 59.
(2) The scopes are described in the appendix to the NFIS.
(3) The data used to calculate the carbon footprint of the Company's headquarters has not been adjusted for climate variability.



3. Stakeholder engagement

OBJECTIVE \ Get stakeholder buy-in on ESG challenges

Greenhouse gas emissions linked to the use of Vitura's properties represent the majority of emissions generated by its real estate operations. To cut these emissions, Vitura needs the buy-in of all stakeholders. Below are examples of the initiatives rolled out in this respect.

For employees:

- Business travel is kept to a minimum depending on the importance of meetings.

- The Company's headquarters are easy to reach by public transportation.
- Awareness-raising initiatives and training in best practices are provided.

For tenants:

- All buildings are located as close as possible to public transportation.
- Bicycle and electric vehicle charging stations are provided.

- Careful energy use is promoted through the signing of environmental appended to leases.

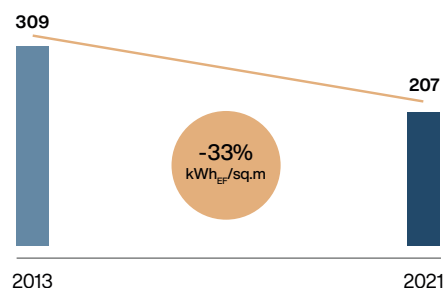
For service providers and suppliers:

- Asset managers and property managers are required to adhere to Vitura's CSR approach and contribute to its performance plan.
- Events are organized to raise awareness of ESG issues.

4. Energy efficiency and renewable energy

OBJECTIVE \ Reduce final energy consumption by 40% between 2013 and 2030, in accordance with the regulatory requirements of France's eco-energy scheme for tertiary buildings

In 2021, Vitura had already achieved a 33% reduction in final energy consumption per sq.m at its properties compared with 2013⁽¹⁾.



Vitura has proactively carried out numerous ambitious initiatives since 2013, well before the eco-energy scheme for tertiary buildings was introduced under the ELAN law, applicable in 2022. This work continued in 2021:

- automating data collection processes across all of its buildings' common areas;
- installing a building management system at all properties;
- rolling out Energy Performance Contracts at 60% of properties;

- obtaining NF HQE™ Exploitation and BREEAM In-Use International certifications;
- using urban heating and cooling networks promoting access to renewable energy generated from biomass (household waste) or geothermal sources;
- switching to Guarantees of Origin for the common areas at Passy Kennedy;
- beginning pre-audits for the entire portfolio (2021-2022) under France's eco-energy scheme for tertiary buildings to identify sources of energy savings and associated capital expenditure.

5. Resources, waste and the circular economy

OBJECTIVE \ Limit the impact of waste generated by real estate operations

In 2021, waste produced in connection with operating buildings had already decreased by 19% compared with 2020 thanks to a number of very concrete initiatives:

With tenants:

- 100% of waste collection data has been collected since 2017, placing Vitura among the most advanced in its field

according to the 2019 and 2020 responsible real estate report put together by the French organization for the promotion of sustainable real estate (OID).

- Selective waste sorting is in place at 100% of properties.
- Compost bins and organic waste bins have been added at 60% of properties.

In restaurant areas:

- A food waste policy is in place across all intercompany restaurants with returnable containers provided for takeaway meals.
- A zero-plastic policy has been rolled out, with plastic bottles, cups and straws substituted out across all intercompany restaurants.

(1) Adjusted for climate variability. See table of EPRA indicators on page 59.

- Local products are on offer, and more than 95% of food available in the Europlaza and Passy Kennedy intercompany restaurants is fresh and seasonal produce.
- A vegetarian option is always available and, at the Arcs de Seine intercompany restaurant, bio-waste is subject to an anaerobic digestion process.

On building sites:

- A charter has been put in place to reduce carbon emissions from both minor upgrades and major work, taking into account the carbon impact of materials and equipment, as well as the challenges of the circular economy.

- Renovation and maintenance work was carried out on certain facilities (elevators, HVAC systems, etc.) to increase their lifespan.

6. Water consumption

\ OBJECTIVE \ Reduce water consumption at Vitura's properties by 20% between 2013 and 2030

Water consumption across Vitura's portfolio has fallen 11% compared to 2013, thanks to measures rolled out to reduce consumption:

- installation of automatic faucets;
- installation of a water flow reduction system;
- monthly maintenance and meter reading;
- installation of automatic watering systems in green spaces;
- careful management of water flow;
- installation of rainwater collection system at Arcs de Seine, scheduled as part of the Rives de Bercy renovation program.

7. Biodiversity

\ OBJECTIVE \ Apply a biodiversity action plan across the entire portfolio.

In 2021, all of Vitura's buildings had dense, abundant green spaces, accessible to all tenants. Vitura takes care to protect and develop biodiversity, both during the acquisition phase and in the use of its properties:

- its property portfolio comprises 38,500 sq.m of green space, including trees, shrubs and herbaceous plants, helping to reduce the impact of heat islands during heatwaves;
- it systematically conducts ecological studies: the most recent study was carried out at Passy Kennedy, shortly after its acquisition in 2019;
- the biotope coefficient across the portfolio is 40%;
- most sites have nest boxes, and two extra were added in 2021 at Arcs de Seine;
- no pesticides are used across the portfolio.

