

## ENVIRONMENTAL POLICY

The Société de la Tour Eiffel aims to improve control of its environmental impact, and has defined the significant reduction of the environmental footprint of its properties as one of its strategic priorities. In implementing this policy, the Eiffel Tower Group wishes to underpin its commitments and highlight its actions in terms of respect for the environment.

This ambition concerns the Eiffel Tower Group's two operating divisions:

- Investment and development;
- Portfolio management, including Asset Management, Rental and Technical Management.

Société de la Tour Eiffel is also committed to reducing its environmental footprint in relation to its corporate activities. Since 2022, the company has been converting its fleet of vehicles to hybrid and electric vehicles, and changing IT equipment only when it is no longer working, for example.

### Controlling environmental impact

#### **Contributing to energetic transition**

Thanks to its collaboration with partner AEGILIM, an energy management consultancy, Société de la Tour Eiffel now has full control over the energy mapping of its real estate assets (98% of assets at the end of 2022 are covered by fluid data collection). This reliability of building energy data means that we can look forward with confidence to the coming years, and in particular to the first deadline of the French DEET regulation, set for 2030 (40% reduction in consumption or achievement of absolute values defined by decree).

The Eiffel Tower Group's ambition is to systematically reduce the energy consumption of its properties (in particular by ensuring that all equipment is in good working order) and to encourage its tenants to adopt energy-saving behaviour through environmental committees, for example.

For its development projects, the company seeks to carry out an upstream feasibility study on the production of renewable energies and aims to ensure that all eligible projects include the installation of renewable energy production systems (photovoltaic, geothermal, etc.).

Projects are systematically subjected to dynamic thermal simulation.

#### **Contributing to the fight against global warming**

Société de la Tour Eiffel has embarked on a Mitigation Plan which involves measuring the greenhouse gas (GHG) emissions generated by its business activities, and

implementing actions to reduce these emissions across all of the Company's business lines, with targets for various timeframes.

This Mitigation Plan, detailed in the 2022 Extra-Financial Performance Statement, complements the company's CSR action plan, insofar as longer-term objectives have been set that aim to comply with a series of national programs and texts that aim to achieve carbon neutrality by 2050.

### **Adapting heritage to the effects of climate change**

As the building sector is particularly exposed to the risks inherent in climate change, Société de la Tour Eiffel is taking steps to identify the sensitivity of its assets to these physical risks, so as to be able to react in the event of significant exposure.

The Société had defined a mapping of acute and chronic climatic risks for all its assets. Since 2021, some twenty adaptation audits have been carried out on its assets; another twenty are planned for 2023. The aim of these audits is to analyze their exposure to the consequences of climate change. The audit reports then contain recommendations which are used as a decision-making tool. The Company's objective is to have its entire real estate portfolio audited.

In addition, crisis management scenarios for natural hazards (flooding, fire) and/or accidental hazards (hydrocarbon leaks and technical installations) are implemented at certified sites only.

For its development projects, the company favours the installation of sunshades or high-performance glazing on buildings at high risk of heat islands.

### **Involving stakeholders in environmental performance**

Société de la Tour Eiffel is convinced of the need to involve as many stakeholders as possible in its environmental approach in order to have a significant impact, contributing to the mitigation of climate change.

Governance is involved through CSR Committees, and employees are also involved through training/awareness-raising sessions on ESG issues. As for external stakeholders, the company imposes virtuous environmental practices on its suppliers and service providers through the Responsible Purchasing and Supplier Relations Charter and through an assessment of service providers working on construction sites and operating assets. Since 2022, a questionnaire has gradually been sent to service providers to ascertain their ESG practices (196 in early 2023).

Lastly, environmental committees with tenants, held at least once a year, enable us to monitor the environmental actions implemented on the assets concerned, either by the lessor or by the lessees.

In addition, this policy is sent to all employees, and made available to tenants on the Kolimmo collaborative platform.

### **Reasonable use of natural resources: waste and water**

The Société de la Tour Eiffel is convinced that the circular economy of buildings is one of the major ways of contributing to climate change mitigation and is stepping up its

commitments in this area. Similarly, Société de la Tour Eiffel is aware of the importance of preserving biodiversity in order to maintain the planet's climatic equilibrium.

As part of its development projects, processes have been put in place to promote actions linked to the circular economy, notably through a circular economy study of eligible CAPEX, the estimation of greenhouse gases avoided by the re-use of materials in circular economy operations, and the commitment of several renovation projects to the Re-use Booster. Since 2022, the use of an environmental consultant has been generalized for all Capex on assets in operation.

Actions in favor of the selection of construction and renovation materials have been initiated, for example with the use of low-carbon concrete, or the choice of environmentally-friendly paints from ALGO PAINT, and plant-based glue for carpets. In addition to the rigorous choice of environmentally-friendly materials on its building sites, a clean building site charter is systematically signed and enforced for all development projects, which are subject to sorting and monitoring of building site waste.

With regard to property under management, Société de la Tour Eiffel has set up partnerships with companies working to optimize waste management (Cy-Clope: recycling of cigarette butts, Greenwishes, Lemon Tri and Cèdre: waste sorting and reporting). Aspiring to assess its environmental impact on a global scale, Société de la Tour Eiffel has systematically carried out a Life Cycle Assessment (LCA) on its construction and restructuring projects since 2022.

Each year, the company aims to progressively reduce water consumption at its operating properties. At the end of 2022, a rational water management policy was also produced for all Tour Eiffel activities (Management, Development, Corporate). Since 2022, the company has been progressively installing meters and sub-meters, and has also launched network audits.

The installation of rainwater harvesting systems is continuing, as is the installation of hydro-economy equipment on Tour Eiffel's buildings. Optimization of building water management is integrated right from the design stage of development projects.

Tour Eiffel is aiming to manage and monitor 100% of its managed buildings before 2024, and is also committed to improving the management and monitoring of construction site waste. Waste sorting is also a corporate practice.

### **Preserving biodiversity**

In 2021, the company launched a sustainable management program for its green spaces, which will be extended in the future. It helps to reduce water consumption on real estate assets and protect the flora and fauna present on assets in general and Business Parks in particular.

In this context, the Group aims to plant projects with local and adapted species, to limit waterproofing and to increase the revegetation of surfaces. This approach should be

complemented by a strategy of de-artificializing soils in order to enrich local biodiversity and thus combat its collapse.

### **Continuous improvement of methods**

For over 10 years, Société de la Tour Eiffel has been deploying a voluntary, cross-functional CSR approach that is fully in line with its strategic orientations.

The Company's teams have been working to achieve continuous improvement, as illustrated by the automation of extra-financial data in an evolving IT tool (My Even), which makes CSR reporting more reliable and provides a complete overview of the real estate portfolio (rental status, technical and environmental data, etc.).

The company is committed to deploying a policy of environmental certification for the majority of the assets in its portfolio (target: 80% of real estate assets certified), reflecting its commitment to controlling the impact of its buildings/.

Development projects also aim for "Construction" or "Renovation" certification.

The company's CSR Department is also dealing with Innovation to further move forward on these issues.

The environmental policy is reviewed every year. The CSR & Innovation Director is in charge to implement it under the supervision of the CSR internal committee and that of the specialised Board ESG Committee.