

# 2015 CSR EPRA REPORT



▶ Foreword.....	3
▶ Reporting scope and methodology.....	4
▶ Energy.....	6
▶ Greenhouse gaz emissions.....	6
▶ Water .....	11
▶ Waste .....	13
▶ Certification.....	15
▶ Assurance.....	18
▶ Correspondence table.....	19

# Foreword

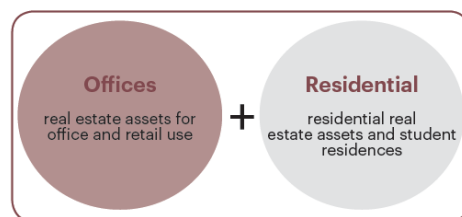
Gecina has implemented the EPRA sustainability BPR since 2012.

In addition to the detailed information published in the 2015 Reference document, Gecina has decided to edit this document in order to give easy access to the 18 performance measures indicators recommended by EPRA and following the EPRA Best Practices Recommendations on Sustainability Reporting Guidance of September 2014.

# Reporting scope and methodology

## ► Scope

- The scope covers all businesses operationally controlled by Gecina in **France** from January 1 to December 31 of the reporting year.
- As the health portfolio transfer has been initiated during 2015 and sale has been completed in July 2016, reporting scope exclude all healthcare assets. Hence, the assets and all businesses of the Gecina Group arranged according to the classification below are included in the scope:



CSR REPORTING SCOPE

## ► Scope of area

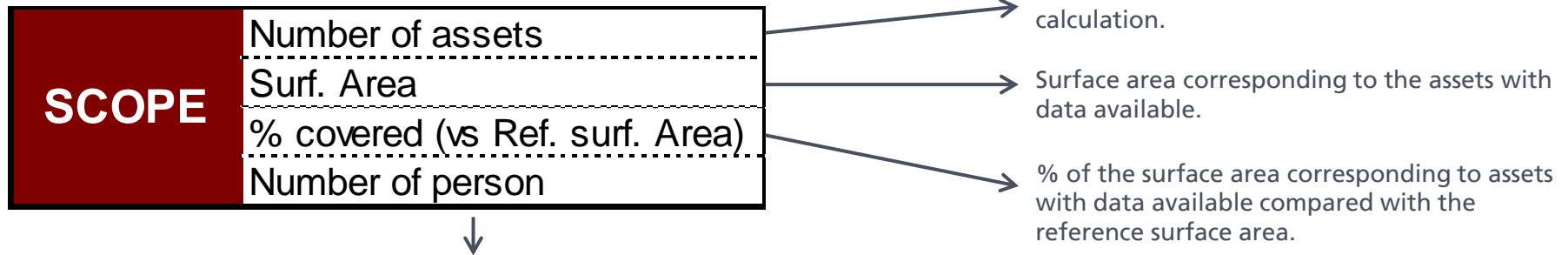
- Commercial and office surface area refers to gross leasable area (GLA), in other words that means private surface area and the rented surface of communal areas;
- Residential surface area refers to the net floor area (NFA) rented.

The adopted office and residential surface areas are:

		Group		Office		Residential	
		2015	2014	2015	2014	2015	2014
<b>SCOPE</b>	Surface area (sq.m)	1 402 976	1 422 767	972 352	913 021	430 624	509 746

# Reporting scope and methodology

## ► KPI Scope



For Office properties, Gecina considers the maximum numbers of occupants for each building.

For Residential properties, Gecina holds the following ratios from statistics produced in its properties:

- average surface area of a apartment = 70 sq.m
- average number of occupants living in a 70 sq.m apartment = 3.5 person sq.m (which means 20 sq.m / occupant)

### Number of assets with data available for KPI calculation:

- An asset is considered in operation for Y if it is included with the properties from January 1 of year Y until December 31 of year Y and if its occupancy rate is higher than 50%. Assets sold in year Y are thus directly excluded from the scope.
- Acquisitions and deliveries that took place in year Y are only effectively taken into account as part of properties from year Y for the certification indicators.