8. Mobility

\ OBJECTIVE \ Encourage the use of low-impact mobility and provide facilities for electric vehicles.

Vitura encourages its employees and tenants to use public and low-impact transportation by providing a range of resources:

- electric vehicle charging stations at 80% of properties;
- locker rooms/showers at 60% of properties to encourage cycling;
- physical and digital guides and information panels with information about how to get around.

PRIORITY 3

HAVING A POSITIVE SOCIAL FOOTPRINT



Vitura's social footprint essentially comprises four different levels

\\ 1

NATIONAL LEVEL

- Government sustainable development goals
- "2°C pathway" laid down in the Paris agreement
- UN Global Compact

\\ 2

REGIONAL LEVEL

- Impact on activity, employment and community life
- Contribution to biodiversity conservation

\\ 3

PROPERTY PORTFOLIO LEVEL

- Reduction of environmental impacts and disturbances

\\ 4

STAKEHOLDER ENGAGEMENT LEVEL

- Buy-in for CSR policy
- Shared and sustainable value creation

1. Buildings tailored to their tenants

1.1. Health, safety, comfort and well-being

\ OBJECTIVE \ Foster tenant health and well-being

Tenant satisfaction is central to Vitura's corporate vision, and tenants are entitled to expect the best quality of life at work, both in terms of health and safety and comfort and well-being.

To this end, a number of actions were continued, rolled out or extended in 2021:

- regular monitoring by property managers of regulatory facilities audits;
- tracking of tenant satisfaction across the entire portfolio at quarterly information meetings for all tenants, and an annual survey on issues including comfort, well-being and access to amenities;
- creation of an annual events program to enhance tenant well-being, including various events to strengthen social ties;
- awareness-raising workshops on ESG issues;
- access to green spaces opened up to all, offering wide-ranging views of nature;
- shared indoor spaces decked with plants and floral decorations, enhancing tenants' connection with nature;
- remote working resources strengthened during the health crisis;
- variety of "wellness" services offered, including games rooms, book-share libraries, exercise classes;
- all tenant feedback taken into account.

1.2. Accessibility

\ OBJECTIVE \ Make 100% of our portfolio accessible to everyone

Vitura carries out an accessibility analysis as part of plans for renovation work and acquisitions and implements the necessary corrective measures.

2. Stakeholder engagement

\ OBJECTIVE \ Get stakeholder buy-in for Vitura's CSR approach to make an impact across the entire value chain

Vitura firmly believes in the importance of committing to environmental and social change, which it intends to share with all its stakeholders. It uses a variety of resources to gauge their expectations and bring them on board with its CSR approach:

- discussions held with all of Vitura's key internal and external stakeholders to update its strategy and draw up its materiality matrix;
- employee and tenant satisfaction surveys are used to identify the priority actions to be taken;
- discussions held with asset managers, property managers and CSR consultants to update its CSR action plan.



3. Attentiveness and respect for employee satisfaction

\ OBJECTIVE \ Achieve a high satisfaction rate among employees and involve them in the CSR process

Vitura is a people-centered company that places the utmost importance on equal opportunity. Its employment policy respects human rights, labor law and International Labour Organization (ILO) conventions.

In 2021, 100% of its employees reported they were satisfied. Numerous management measures contribute to maintaining this very high level of satisfaction:

- signatory of the United Nations Global Compact since 2015;
- creation of an annual events program to boost employee well-being;
- possibility of remote working during Covid periods;
- employees consulted on ESG priorities via a CSR questionnaire;
- internal code of ethics signed by all employees, which includes the principles of non-discrimination (gender and career diversity), respect for human rights and labor law, for all stakeholders (members of the Board of Directors, shareholders, employees, subcontractors, suppliers,

and the communities impacted by the Vitura's properties), and the Company's sustainable development commitments.



