

Since 2008, Covivio employees have been invited to participate in the "Foulées de l'Immobilier" race organised by students from Paris-Dauphine University's Master of Real Estate Management (Master 246) programme. For the 11<sup>th</sup> edition in 2018, Covivio brought together a European team of nearly 80 runners from France, Italy and Germany. All proceeds of this annual sporting event for real estate professionals, of which Covivio is one of the sponsors, go to the Abbé-Pierre Foundation to provide housing to people in need. Covivio also took the opportunity to support the Perce-Neige association in its efforts to help people with mental disabilities, by converting the number of kilometres run by its team into a donation of the same amount.

For the European Sustainable Development Week 2018, Covivio organised a collection of clothes for charity at its sites in Paris, Metz, Lille and Lyon for the benefit of the La Cravate Solidaire association, which fights against exclusion from employment by redistributing business clothing to people facing barriers to integration. In all, 47 kilos of clothes were collected.

Similarly, over the Christmas period, Covivio collected toys from its employees for the benefit of the Rejoué Association and Secours Populaire. These two operations brought out the best in terms of employee generosity (p. 103).

Covivio also works alongside the city of Paris by committing to the Paris Climate Action network, which launched the Paris Climate Action charter. This Charter, which asks companies to commit to the fight against climate change and for the Climate Plan, was updated in 2018 and was once again signed by Covivio at the "Gold level". Covivio has thus committed to contributing to carbon neutrality for Paris and the 1.5°C target for 2030.

## Turn each site into a biodiversity driver

Biodiversity may be defined as "all interacting living things, including micro-organisms and services provided by ecosystems"<sup>(1)</sup>: biodiversity is the foundation of life and carries major global challenges. It poses a challenge in the construction and management of buildings, as well as upstream on the sites where raw materials are extracted and in the manufacturing sites of the materials and equipment used in the buildings.

Although its property portfolio is mainly located in urban areas, Covivio has a direct and indirect impact on biodiversity. The development of real estate remains one of the most significant sectors contributing to the loss of biodiversity. At each phase of a building's life cycle, from the extraction of raw materials to demolition operations, it plays a role of some kind in the five major causes of the erosion of biodiversity identified by the Convention on Biological Diversity (CBD): overexploitation of natural resources; destruction/disturbance of species and natural habitats and the fragmentation of habitats; pollution; introduction and spread of invasive exotic species; climate change.

The Biodiversity Policy that Covivio launched in France in 2010 formally incorporates, in its charters for the design and management of green spaces, the following issues at each stage of a building's life cycle:

- eco-design of developments and renovations by taking biodiversity into account upstream through eco-friendly corridors, stakeholders' expectations and material selection
- creation of green terraces in urban environments that contribute to mitigating the urban heat island effect
- environmentally-responsible management of green spaces
- planting of native plant species to limit the need for watering and preserve local species
- promoting circular economy (choice of materials, reuse and recycling at the end of an item's useful life, best practices for extracting and manufacturing raw materials)
- enhancing the functions of green spaces for building users
- adapting the upkeep of green spaces to meet eco-responsible criteria (modifying lawn-maintenance schedules, limiting the use of plant protection products)
- participating in research and innovation.

To implement this policy in the most suitable way, Covivio ordered a Europe-wide study into its potential impacts on biodiversity.

(1) In 2015, Covivio took part in developing the Sustainable Building Plan, which led to the publication of the "Building and Biodiversity" report <http://www.planbatimentdurable.fr/publication-du-rapport-batiment-et-biodiversite-a943.html>.