# Energy and GHG emissions – (1/5)

Elec-Abs/Lfl, DH&C-Abs/Lfl, Fuels-Abs.Lfl, GHG-Dir-Abs/Lfl, GHG-Indir-Abs/Lfl  
Energy-Int, GHG-Int

## ► Further information on indicators' SCOPE

As Gecina has no control over the completeness of fluid meters, the data collection and reporting period has been shifted in order to ensure the most comprehensive monitoring possible of the relevant indicators (i.e energy consumption, GHG emissions, water consumption and waste volume). Therefore, for year Y the reporting period is from 10/01/Y-1 to 09/30/Y for these indicators.

## ► METHODOLOGY

Energy and GHG emissions data reported in this report are not adjusted by degree days methodology.

They are based on real consumption (i.e. bills). When this is not possible, for some residential for example, EPD method is used for estimations.

GHG emission factors comes from the French decree of September 15, 2006 (amended by the decree of November 2014).

According to the GHG Protocol, the three operational scopes of GHG emissions of Gecina are:

- Scope 1: direct emissions linked to the combustion of fossil fuels of resources owned by the company
- Scope 2: indirect emissions linked to the purchase or production of electricity and heating and cooling
- Scope 3: indirect emissions related to energy consumed but no controlled by Gecina

# Energy and GHG emissions – Group (2/5)

Elec-Abs/Lfl, DH&C-Abs/Lfl, Fuels-Abs.Lfl, GHG-Dir-Abs/Lfl, GHG-Indir-Abs/Lfl  
Energy-Int, GHG-Int

## ▶ RESULTS (1/3)

GROUP		TOTAL						Owner						Tenant						
		Absolute measures			Like for like scope			Absolute measures			Like for like scope			Absolute measures			Like for like scope			
SCOPE	Unit	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	
	Number of assets	122	143	-14,7%	118	118	-													
	Surf. Area	1 180 153	1 329 613	-11,2%	1 136 771	1 136 771	-													
	% covered (vs Ref. surf. Area)	88%	96%	-7,4%	2	89%	-													
	Number of person	64 277	72 238	-11,0%	61 321	61 321	-													
ENERGY CONSUMPTION	Total energy consumption from electricity	kWh	94 383 477	109 136 117	-13,5%	91 872 214	91 827 425	0,0%	29 972 042	34 581 602	-13,3%	27 710 380	27 126 934	2,2%	64 411 434	74 554 515	-13,6%	64 161 834	64 700 491	-0,8%
	Total energy consumption from district heating and cooling	kWh	54 629 896	57 953 331	-5,7%	53 837 048	51 862 511	3,8%	46 778 176	50 653 652	-7,7%	46 182 176	44 923 016	2,8%	7 851 720	7 299 679	7,6%	7 654 872	6 939 494	10,3%
	Total energy consumption from fuels	kWh	45 579 616	50 459 587	-9,7%	43 764 922	44 945 207	-2,6%	30 282 762	33 686 671	-10,1%	29 002 001	28 950 511	0,2%	15 296 854	16 772 916	-8,8%	14 762 922	15 994 696	-7,7%
	Building energy intensity	kWh/sq.m/year	165	164	0,8%	167	166	0,4%												
		ar	3 027	3 012	0,5%	3 090	3 076	0,4%												
GHG EMISSIONS	Total direct GHG emissions (Scope 1)	tCO <sub>2</sub> e	7 128	7 742	-7,9%	6 978	6 553	6,5%	7 128	7 742	-7,9%	6 978	6 553	6,5%	0	0		0	0	
	Total indirect GHG emissions (Scope 2)	tCO <sub>2</sub> e	9 325	10 031	-7,0%	9 199	8 883	3,6%	9 325	10 031	-7,0%	9 013	8 711	3,5%	0	0		0	0	
	GHG emissions from non controlled buildings (Scope 3)	tCO <sub>2</sub> e	11 936	13 031	-8,4%	11 875	11 492	3,3%							11 936	13 031	-8,4%	11 875	11 492	3,3%
	GHG intensity from building energy (all scopes)	kgCO <sub>2</sub> e/sq.m/year	14	13	4,3%	14	13,6	4,8%												
		/year	256	246	4,0%	264	252	4,8%												

# Energy and GHG emissions – Office (3/5)

Elec-Abs/Lfl, DH&C-Abs/Lfl, Fuels-Abs.Lfl, GHG-Dir-Abs/Lfl, GHG-Indir-Abs/Lfl  
Energy-Int, GHG-Int