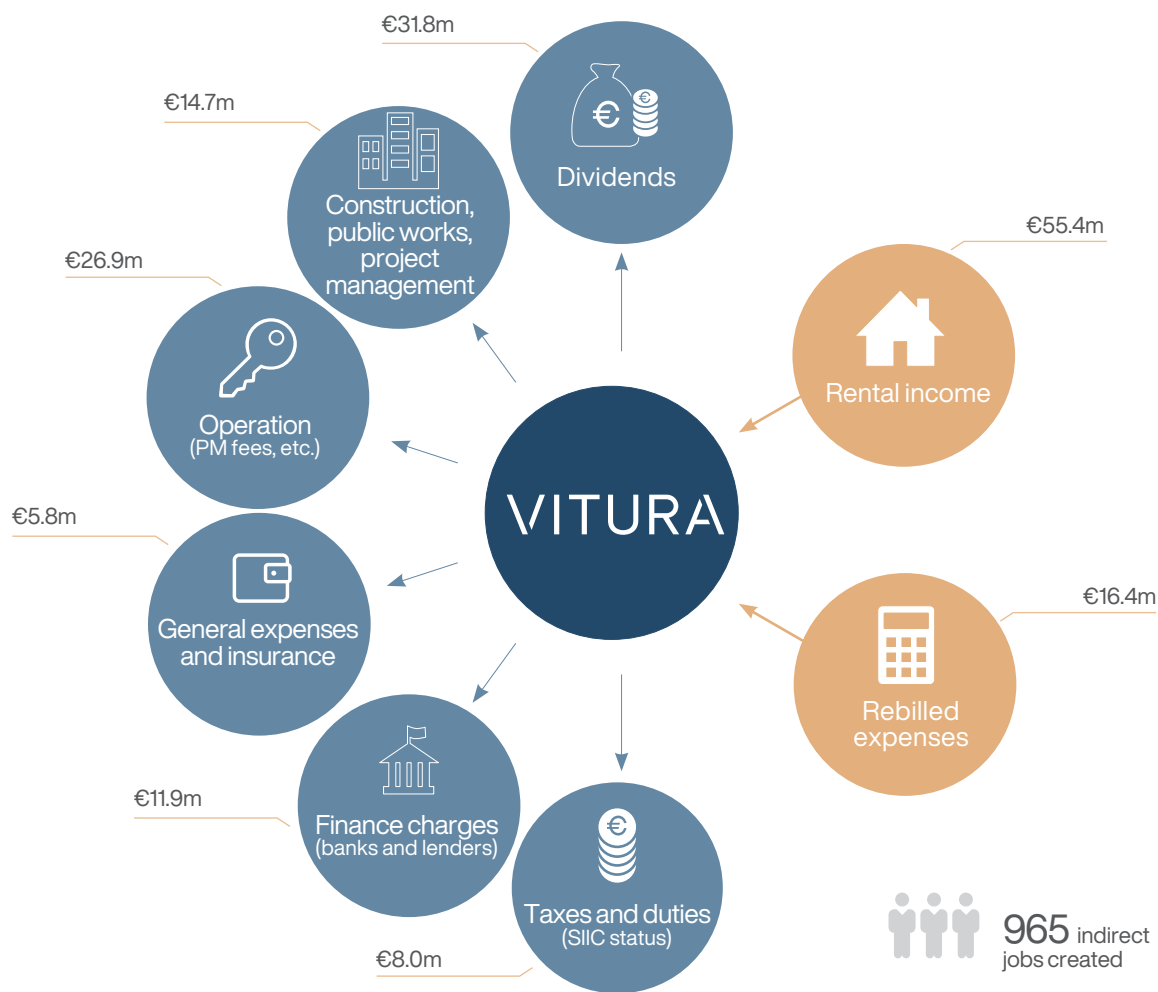
4. Regional and employment market impact

OBJECTIVE

Assess Vitura's contribution to local social and economic activity

Given that regional impacts are an essential link in the real estate value chain, Vitura works tirelessly to increase its contribution to local communities.

- creation of 965 indirect jobs;
- events and awareness-raising activities run by local associations, such as You'Manity and Octobre Rose in 2021, at Vitura sites.



5. Responsible purchasing policy

OBJECTIVE

Have 100% of stakeholders commit to the responsible purchasing policy

Since Vitura's operating model is largely based on outsourcing, its CSR strategy is focused to a great extent on ensuring the commitment of its suppliers and partners. In 2021, 90% of service providers (by purchase volume) responded to the yearly questionnaire they were sent. This showed that:

- 100% of asset managers and property managers have signed environmental clauses;
- 100% of service providers undertook to comply with Vitura's CSR policy in 2021 by signing its responsible purchasing charter.

Partnerships and corporate sponsorship

Vitura is involved in several real estate and sustainable development organizations, ensuring it is closely attuned to market and public expectations and that it stays abreast of best practices.



The **OID (Observatoire de l'Immobilier Durable)** is an independent real estate forum for the promotion of sustainable development that brings together more than 80 members and partners, including leaders of the commercial real estate sector in France. It actively pushes for greater recognition of ESG issues in France and abroad, through a program of actions carried out both in the field and with public authorities.



The European Public Real Estate Association (**EPRA**) is made up of Europe's leading listed real estate companies. It primarily aims to standardize reporting practices across the industry. Vitura has been an active member and sponsor of the annual EPRA conference for almost ten years. Its financial and non-financial reports are prepared in accordance with EPRA's Best Practices Recommendations (BPRs).



Institut de l'Épargne Immobilière et Foncière is an independent research center that acts as a forum for discussion and exchange among real estate and investment professionals. Vitura has been a member since 2010 and is listed on the Euronext IEIF "SIIC France" index.



The **Global Real Estate Sustainability Benchmark (GRESB)** is an organization providing standardized and validated **Environmental, Social and Governance (ESG) data to financial markets**. Established in 2009, the GRESB has become the leading ESG benchmark for real estate and infrastructure investments across the world and is used by 140 institutional and financial investors to inform decision-making.



Global Compact France, the official local network association in France for the UN Global Compact, brings together more than 1,500 business and non-business entities to help them proactively network and engage with respect to the Ten Principles relating to human rights, labor, environment and anti-corruption. These criteria focus on the implementation of best practices in transparency, strategy, governance, stakeholder engagement and contribution to the United Nations' goals.



