

Biodiversity Overview

March 2024



ICADE'S REWILDING PROCESS



REWILDING GOALS



PROPERTY DEVELOPMENT

Rewilding⁽¹⁾ **75%** of new builds by 2026 and **100%** by 2030



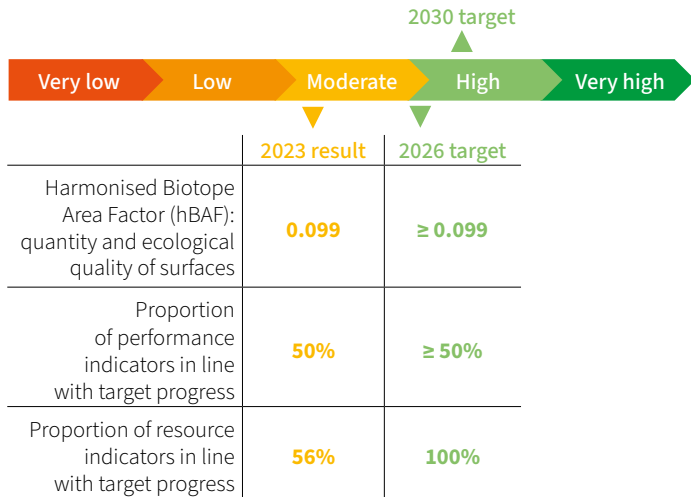
COMMERCIAL INVESTMENT

Integrating nature-boosting solutions into **90%** of buildings excluding business parks⁽²⁾ by 2026

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

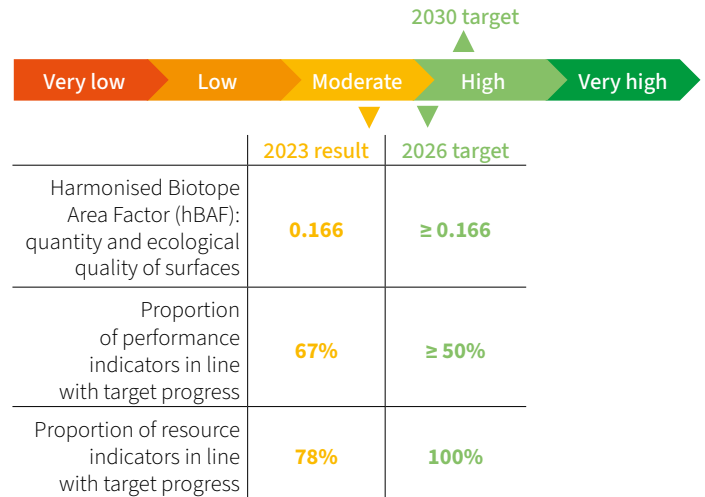
PORTES DE PARIS BUSINESS PARK

Average level of rewilding indicators



PARIS ONLY-RUNGIS BUSINESS PARK

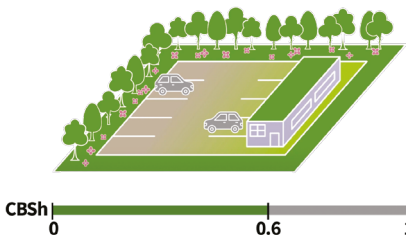
Average level of rewilding indicators



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 Commercial Investment and Property Development. In addition to this shared indicator, Icade has indicators specific to operations for Commercial Investment and construction for Property Development. Icade will also supplement its assessment by measuring its Global Biodiversity Score (GBS) in 2024.

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.



(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. 37% of the Commercial 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 ON THE PROPERTY DEVELOPMENT DIVISION

OUR SOLUTIONS THAT PROMOTE URBAN REGENERATION



Refurbishing and converting offices into housing, etc.



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



1/3

Of all projects to be refurbishment projects by 2030

PARC DES ARTS (MARSEILLE)

The hBAF indicator improved from **0.12** pre-project to **0.46** planned post-project

On a **12,000-sq.m** plot of land :

- Over **50%** of green areas vs. **20%** initially
- **450** trees including **85** preserved
- Semi-permeable paths



SPOTLIGHT ON THE COMMERCIAL INVESTMENT DIVISION

BIODIVERSITY PERFORMANCE CONTRACT FOR THE BUSINESS PARKS

CDC BIODIVERSITÉ



- 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 water consumption between 2015 and 2023 (m³/sq.m)



1,000 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 developed by the Commercial Investment Division = **1 sq.m** restored



This represented **€1M** allocated between 2016 and 2023 for the restoration of **216,000 sq.m** of fragile or damaged ecosystems as part of Nature 2050, a national programme spearheaded by CDC Biodiversité and the Nature 2050 fund.

OUR INNOVATIONS THAT PROMOTE BIODIVERSITY AND SOIL PROTECTION

vertuo.

Rainwater recycling

TERRE UTILE

Recycling of excavated soil from construction sites

LOKIMO

AI assessing biodiversity on future development sites