## ▶ RESULTS (2/3)

OFFICE			TOTAL						Owner						Tenant						Head Quarter		
			Absolute			Like for Like			Absolute			Like for Like			Absolute			Like for Like			Absolute		
SCOPE	Unit	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	
SCOPE	Number of assets	73	78	-6,4%	71	71																	
	Surf. Area	751 177	813 170	-7,6%	714 957	714 957																	
	% covered (vs Ref. surf. Area)	77%	91%	-15,1%	74%	78%																	
	Number of person	42 828	46 416	-7,7%	40 230	40 230																	
ENERGY	Total energy consumption from electricity	kWh	89 426 193	99 056 179	-9,7%	86 914 931	86 942 947	0,0%	29 086 259	33 768 624	-13,9%	26 824 597	26 313 957	1,9%	60 339 934	65 287 555	-7,6%	60 090 333	60 628 990	-0,9%	885 783	812 978	9,0%
	Total energy consumption from district heating and cooling	kWh	25 755 428	27 883 133	-7,6%	25 159 428	22 747 497	10,6%	22 700 772	25 543 854	-11,1%	22 104 772	20 408 218	8,3%	3 054 656	2 339 279	30,6%	3 054 656	2 339 279	30,6%	1 013 000	1 002 000	1,1%
	Total energy consumption from fuels	kWh	12 515 718	14 175 730	-11,7%	11 342 667	13 071 674	-13,2%	7 032 768	8 110 675	-13,3%	6 393 649	6 890 882	-7,2%	5 482 950	6 065 055	-9,6%	4 949 018	6 180 793	-19,9%	0	0	0,0%
	Building energy intensity	kWh/sq.m/year	170	174	-2,0%	173	172	0,5%															
		kWh/person/year	2 982	3 040	-1,9%	3 068	3 052	0,5%															
GHG EMISSIONS	Total direct GHG emissions (Scope 1)	tCO <sub>2</sub> e	1 688	1 757	-3,9%	1 688	1 391	21,3%	1 688	1 757	-3,9%	1 688	1 391	21,3%	0	0	0,0%	0	0	0,0%	0	0	0,0%
	Total indirect GHG emissions (Scope 2)	tCO <sub>2</sub> e	4 786	5 415	-11,6%	4 660	4 400	5,9%	4 786	5 415	-11,6%	4 474	4 228	5,8%	0	0	0,0%	0	0	0,0%	186	172	8,1%
	GHG emissions (Scope 3)	tCO <sub>2</sub> e	7 675	7 820	-1,9%	7 655	7 272	5,3%	0	0	#DIV/0!	0	0	0,0%	7 675	7 820	-1,9%	7 655	7 272	5,3%	0	0	0,0%
	Greenhouse gaz intensity from building energy (all scopes)	kgCO <sub>2</sub> e/sq.m/year	19	18	2,2%	20	18	7,2%															
kgCO <sub>2</sub> e/person/year		330	323	2,3%	158	144	9,6%																



# Energy and GHG emissions – Residential (4/5)

Elec-Abs/Lfl, DH&C-Abs/Lfl, Fuels-Abs.Lfl, GHG-Dir-Abs/Lfl, GHG-Indir-Abs/Lfl  
Energy-Int, GHG-Int