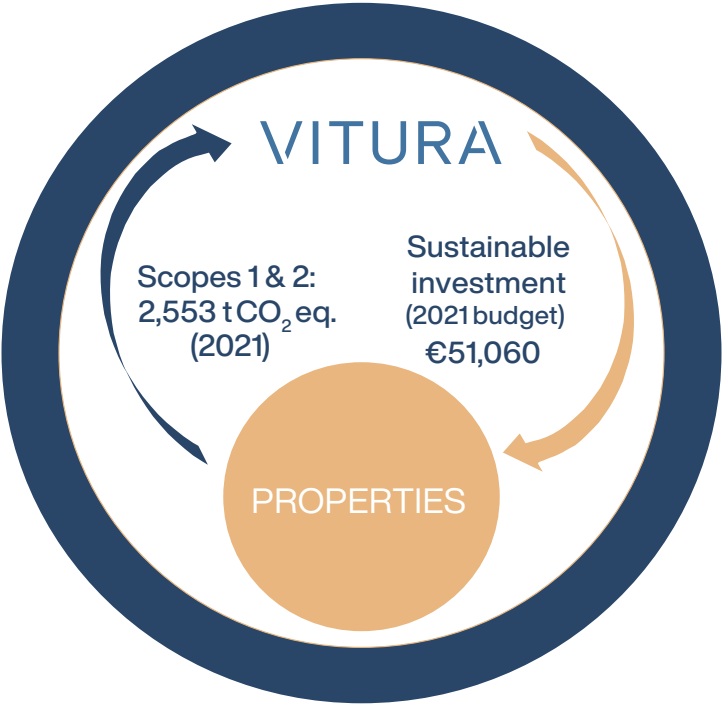
The Urban Land Institute (**ULI**) is a non-profit organization that boasts more than 45,000 members across the globe from all private and public sectors relating to urban planning and real estate development. Vitura is a member of this organization and participates in its rich exchange of expertise and best practices.



PRIORITY 4

ROLLING OUT INNOVATIVE ACTIONS

In 2018, Vitura set up a sustainable innovation fund, strengthening its drive to continuously improve the environmental performance of its assets. Managed by the CSR Committee, the fund is supplemented by an internal carbon tax of €20 per metric ton of CO₂. The tax applies to the "Management" scope emissions from Vitura's portfolio, described in Appendix 1. It came to €51,060 in 2021, corresponding to 2,553 tCO₂eq. of emissions. The carbon tax helped finance a number of initiatives aimed at improving the ecological performance of Vitura's assets: the installation of new birdhouses, the replacement of old lighting with LEDs in one of the parking lots, the installation of additional electricity meters and the organization of events to raise awareness about sustainable development.



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 (EPRA sBPR).

The environmental indicators published by Vitura 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 219 indicates where the information recommended in the EPRA guidelines can be found in the 2021 Annual Report.

REPORTING SCOPE

Vitura 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 2021 reporting scope corresponds to the five property complexes owned at January 1, 2021: Arcs de Seine, Europlaza, Rives de Bercy, Hanami and Passy Kennedy.

The reporting period runs from October 1, 2020 to September 30, 2021 (this methodology was reviewed for the 2021 NFIS so that actual data could be used; 2020 data has been adjusted for purposes of comparison).

Any asset acquired in year Y can only be included in the reporting for year Y+1. Similarly, an asset sold in year Y is excluded from the reporting for that year. Office Kennedy, acquired by Vitura at the end of the year, will therefore not be included in the reporting scope for 2021.

The reported data has been reviewed by an independent third party. Their report can be found on page 70.

In 2021, the coverage rates continued to improve:

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

A summary of the reporting methodology used is provided below.

Scope	1. Corporate	2. Management	3. Use
Activities	Headquarters' activities and Vitura	Property management by the asset and property manager	Use of buildings by tenants
Indicators	All "Corporate" indicators		All "Property portfolio" indicators
Physical scope	Headquarters	Common areas and shared use	Private areas and private use

EPRA environmental performance indicators

CORPORATE INDICATORS

"CORPORATE" scope	EPRA CODE	GRI STANDARD AND CRESO INDICATOR CODE	MEASUREMENT UNIT	2020 WITH CLIMATE ADJUSTMENT	2021 WITH CLIMATE ADJUSTMENT	2020/2021 CHANGE	2021 WITHOUT CLIMATE ADJUSTMENT
ENERGY							
Volume							
Total energy consumption			MWh _{FE}	21	26	27%	26
o/w fossil fuels	Fuels-Abs	302-1	MWh _{FE}	-	-	-	-
o/w electricity	Elec-Abs	302-1	MWh _{FE}	7.9	9.5	21%	9.5
o/w urban network	DH&C-Abs	302-1	MWh _{FE}	13	17	31%	16
Ratios							
... Per sq.m	Energy-Int	CRE1	kWh _{FE} /sq.m	117	149	27%	147
... Per FTE	Energy-Int	CRE1	kWh _{FE} /FTE	6,847	8,714	27%	8,548
GREENHOUSE GAS EMISSIONS							
Volume							
Total energy-related emissions			tCO _{2eq}	2.8	3.4	19%	3.3
... o/w direct	GHG-Dir-Abs	305-1	tCO _{2eq}	-	-	-	-
... o/w indirect	GHG-Indirect-Abs	305-2	tCO _{2eq}	2.8	3.4	19%	3.3
Ratios							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO _{2eq} /sq.m	16	19	19%	19
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO _{2eq} /FTE	0.9	1.1	19%	1.1
WATER							
Volume							
Total consumption	Water-Abs	303-1	cu.m	18	40	119%	
Ratios							
... Per FTE	Water-Int	CRE2	cu.m/FTE	6.1	13.3	119%	
... Per sq.m	Water-Int	CRE2	cu.m/sq.m	0.1	0.2	119%	
WASTE							
Volume							
Total volume	Waste-Abs	306-2	kg	4,450	4,450	0%	
% recycled	Waste-Abs	306-2	%	100%	100%	0%	
Ratios							
... Per FTE			kg/FTE	1,483	1,483	0%	

Basis of calculation
2021: 175 sq.m, and 3 FTEs.
2020: 175 sq.m, and 3 FTEs.

