

Reporting Green Bonds 1 – 2024/12/31

SCI Lamartine has committed to report annually on the allocation of the net proceeds of the Green Bonds and, on a best effort basis, associated impact metrics, until the proceeds have been fully allocated, and as necessary in case of material change.

This reporting will be disclosed on Ampere Gestion's website.

An amount equivalent to the proceeds of the Green, Social or Sustainability bonds will be earmarked to the financing and/or refinancing of existing and/or future eligible Green and/or Social Projects (together the **"Eligible Portfolio"**), exclusively located in France, that would fall under the following definition:

Eligible Portfolio refers to (i) existing residential buildings owned by SCI Lamartine, including a portfolio of residential assets located in France and comprised of intermediate housing and non-restricted rent housing as well as secured off-plan projects located in France and/or (ii) capital expenditures aiming at improving the energy-efficiency of existing residential buildings, which shall meet each of the below Eligibility Criteria:




- Residential buildings must be located at a distance to public transport not exceeding 1000 meters (such as public bus, train, tram, metro);
- Existing residential buildings and off-plan projects must be located in areas with a lack of housing supply as defined by the State (A, Abis, B1, B2) and rated as Very Dynamic or Dynamic / Dynamic micro-market according to the internal rating tool of CDC Habitat "Fiche Approche Marché";
- All off-plan projects must include eco-design considerations from the early stages of the design process of the building with the objective to limit the project's environmental impact by optimizing energy efficiency, carbon footprint, waste management, water management, biodiversity preservation and land artificialization prevention.

• Eligible Green Projects

The Eligibility Criteria for Eligible Green projects follow the guidelines from the Climate Delegated Act of the EU Taxonomy¹, which provides a definition of activities contributing substantially to the climate change mitigation and climate change adaptation environmental objectives.




The set of eligibility criteria for selection of Eligible Green Projects defined hereunder has notably been developed according to the Technical Screening Criteria (TSC) applicable to the economic activity "7.7. Acquisition and ownership of buildings" as outlined in the EU Taxonomy Climate Delegated Act Annex 1 (Climate Change Mitigation).

¹ <https://eur-lex.europa.eu/legal-content/FR/TXT/?uri=CELEX%3A32021R2139>

Eligible Project Category	Eligibility Criteria	UN SDGs Contribution	Contribution to EU Environmental Objective(s)
Green Buildings	<p>Acquisition of residential buildings located in France, either existing or currently under construction, which meet the following eligibility criteria:</p> <ul style="list-style-type: none"> Buildings built before 31 December 2020 either with an Energy Performance Certificate (EPC) level at least equal to “A” or belonging to the top 15% most energy-efficient buildings of the national building stock. Buildings built after 31 December 2020 with Primary Energy Demand (PED)² at least 10% lower than the relevant national threshold set for nearly zero-energy building (NZEB) requirements. <p><u>and</u></p> <ul style="list-style-type: none"> Buildings must have obtained, or target to obtain upon completion or after refurbishment, either environmental certification NF Habitat, H&E (“Habitat & Environnement”) or NF Habitat HQE. 	  	Substantial contribution to Climate Change Mitigation
Energy Efficiency	Investments in individual energy performance improvement measures aiming at improving energy efficiency ³ .		

• Eligible Social Projects

Eligible Social Projects shall meet the following eligibility criteria:

Eligible Project Category	Eligibility Criteria	UN SDGs Contribution	Contribution to Social Objective(s)
Affordable Housing	<p>Acquisition of intermediate housing (individual or collective) located in France, either existing or currently under construction, which meet the following eligibility criteria:</p> <ul style="list-style-type: none"> Acquisition of either existing or under construction intermediate housing buildings in line with the requirements for the production of intermediate housing with reduced VAT (Art. 279-0 bis A of the CGI) for the housing of households on condition of resources. <p>Target population: tenants of the intermediate housing stock, whose resources are therefore below the ceilings set by decree.</p>	  	<p>Fight against inadequate housing</p> <p>Access to housing</p> <p>Support for employment in the target area</p> <p>Social diversity</p>

• Eligible Sustainable Projects

Eligible Sustainable Projects shall meet the combination of both Green and Social Projects eligibility criteria.

² The calculated amount of energy needed to meet the energy demand associated with the typical uses of a building expressed by a numeric indicator of total primary energy use in kWh/m² per year and based on the relevant national calculation methodology and as displayed on the Energy Performance Certificate (EPC).

³ Eligible investments include investments in economic activities aligned with Technical Screening Criteria outlined under 7,3 Installation, maintenance and repair of energy efficiency equipment; 7,4 Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings); 7,5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings; and 7,6 Installation, maintenance and repair of renewable energy technologies of EU Taxonomy Climate Delegated Act Annex 1 (Climate Change Mitigation) as available at: <https://eur-lex.europa.eu/legal-content/FR/TXT/?uri=CELEX%3A32021R2139>

Allocation Report

SCI Lamartine has established a Sustainability Bond Committee chaired by the CEO of AMPERE Gestion (Chair of the Committee), and the following teams: fund management department, financial department, ESG department, technical department and customer department. Other departments may be called in to participate as necessary.