## ► RESULTS (3/3)

RESIDENTIAL			TOTAL (absolute measures)						Owner						Tenant					
			Absolute measures			Like for like scope			Absolute measures			Like for like scope			Absolute measures			Like for like scope		
Indicator	Unit	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	2015	2014	% change	
SCOPE	Number of assets	49	65	-24.6%	47	47	-	29	31	-6.5%	28	28	-	20	34	-41.2%	19	19	-	
	Surf. Area	428 976	516 443	-16.9%	421 814	421 814	-	311 365	334 105	-6.8%	306 937	306 937	-	117 612	182 338	-35.5%	114 878	114 878	-	
	% covered (vs Ref. surf. Area)	100%	100%	-0.4%	100%	100%	-													
	Number of person	21 449	25 822	-16.9%	21 091	21 091	0,0%	15 568	16 705	-6.8%	15 347	15 347	0,0%	5 881	9 117	-35,5%	5 744	5 744	0,0%	
ENERGY	Total energy consumption from electricity	kWh	4 071 501	9 266 960	-56,1%	4 071 501	4 071 501	0,0%	0	0	0,0%	0	0	0,0%	4 071 501	9 266 960	-56,1%	4 071 501	4 071 501	0,0%
	Total energy consumption from district heating and cooling	kWh	27 861 467	29 068 198	-4,2%	27 664 619	28 113 013	-1,6%	23 064 404	24 107 798	-4,3%	23 064 404	23 512 798	-1,9%	4 797 063	4 960 400	-3,3%	4 600 215	4 600 215	0,0%
	Total energy consumption from fuels	kWh	33 063 898	36 283 857	-8,9%	32 422 255	31 873 532	1,7%	23 249 994	25 575 997	-9,1%	22 608 352	22 059 629	2,5%	9 813 903	10 707 860	-8,3%	9 813 903	9 813 903	0,0%
	Building energy intensity	kWh/sq.m/year	152	144	4,9%	152	152	0,2%	149	149	0,0%	149	148	0,2%	159	137	16,2%	161	161	0,0%
		kWh/person/year	3 030	2 890	4,9%	3 042	3 037	0,2%	2 975	2 974	0,0%	2 976	2 969	0,2%	3 177	2 735	16,2%	3 218	3 218	0,0%
GHG EMISSIONS	Total direct GHG emissions (scope 1)	tCO <sub>2</sub> e	5 440	5 985	-9,1%	5 290	5 162	2,5%	5 440	5 985	-9,1%	5 290	5 162	2,5%						
	Total indirect GHG emissions (scope 2)	tCO <sub>2</sub> e	4 353	4 444	-2,0%	4 353	4 311	1,0%	4 353	4 444	-2,0%	4 353	4 311	1,0%						
	Total GHG emissions from non controlled buildings (scope 3)	tCO <sub>2</sub> e	4 261	5 211	-18,2%	4 220	4 220	0,0%							4 261	5 211	-18,2%	4 220	4 220	0,0%
	GHG intensity from building energy (all scopes)	kgCO <sub>2</sub> e/sq.m/year	33	30	8,2%	33	32	1,2%	31	31	0,8%	31	31	1,8%	36	29	26,8%	37	37	0,0%
kgCO <sub>2</sub> e/person/year		655	606	8,2%	657	649	1,2%	629	624	0,8%	628	617	1,8%	725	572	26,8%	735	735	0,0%	

# Energy and GHG emissions – Analysis (5/5)

Elec-Abs/Lfl, DH&C-Abs/Lfl, Fuels-Abs.Lfl, GHG-Dir-Abs/Lfl, GHG-Indir-Abs/Lfl  
Energy-Int, GHG-Int

## ► RESULTS

The energy efficiency of office properties improved considerably in 2015, after leveling off in 2014. The average energy consumption of commercial properties decreased by 2 % compared with 2014 and by 24.5% compared with the reference year of Gecina's plan (2008).

Significant external constraints, a very warm summer on the whole and several days of extreme heat as well as a harsh winter had a positive impact on the efficiency of technical equipment. Moreover, these climate conditions also limited the so-called "mid-season" effect in 2015, by avoiding the switching, in the same day, of hot and cold requests which inevitably leads to an over-consumption of energy.

Meter readings and analyses, the search for optimization between the needs of occupants, the operating time of facilities, and the continued renovation of assets are all factors that contribute to improved energy efficiency. The environmental certification of surface area in properties still remains an important lever for improving energy efficiency.

The deployment of the Hypervision® remote metering system continued in 2015 and information about energy consumption is available for 36 out of the 56 buildings targeted. Gecina analyzes these data periodically and defines areas for improvement.

For several years now, the replacement of energy equipment has been subject to a technical/economic analysis of the overall cost with a preference for the most energy-efficient.

The review of energy requirements for building heating and cooling needs is also an influential vector, not only on performance of a property but also on its primary energy and carbon footprint.

Action plans use the results of the CSR scoring of properties on this theme are used in long-term planning of processes to be implemented in each building.

As part of these new developments, Gecina has imposed the highest energy efficiency levels on itself by selecting the Effnergie+ label as an objective for new buildings and BBC Renovation for reconstruction and major renovation projects.

>> See more details on pages 222 to 225 of the [2015 Reference document](#).

# Water (1/2)

## Water-Abs/Lfl/Int

### ► Further information on indicator's SCOPE

Reported data are based on bills from municipal water consumption only.