PORTFOLIO ENERGY INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA CODE	GRI STANDARD AND CRESO INDICATOR CODE	MEASUREMENT UNIT	2020 WITH CLIMATE ADJUSTMENT	2021 WITH CLIMATE ADJUSTMENT	2020/2021 CHANGE	2021 WITHOUT CLIMATE ADJUSTMENT
"Management" scope - Lessors				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values	Like-for-like values
Volume							
Total energy consumption			MWh _{FE}	21,232	20,989	-2%	20,098
			MWh _{PE}	38,210	35,099	-8%	34,193
o/w fossil fuels	Fuels-Abs & Fuels-LfL	302-1	MWh _{FE}	3,097	3,617	17%	3,101
o/w electricity	Elec-Abs & Elec-LfL	302-1	MWh _{FE}	10,688	8,931	-16%	8,921
o/w urban network	DH&C-Abs & DH&C-LfL	302-1	MWh _{FE}	7,537	8,441	12%	8,077
Ratios							
... Per sq.m	Energy-Int	CRE1	kWh _{FE} /sq.m	113	111	-2%	106
... Per FTE	Energy-Int	CRE1	kWh _{FE} /FTE	4,580	6,999	53%	6,702
... Per sq.m	Energy-Int	CRE1	kWh _{PE} /sq.m	202	185	-8%	181
"Use" scope - Users							
Volume							
Total energy consumption			MWh _{FE}	17,718	18,166	3%	18,035
			MWh _{PE}	45,714	46,868	3%	46,530
o/w fossil fuels	Fuels-Abs & Fuels-LfL	302-1	MWh _{FE}	-	-	-	-
o/w electricity	Elec-Abs & Elec-LfL	302-1	MWh _{FE}	17,718	18,166	3%	18,035
o/w urban network	DH&C-Abs & DH&C-LfL	302-1	MWh _{FE}	-	-	-	-
Ratios							
... Per sq.m	Energy-Int	CRE1	kWh _{FE} /sq.m	94	96	3%	95
... Per FTE	Energy-Int	CRE1	kWh _{FE} /FTE	3,806	6,057	59%	6,014
... Per sq.m	Energy-Int	CRE1	kWh _{PE} /sq.m	242	248	3%	246
"Management" and "use" scopes:							
Volume							
Total energy consumption			MWh _{FE}	39,041	39,154	0%	38,133
			MWh _{PE}	83,924	81,967	-2%	80,723
Ratios							
... Per sq.m	Energy-Int	CRE1	kWh _{FE} /sq.m	206	207	0%	201
... Per sq.m	Energy-Int	CRE1	kWh _{PE} /sq.m	443	433	-2%	427
... Per FTE				8,385	13,056	56%	12,715

The absolute and like-for-like scopes were identical between 2020 and 2021. The like-for-like scope follows the methodology used by EPRA.

Basis of calculation for the surface areas of the "Management and Use" scopes: 2021 = 2020 = 189,238 sq.m. Basis of calculation for FTEs for 2021: 2,999 FTE.

PORTFOLIO GREENHOUSE GAS EMISSION INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA PERFORMANCE MEASURE CODE	REF: GLOBAL REPORTING INITIATIVE (GRI) G4 EPRA CONSTRUCTION & REAL ESTATE	MEASUREMENT UNIT	2020 WITH CLIMATE ADJUSTMENT	2021 WITH CLIMATE ADJUSTMENT	2020/2021 CHANGE	2021 WITHOUT CLIMATE ADJUSTMENT
"Management" scope - Lessors				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values	Like-for-like values
Volume							
Total energy-related emissions			tCO ₂ -eq.	2,412	2,553	6%	2,278
... o/w direct	GHG-Dir-Abs	305-1	tCO ₂ -eq.	703	821	17%	704
... o/w indirect	GHG-Indirect-Abs	305-2	tCO ₂ -eq.	1,709	1,732	1%	1,574
Ratios							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO ₂ -eq./sq.m	13	13	6%	12
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO ₂ -eq./FTE	518	851	64%	759
"Use" scope - Users							
Volume							
Total energy-related emissions			tCO ₂ -eq.	1,134	1,163	3%	1,154
... o/w direct	GHG-Dir-Abs	305-1	tCO ₂ -eq.	-	-	-	-
... o/w indirect	GHG-Indirect-Abs	305-2	tCO ₂ -eq.	1,134	1,163	3%	1,154
Ratios							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO ₂ -eq./sq.m	6	6	3%	6
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO ₂ -eq./FTE	244	388	59%	285
"Management" and "use" scopes:							
Volume							
Total portfolio emissions		305-1	tCO ₂ -eq.	3,546	3,715	5%	3,432
Ratios							
Total energy-related emissions per sq.m	GHG-Int	CRE3	kgCO ₂ -eq./sq.m	19	20	5%	18
Total energy-related emissions per FTE	GHG-Int	CRE3	kgCO ₂ -eq./FTE	762	1,239	63%	1,144

The absolute and like-for-like scopes were identical between 2020 and 2021. The like-for-like scope follows the methodology used by EPRA.
Basis of calculation for the surface areas of the "Management and Use" scopes: 2021 = 2020 = 189,238 sq.m Basis of calculation for FTEs for 2021: 2,999 FTE.