The Sustainability Bond Committee was held for the first time on November, 29, 2022 and its objectives was to:

- earmark of net proceeds of bond instruments to the Eligible Portfolio and to;
- review and approve the selection of eligible Green and Sustainable Projects included in the Eligible Portfolio based on the process for the evaluation and selection of the Eligible Portfolio described above along the lifetime of the bond instruments.

It was thus decided to allocate the net proceeds to the Green and Sustainable Projects listed in Annex 1 and whose breakdown in value on 2024/12/31 is presented in the table below:

Framework	Project Category	Number of projects	Value at 2024/12/31
SCI Lamartine			
	Green	53	522 570 000 €
	Sustainable	40	372 240 000 €
Total		93	894 810 000 €

Change in the number of projects compared to previous years: The total number of projects appearing in the above table was previously reported as 95 instead of 93. This variation is due to a change in the valuation method for projects A184 and A185. Both these projects consist of two phases, which were valued separately in the past years. They are now valued as single entities, as shown in the chart below. The total value in the above table reflects these consolidated values.

Building code	Adress	City	Value at 2023/12/31	Value at 2024/12/31
A 184	AVENUE DE COLMAR	RUEIL-MALMAISON	4 019 400 €	11 940 000 €
A 184	39 AVENUE DE COLMAR, RUE CHARRLES GOUNOD	RUEIL-MALMAISON	8 160 600 €	
A 185	BOULEVARD DE VALMY ILOT16	COLOMBES	3 414 400 €	15 520 000 €
A 185	BOULEVARD DE VALMY	COLOMBES	12 105 600 €	

The amount of funding required for the Eligible Green and Sustainable Projects exceeds the net proceeds of the Green Bonds, so the proceeds are fully allocated.

The share of refinancing is 100%.

The remaining balance of proceeds pending allocation is NIL.

Impact Report

SCI Lamartine reports on the outputs and impacts of the Eligible Green and Sustainable Projects, aggregated at pool level due to a large number of underlying projects:

Green buildings: environmental outputs and impacts

Energy consumption (kWh _{ep} /m ² /year) based on energy performance certificate (EPC) of residential assets delivered	66.9 kWh _{ep} /m ² /year
Energy consumption reduced / avoided vs. average French residential benchmark ⁴	123.3 kWh _{ep} /m ² /year
Carbon intensity (kgCO ₂ /m ² /year) based on climate performance certificate (CPC) of residential assets delivered	10.3 kgCO ₂ /m ² /year
Carbon intensity reduced / avoided vs. average French residential benchmark ⁵	20.9 kgCO ₂ /m ² /year
% of residential assets with environmental certification	100 %
Average distance to public means of transportation	188 meters
% of residential assets located within 500 meters of public transportation	99 %

Possible change in the EPC ratings

The updating of Energy Performance Certificates (EPCs) for delivered assets within the studied perimeter, following the new methodology in force since July 1, 2021, continued throughout 2024.

This new methodology calculates the conventional energy consumption of dwellings and considers five areas of household energy use (as opposed to three under the previous assessment): heating, domestic hot water production, air conditioning, lighting, and auxiliary operations (ventilation, etc.). Therefore, the calculation methods of previous EPCs carried out before July 1, 2021, are not comparable and are gradually being phased out since January 1, 2025.

Furthermore, the new EPC more accurately reflects the ambitions of public authorities concerning the energy renovation of the housing stock and the reduction of greenhouse gas emissions. In this regard, the calculation of ratings (from A to G) no longer depends solely on primary energy consumption but also incorporates a climate component by taking into account the building's greenhouse gas emissions. Thus, to achieve a specific rating, a dwelling must meet a minimum performance threshold for each of the two criteria. Consequently, the updating of EPCs across the real estate portfolio leads to variations in energy consumption and greenhouse gas emissions results from one year to the next and may result in changes in the EPC ratings of certain assets.

⁴ National data from french public institution ADEME in March 2020 (724,641 DPE) indicating an average figure for the French residential portfolio of 190.2 kWh_{EP}/m²/year.

⁵ National data from ADEME in March 2020 indicating an average figure for the French residential portfolio of 31.2 kgCO₂/m²/year.

Affordable housing: social outputs and impacts

Number of intermediate housing units built, acquired or refurbished	1 527
Number of beneficiaries on intermediate residential assets delivered	1 794
For intermediate housing, average savings for the tenants	2 194 €
For intermediate housing, average rent discount	-18,8 %
For intermediate housing, average effort rate (for new tenants over the last 12-month period)	23,1 %
% of intermediate residential assets located in Zone A BIS	15 %
% of intermediate residential assets located in Zone A	68 %
% of intermediate residential assets located in Zone B1	18 %
% of intermediate residential assets located in dynamic or very dynamic cities	100 %

Calculation methodologies and assumptions used for the impact indicators in this reporting are aligned with methodologies applied in SCI Lamartine's Sustainability Bond Framework.