Some properties have a rainwater collection but no measure collect system has been implemented so far.

### ► RESULTS (1/2)

## GROUP

		Unit	TOTAL (absolute measures)						Headquarter		
			Absolute measures			Like for like scope			Absolute measures /like for like		
			2015	2014	% change	2015	2014	% change	2015	2014	% change
SCOPE	Number of assets		100	109	-8,3%	98	98	-	1	1	0,0%
	Surf. Area	sq.m	891 233	1 080 984	-17,6%	884 071	883 210	-	9 772	9 772	0,0%
	% covered (vs Ref. surf. Area)		76%	81%	-7,1%	100%	100%	-	100%	100%	0,0%
	Number of person		47 543	57 531	-17,4%	47 185	47 185	-	360	375	-4,0%
Water	Total water consumption	m <sup>3</sup>	860 438	1 005 560	-14,4%	850 485	860 738	-1,2%	4 003	3 631	10,2%
	Building water intensity	m <sup>3</sup> /sq.m/year	0,97	0,93	3,8%	0,96	0,97	-1,3%	0,41	0,37	10,2%
		m <sup>3</sup> /person/year	18,10	17,48	3,5%	18,02	18,24	-1,2%	11,12	9,68	14,8%

### ► RESULTS (2/2)

<b>OFFICE</b>			<b>Absolute measures</b>			<b>Like for like scope</b>		
	Unit	<b>2015</b>	<b>2014</b>	<b>% change</b>	<b>2015</b>	<b>2014</b>	<b>% change</b>	
<b>SCOPE</b>	Number of assets	56	60	-6,7%	56	56	-	
	Surf. Area	519 194	570 355	-9,0%	519 194	518 333	-	
	% covered (vs Ref. surf. Area)	69%	70%	-1,5%	100%	100%	-	
	Number of person	28 941	32 000	-9,6%	28 941	28 941	-	
<b>Water</b>	Total water consumption	m <sup>3</sup> 293 622	340 388	-13,7%	293 622	307 908	-4,6%	
	Building water intensity	m <sup>3</sup> /sq.m/year	0,57	0,60	-5,2%	0,57	0,58	-2,5%
		m <sup>3</sup> /person/year	10,15	10,64	-4,6%	10,15	10,64	-4,6%

<b>RESIDENTIAL</b>			<b>Absolute measures</b>			<b>Like for like scope</b>		
	Unit	<b>2015</b>	<b>2014</b>	<b>% change</b>	<b>2015</b>	<b>2014</b>	<b>% change</b>	
<b>SCOPE</b>	Number of assets	44	49	-10,2%	42	42	-	
	Surf. Area	372 039	510 629	-27,1%	364 877	364 877	-	
	% covered (vs Ref. surf. Area)	87%	99%	-12,3%	100%	100%	-	
	Number of person	18 602	25 531	-27,1%	18 244	18 244	-	
<b>Water</b>	Total water consumption	m <sup>3</sup> 566 816	665 172	-14,8%	556 863	552 830	0,7%	
	Building water intensity	m <sup>3</sup> /sq.m/year	1,52	1,30	17,0%	1,53	1,30	17,2%
		m <sup>3</sup> /person/year	30,47	26,05	17,0%	30,52	30,30	0,7%

In 2015, water intensity decreased by nearly 4% compared to 2014 and Gecina achieved its objective of 0.93 m<sup>3</sup>/sq.m/year set for 2016.

Actions performed on office assets in operation:

- deployment of the Hypervision® solution for managing consumption of assets;
- installation of meters and connection of meters and sub-meters to building management systems (BMS) for close tracking of consumption and identification of any leaks;
- signing of a water savings contract with the installation of aeration units to limit throughput;
- removal of air-cooled towers.

### ► Further information on indicator's SCOPE

In 2015, Gecina changed its reporting method to better reflect all the measures in place for commercial buildings concerning selective waste collection. Since 2008, Gecina had recognized only office buildings for which it had taken out a selective waste collection contract. By also including buildings in the property portfolio where tenants manage their own waste, the reporting scope now reflects the complete range of the property portfolio's selective waste collection capacity.

Residential buildings have garbage collection made by the municipal company. Hence, there is currently no system that provides data on quantities and types of waste collected.