PORTFOLIO WATER AND WASTE INDICATORS

"MANAGEMENT" AND "USE" SCOPES:	EPRA CODE	GRI STANDARD AND CRES INDICATOR CODE	MEASUREMENT UNIT	2020	2021	2020/2021 CHANGE
				Absolute values = Like-for-like values	Absolute values = Like-for-like values	Like-for-like values
WATER						
Volume						
Total consumption	Water-Abs & Water-LfL	303-1	cu.m	63,939	67,671	6%
Ratios						
... Per FTE	Water-Int		cu.m/FTE	13.73	22.56	64%
... Per sq.m	Water-Int	CRE2	cu.m/sq.m	0.338	0.358	6%
WASTE						
Volume						
Total volume	Waste-Abs & Waste-LfL	306-2	kg	282,293	227,501	-19%
% recycled			%	34%	37%	8%
Ratios						
... Per FTE			kg/FTE	61	76	25%

The absolute and like-for-like scopes were identical between 2020 and 2021. The like-for-like scope follows the methodology used by EPRA.
Basis of calculation for the surface areas of the "Management and Use" scopes: 2021 = 2020 = 189,238 sq.m Basis of calculation for FTEs for 2021: 2,999 FTE.

EPRA social performance indicators

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

Vitura 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 219 and the methodology used to calculate each indicator is provided in the section entitled “Reporting Methodology”.

Vitura 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 Vitura’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 Vitura (GRI reference: 411-1) across 100% of its real estate assets. In terms of sub-categories, Vitura:

- Calculates the impacts on employment.
- 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 2021 Annual Report. The page numbers are given in the EPRA sBPR concordance table on page 219.

Other indicators

Labeling and certification

Vitura’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 Vitura’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

Vitura also publishes a qualitative or quantitative performance indicator for each ESG criteria categorized as material in the 2021 materiality matrix, notability mobility and its socio-economic impact. This information can be found in the ESG action plan on page 51.

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	43,430	3,792	500
RIVES DE BERCY	31,942	31,942	-	250
EUROPLAZA	52,078	46,767	5,311	590
HANAMI	34,381	29,215	5,166	1,022
PASSY	23,633	22,675	958	637
TOTAL	189,256	174,029	15,227	2,999

The 135 sq.m surface area used for the “Corporate” scope corresponds to the surface area of Vitura’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, as reported by each property manager.
- The FTE indicator for the “Corporate” scope corresponds to the number of Vitura employees reported in the section on HR data.

2. METHODS USED FOR CALCULATIONS AND ESTIMATES

If data is missing, the unavailable data must be estimated to enable values to be compared between indicators and between the two reporting periods.

Two main methods are used to estimate unavailable data, depending on the situation.

Method 1: reconstruction based on previous data:

Given the health crisis, which significantly reduced the use of tertiary buildings, data for 2020 is not representative of typical consumption. The extrapolation methodology was therefore revised to make it as accurate as possible:

- If data is unavailable for month M of year Y and data is available for **at least six consecutive months of year Y**, an

extrapolation on a monthly pro-rata basis is performed using data from the remaining months in year Y.

- If data is unavailable for month M of the year Y and available for **at least 1 month of year Y**, an extrapolation on a monthly pro-rata basis (as per the known months) is carried out on the remaining consumption based on year Y2.
- If data is unavailable for month M of year Y and **no data is available for year Y**, an extrapolation is performed based on consumption from Y2.

In this case, consumption data is extrapolated by taking into account a climate adjustment based on the HDD_{Avg} of the month in question and the months used for the extrapolation.

For example, to extrapolate the consumption for December from consumption for the months whose data is known for the same year:

$$C_{\text{December}} = C_{\text{Avg_Known_Months}} * (HDD_{\text{December}} / HDD_{\text{Avg_Known_Months}})$$

Method 2: estimates based on similar building data:

If data is unavailable for a vacant unit in the building, it is extrapolated based on a surface area ratio using data available for another comparable unit in the building or complex that is rented.

For example: 2018 energy consumption for the first floor of building B rented by X is replaced by 2018 energy consumption for the second floor of building B rented by Y.

Supplement to these methods: specific cases of extrapolation used in 2021

- When less than six months of data was available and the 2019 values were not representative of full building use, an average of the known months was applied.
- The tenant at the Rives de Bercy property gradually vacated the premises in 2021 (to occupy only half of the building in July 2021). To make data more representative, the averages were calculated over two rolling months to reconstruct the gradual decline in the occupancy rate.

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

If data was estimated in year Y1 or Y2 and the actual value has since been identified, this value is also adjusted so that it is more representative.