### ► RESULTS (1/2)

According to the new methodology, the proportion of surface area of the property portfolio with premises adapted to selective waste sorting (with suitably sized ventilation, water supply, water evacuation) reached 82% in 2015 and increased by 2% compared with 2014.

In 2015, Gecina has appointed the specialized consultancy, Inddigo, to analyze its property portfolio, increase the number of buildings with selective waste sorting facilities and to recover an increased proportion of waste. The purpose of this forward-looking inventory was to obtain an overview of the problems encountered relating to waste management with respect to technical, legal and financial criteria.

# Waste 2/2

## Waste-Abs/Lfl

### ► RESULTS (2/2)

## OFFICE

		Unit	Absolute measures			Like for like scope			headquarter			
			2015	2014	% change	2015	2014	% change	2015	2014	% change	
<b>SCOPE</b>	Number of assets		35	34	2,9%	31	31	-	1		-	
	Surf. Area	sq.m	429 805	434 053	-1,0%	409 516	409 516	-	9 772		-	
	% covered (vs Ref. surf. Area)			44%	48%	-7,0%	100%	100%	-	1%		-
	Number of person		22 040	57 874	-61,9%	21 036	21 036	-	23 044		-	
<b>Waste</b>	Total waste recovered	t	1 920	1 575	21,9%	1 911	1 575	21,4%	6			
	Total not recovered waste	t	1 126	1 075	4,7%	1 077	1 075	0,2%	18			
	% waste recovered	t	63%	59%	6,1%	64%	59%	7,6%	25%			
	% not recovered waste	t	37%	41%	-8,9%	36%	41%	-11,1%	75%			

# Certification - Office HQE® Operation (1/3)

## Cert-Tot

### ► Further information on indicator's SCOPE

Only the surface area that can be eligible to certification are taken into account in the total surface area for this item.

### ► RESULTS (1/2)

Gecina chose the HQE® Operation certification to underscore its commitment and capitalize on the best operating practices developed for its property portfolio.

The most widespread initiative in France for office property, the HQE® Operation certification represents the most appropriate reference framework for the type of Gecina's assets as well as its property management activity. The HQE® Operation certificate guarantees the quality level of the building for tenants and investors by establishing mandatory responsible management methods and improvement of environmental performance (analyzed using objective metrics) through a progress action plan.

In addition, it ensures continuity in operating methods since 2010, when Gecina introduced a HQE® Operation Management System, audited and recognized for the properties assessed by Certivéa. By regularly intervening either through in-situ audit, or through documentary analysis, Certivéa assesses the system in place and checks the achievement of the established efficiency goals on a range of buildings submitted for certification. The certification of each asset is re-assessed every five years.

**HQE® Operation certification is voluntary, Gecina is not bound by any mandatory certification so far for its buildings.**

# Certification - Office HQE® Operation (2/3)

## Cert-Tot

### ► RESULTS (2/2)

#### Office HQE® Operation Certification

	2008	2009	2010	2011	2012	2013	2014	2015	Objectif 2016
Surface areas certified HQE® Operation	0	0	42 806	151 955	264 579	350 041	508 912	643 214	727 032
Office surface area	903 037	891 815	824 466	799 673	805 986	809 810	820 319	911 233	911 233
<b>% of surface area certified HQE® Operation</b>	<b>0%</b>	<b>0%</b>	<b>5%</b>	<b>19%</b>	<b>34%</b>	<b>44%</b>	<b>62%</b>	<b>71%</b>	<b>80%</b>

#### Headquarter certification HQE® Operation

	2008	2009	2010	2011	2012	2013	2014	2015	Objectif 2016
Office surface area certified	0	0	0	0	9 772	9 772	9 772	9 772	9 772

The headquarter have been certified HQE Operation in 2012 at the different level : Sustainable building focus = Good (Bon) / sustainable operation focus = Excellent (Excellent)



# Certification - Office and Residential Development (3/3)

## Cert-Tot

Since 2005, Gecina has used the NF HQE® Commercial Buildings certification for its office buildings under development. Gecina's initial choice had proven to be relevant with its highly ambitious aspirations, seeking one of the two highest levels of certification known as the HQE® Excellent or Exceptional passport.