Accordingly, in 2021, 2020 data was updated using this process (the 2020 data shown in this 2021 NFIS is therefore slightly different from the data presented in the 2020 NFIS).

Details about the data presented:

▪ **Energy consumption**

- For the “Corporate” scope: data is retrieved directly from Vitura.
- For the “Management” scope: data is retrieved directly 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.

▪ **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).

▪ **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. Data is retrieved from the property manager, who collects the data from the waste service providers for each asset.

▪ **Water**

Water consumption data is taken from supplier invoices provided by the property manager.

3. ADJUSTMENTS FOR CLIMATE EXTREMES

Adjustments for climate extremes are carried out according to the methodology used under the eco-energy scheme for tertiary buildings, described in the French Construction and Housing Code (*Code de la construction et de l’habitat*):

The benchmark energy consumption referred to in 1° of Article R.174-23 of the French Construction and Housing Code and the annual energy consumption referred to in Article R.174-29 of the same Code are adjusted for climate variability.

Adjustments for climate variability are made individually for each *département* in France. Climate data is 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 2000-2019 period. The weather station chosen for Vitura’s assets is the one in Paris – Montsouris.

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:

- If heating consumption can be determined from energy meters or bills

$$CAfeheat(n) = Cfeheat(n) \times \left[\frac{WDD(Tbase, average)}{WDD(Tbase, n)} - 1 \right]$$

- Otherwise

$$CAfeheat(n) = 0,03 \times Sheat \times WDD(Tbase, n) \times \left[\frac{WDD(Tbase, average)}{WDD(Tbase, n)} - 1 \right]$$

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 statistical average winter degree days over the 2000-2019 period of the relevant weather station 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 or bills

$$CAfe cooling (n) = Cfe cooling (n) \times \left[\frac{SDD(Tbase, average)}{SDD(Tbase, n)} - 1 \right]$$

- Otherwise

$$CAfe cooling (n) = 0,05 \times S cooling \times SDD(Tbase, n) \times \left[\frac{SDD(Tbase, average)}{SDD(Tbase, n)} - 1 \right]$$

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]: number of statistical average summer degree days over the 2000-2019 period of the relevant weather station based on the base temperature determined by activity category;
- SDD (Tbase, average) [°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 2021 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/tCO₂eq.

5. SOCIAL DATA

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

- **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 Vitura'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.
- **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.).

Report by the independent third party, on the consolidated non-financial statement

(For the year ended December 31, 2021)

Vitura SA

Registered office: 42, rue de Bassano, 75008 Paris

This is a free English translation of the Statutory Auditor's report issued in French and is provided solely for the convenience of English-speaking readers. This report should be read in conjunction with, and construed in accordance with, French law and professional standards applicable in France.

To the Annual General Meeting,

In our capacity as independent third party, and accredited by the COFRAC under number 3-1049⁽¹⁾, we have undertaken a limited assurance engagement on the historical financial information (actual or extrapolated) of the consolidated non-financial statement, prepared in accordance with the entity's procedures (hereinafter the "Guidelines"), for the year ended 2021 (hereinafter, respectively, the "Information" and the "Statement"), included in the company's management report pursuant to the requirements of Articles L. 225 102-1, R. 225-105 and R. 225-105-1 of the French Commercial Code (*Code de commerce*).

Limited assurance conclusion

Based on the procedures performed, as set out in the "Nature and scope of our work" section of this report, and the information collected, nothing has come to our attention that causes us to believe that the Statement is not presented in accordance with the applicable regulatory requirements and that the Information, taken as a whole, is not presented fairly in accordance with the Guidelines, in all material respects.

Preparation of the Statement

The absence of a commonly used generally accepted reporting framework or established practices on which to draw to evaluate and measure the Information allows for different, but acceptable, measurement techniques that can affect comparability between entities and over time.

Consequently, the Information needs to be read and understood together with the Guidelines, the main elements of which are presented in the Statement.

Inherent limitations in preparing the Information

The Information may be subject to inherent uncertainty because of incomplete scientific and economic knowledge and due to the quality of the external data used. Certain information is sensitive to the methodological choices, assumptions and/or estimates used to prepare the Information presented in the Statement.

Responsibility of the entity

The Board of Management is responsible for:

- Selecting or establishing suitable criteria for preparing the Information;
- Preparing a Statement in accordance with legal and regulatory requirements, including a presentation of the business model, a description of the main extra-financial risks, a presentation of policies applied to mitigate these risks and the outcomes of those policies, including key performance indicators;
- Implementing internal control over information relevant to the preparation of the Information that is free from material misstatement, whether due to fraud or error.

The Statement was prepared by applying the entity's Guidelines as mentioned previously.

Responsibility of the Statutory Auditor, appointed as independent third party

On the basis of our work, our responsibility is to provide a report expressing a limited assurance conclusion on:

- The compliance of the Statement with the requirements of Article R. 225-105 of the French Commercial Code;
- The fairness of the historical financial information (actual or extrapolated) provided in accordance with Article R.225-105-I(3) and II of the French Commercial Code concerning action plans and policy outcomes, including the key performance indicators on the main risks.

As it is our responsibility to provide an independent conclusion on the Information as prepared by Management, we are not authorised to help prepare said Information, as that could compromise our independence.