For its residential properties, Gecina chose the multi-criteria Habitat & Environnement (H&E) certification developed by Qualitel, the leading certification in the sector for France. The most ambitious profile of the two certifications for renovations, H&E and Patrimoine H&E (Ph&E), is systematically sought.

*Gecina seeks to complement its HQE® certification with other certifications (LEED, BREEAM®, etc.) and labels (Effinergie +, Biodiversity, Well Building Standard, etc.), with a view to adapting its operations as closely as possible to expectations of stakeholders, current and future tenants, investors and local authorities (see pages 228-231 of the [2015 Reference Document](#) for more information on other certifications and labels).*

All those certification are voluntary, Gecina is not bound by any mandatory certification so far for its buildings.

	Offices and Residential Development Certification							
	2008	2009	2010	2011	2012	2013	2014	2015
Surface areas delivered with a high level of certification*	0	0	18 622	53 827	67 525	32 269	7 219	11 393
Surface areas delivered certified	31 023	0	23 675	53 827	75 350	77 956	7 219	11 393
Surface areas delivered	35 671	4 754	47 030	65 873	80 057	77 956	7 219	11 393
% of surface areas delivered with a high level of certification	0%	0%	40%	82%	84%	41%	100%	100%
% of surface areas delivered certified	87%	0%	50%	82%	94%	100%	100%	100%
% of surface areas delivered with a high level of certification (except Beaugrenelle)	0%	0%	40%	82%	84%	100%	100%	100%

\* Office: 12/14 targets HQE Efficient or very Efficient /Passport excellent or exceptionnel

Residential : Profil A H&E

NB: As a building in operation, please note that the headquarter of Gecina is not concerned by this indicator

# Assurance

In compliance with French Law – Article 225 Grenelle II Law, all the following indicators have been assessed and audited by a Independant Third Party (Mazars) with different level of assurance as follows:

Indicator	Level of certification in 2015
Energy Consumption	Detailed Testing ( Moderate ) : 25%
GHG Emission	Detailed Testing ( Moderate ) : 25%
Water Consumption	Detailed Testing ( Moderate ) : 25%
Waste	Detailed Testing ( Moderate ) : 25%
Certification	Reasonnable : 50%

>> *More details available on pages 295-297 of the [2015 Reference Document](#)*

Third Party audit's (Mazars) attestation is publicly available on page 327-328 of the [2015 Reference Document](#)

In addition, Gecina's HQE® Operation Management System is audited by Certivéa that also assesses properties directly according to HQE® Operation certification process (*see more details page 232 of the [2015 Reference Document](#)*).

# Correspondence table (in line with GRI G4)

GECINA		CORRESPONDENCE					
EPRA	Completeness	Scope (2)			ISO 26000	Art.225	Chapter in Reference Document
3.1	●	O /R	G4-EN4	Indirect energy consumption outside the organization		II.c) 3.1	7.3.1
3.3	●	O /R	G4-EN3	Direct energy consumption within the organization	6.5.4	II.c) 3.1	7.3.1
3.4	●	O /R	G4-EN5	Energy intensity			7.3.1
3.5 3.6	●	O /R	G4-EN15	Direct greenhouse gas emissions (Scope 1)	6.5.5	II.d) 1	7.4.1
3.7	●	O /R	G4-EN18	Greenhouse gas intensity		II.d) 1	7.4.1
3.8	●	O /R	G4-EN8	Total water withdrawal by source	6.5.4	II.c) 1.1 II.c) 1.2	7.4.4
3.9	○	O /R	G4-EN9	Water sources significantly affected by withdrawal of water		II.c) 1.2	-
3.10	◐		G4-EN23	Total weight of waste by type and disposal method	6.5.4	II.b) 2	7.4.2.2

GRI (Global reporting initiative) : GRI G4 principles

ISO 26000: international standard, guidelines on organization's social responsibility.

\*Section 225 of the «Grenelle 2» french law: decree n°2012-557, April 24th 2012 related to social and environmental transparency

\*EPRA: European Public Real Estate Association, EPRA Best Practices Recommendations, sept. 2011

(1) NAP = Non applicable ; NA = Non available

(2) G= All the business lines of the Gecina Group ; O = Office business line ; R = Residential and student residences business line

- 2 Completed data
- ◐ 1 Partially completed data
- Non published data

# 2015 CSR EPRA REPORT