However, it is not our responsibility to comment on:

- The entity's compliance with other applicable legal and regulatory requirements (in particular, the anti-corruption and tax avoidance legislation);
- the compliance of products and services with the applicable regulations.

(1) Accreditation Cofrac Inspection, number 3-1049, scope available at www.cofrac.fr.

Regulatory provisions and applicable professional guidance

We performed our work described below in accordance with the provisions of Articles A. 225 1 and following of the French Commercial Code, the professional guidance issued by the French Institute of Statutory Auditors (*Compagnie nationale des commissaires aux comptes*) relating to this engagement and International Standard on Assurance Engagements 3000 (Revised)⁽¹⁾.

Our independence and quality control

Our independence is defined by the provisions of Article L.822-11-3 of the French Commercial Code and the French Code of Ethics (*Code de déontologie*) for statutory auditors. Our firm maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with applicable legal, regulatory and ethical requirements and the professional guidance issued by the French Institute of Statutory Auditors relating to this engagement.

Means and resources

Our work was carried out by a team of four people between November 2021 and March 2022 and took a total of two weeks.

We were assisted in our work by our specialists in sustainable development and corporate social responsibility. We conducted some ten interviews with the people responsible for preparing the Statement.

Nature and scope of our work

We planned and performed our work to address the areas where we identified that a material misstatement of the Information was likely to arise.

We believe that the work carried out, based on our professional judgement, is sufficient to provide a basis for our limited assurance conclusion:

- We obtained an understanding of all the consolidated entities' activities, and the description of the principal risks associated;
- We assessed the suitability of the criteria of the Guidelines with respect to their relevance, completeness, reliability, neutrality and understandability, with due consideration of industry best practices, where appropriate;
- We verified that the Statement includes each category of social and environmental information set out in article L. 225-102-1 III as well as the information set out in paragraph 2 of article L.22-10-36 regarding compliance with human rights and anti-corruption and tax avoidance legislation;
- We verified that the Statement provides the information required under article R. 225-105 II of the French Commercial Code, where relevant with respect to the principal risks, and includes, where applicable, an explanation for the absence of the information required under article L. 225-102-1 III, paragraph 2 of the French Commercial Code;

- We verified that the Statement presents the business model and a description of principal risks associated with all the consolidated entities' activities, including where relevant and proportionate, the risks associated with their business relationships, their products or services, as well as their policies, measures and the outcomes thereof, including key performance indicators associated to the principal risks;
- We referred to documentary sources and conducted interviews to:
 - assess the process used to identify and confirm the principal risks as well as the consistency of the outcomes, including the key performance indicators used, with respect to the principal risks and the policies presented;
 - corroborate the qualitative information (measures and outcomes) that we considered to be the most important presented in Appendix. Concerning certain risks (risk related to comfort and well-being of employees and tenants; risk related to stakeholder relations; human rights risks and anti-corruption and tax evasion risks) our work was carried out on the consolidating entity, for the other risks, our work was carried out on the consolidating entity and on a selection of entities⁽²⁾.
- We verified that the Statement covers the scope of consolidation, i.e. all the consolidated entities in accordance with article L. 233-16 of the French Commercial Code within the limitations set out in the Statement;
- We obtained an understanding of internal control and risk management procedures the entity has put in place and assessed the data collection process to ensure the completeness and fairness of the Information;
- For the key performance indicators and other quantitative outcomes that we considered to be the most important, as presented in Appendix, we implemented:
 - analytical procedures to verify the proper consolidation of the data collected and the consistency of any changes in those data;
 - tests of details, using sampling techniques, in order to verify the proper application of the definitions and procedures and reconcile the data with the supporting documents. This work was carried out on a selection of contributing entities and covers between 32% and 100% of the consolidated data selected for these tests;
- We assessed the overall consistency of the Statement based on our knowledge of all the consolidated entities.

The procedures performed in a limited assurance engagement are less in extent than for a reasonable assurance engagement performed in accordance with the professional guidance issued by the French Institute of Statutory Auditors; a higher level of assurance would have required us to carry out more extensive procedures.

(1) ISAE 3000 (Revised) – Assurance Engagements Other Than Audits or Reviews of Historical Financial Information

(2) Passy Kennedy and Arcs de Seine.

Appendix

Qualitative information (actions and results) considered most important

- Policies and actions implemented to improve the energy efficiency of buildings
- Decarbonisation strategy for works
- Climate risk mapping of all buildings
- Actions implemented for the well-being of employees and results
- Actions taken to fight corruption and respect human rights
- Measures in favour of sustainable mobility

Key performance indicators and other quantitative results considered most important

- Non-climate-adjusted energy consumption of the assets (fossil, electricity, urban network) and associated CO₂ emissions
- Percentage of responses to the "responsible purchasing" questionnaire as a percentage of the company's purchasing volumes
- Percentage of the rental surface area of the portfolio with a signed environmental appendix
- Amount financed by the sustainable innovation fund
- Biotope coefficient
- Percentage of acquisitions that include an environmental risk assessment
- Percentage of assets located within 200 meters of a public transport hub

Paris-La Défense, March 22, 2022

KPMG S.A.

Fanny Houlliot
Partner
Sustainability Services



Sandie Tzinmann
Partner