▶ LYON  
Silex<sup>2</sup>

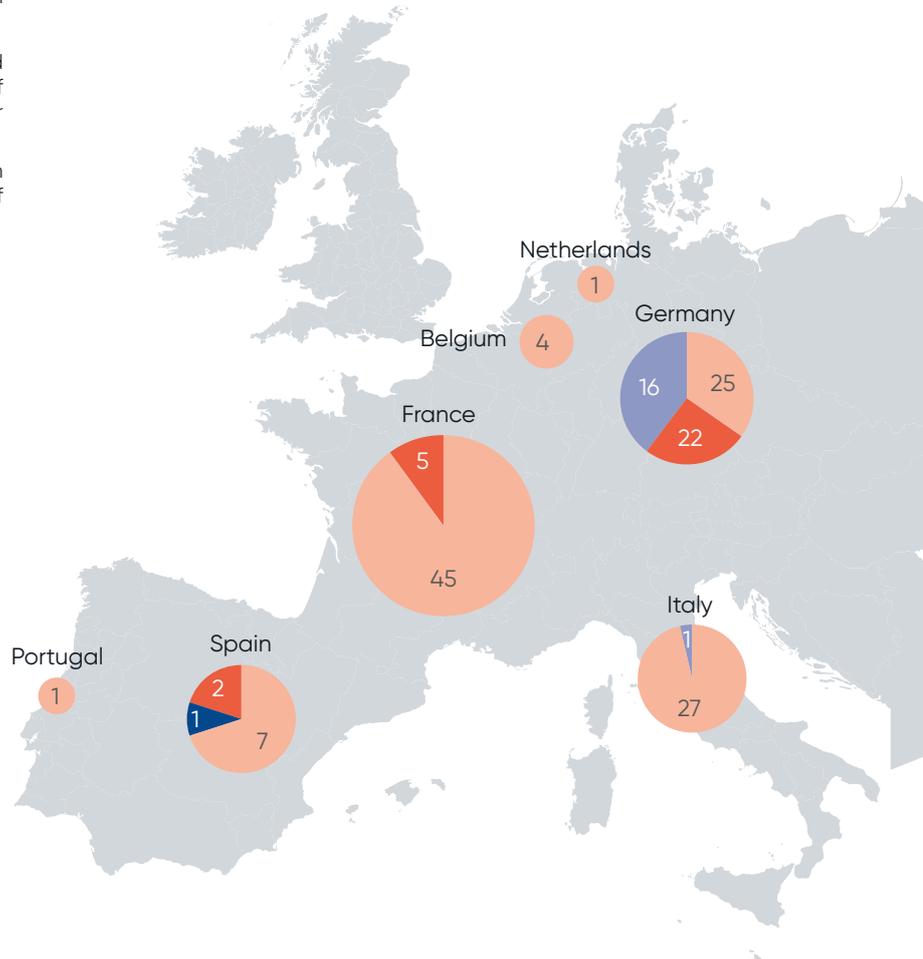
### European mapping of the impacts

At the end of 2017, Covivio carried out a mapping exercise for its building construction and operation activities in order to measure its indirect impacts on:

- biodiversity: use of space, destruction and fragmentation of natural habitats, "artificialisation" of environments, soil sealing, and impacts on rainwater infiltration
- "ex situ biodiversity", i.e. the effect of the extraction of raw materials and the manufacture and use of construction materials on biodiversity.

Ecological quality	Rating
In a protected area (PA)	A
<500m of a PA	B
500m - 1km of a PA	C
>1km of a PA	D

### ■ Mapping of Covivio sites in or adjacent to protected areas



### An analysis based on GRI Standards indicators

In 2017, Covivio commissioned a third party, Gondwana, to perform an analysis compliant with the GRI Standards version of the Global Reporting Initiative (GRI), based on a sample of 157 sites owned by the Group in Europe. These included:

- 100% of directly managed office buildings (multi-let), a total of 29 in France and 28 in Italy
- the 50 largest assets in a representative panel of residential assets located in Germany
- the 50 largest assets in the Europe hotels portfolio in Belgium, Spain, France, Italy, Netherlands and Portugal.

Four performance indicators for biodiversity were analysed.

#### Operational sites held, leased or managed in, or adjacent to, protected areas and areas of high biodiversity value (Disclosure GRI 304-1)

- This indicator aims to describe the location and size of the land owned, leased or managed by the organisations in, or adjacent to, protected areas and areas of high biodiversity value.

- The study was conducted with the help of Système d'Informations Géographiques (SIG) on the 157 sites described above. All protected areas (Natura 2000, biotope protection orders, etc.) and areas of high biodiversity value (ZNIEFF type I and II) were taken into account and identified within radii of 0.5, 1, 2 and 5 km of the sites concerned.
- The result showed that 70% of the sites were located more than one kilometre away from an area of interest, 11% were in a "potentially sensitive" area within a radius of 0.5 to 1 km of a protected area, and 18% were in a "sensitive" area less than 500 metres from a protected area or one with ecological value. Only one asset, located in Spain, had been built in an area of ecological value as defined by the GRI Standards (see below). A study will be commissioned to propose areas for improvement with a view to optimising the promotion of biodiversity within the landscaped areas of this asset.
- Given the nature of the activities carried out on these sites and the layout of the landscaped areas, the impact of so-called "sensitive" sites can be considered low in these areas of ecological interest.

**Conclusion: on the 304-3 criterion, Covivio's activity can be considered "Effective".**

#### Description of the impact of activities on biodiversity (Disclosure GRI 304-2).

- This indicator covers the direct and indirect impacts on biodiversity caused by Covivio's activities.
- The analysis of the Company's complete real estate portfolio value chain showed that Covivio's activities have an effect on the five major causes of the erosion of biodiversity.
- Upstream of a building's value chain, construction materials can have impacts on biodiversity ("ex situ biodiversity") through the extraction of raw materials and the production and use of materials. The operating impacts mainly relate to the design and management of the buildings and green areas.
- Covivio has implemented a number of initiatives aimed at reducing the severity of these impacts (p. 65).

**Conclusion: on the 304-2 criterion, the activity of Covivio can be considered "Effective".**

#### Protected or Restored Habitats (Disclosure GRI 304-3).

- This indicator is used to measure the surface area and location of protected or restored habitats on sites influenced by the Company's activities.
- Of the 157 sites analysed, only one is located within a protected area: it is a hotel located in Spain. The entire right-of-way of the hotel is located within a protected area. The protected area was designated to halt the disappearance and degradation of wetlands. Given the location of the hotel in an urban environment and the nature of the activities, the asset's impact on the protected habitats can be categorised as low.
- In France, Covivio contributes, alongside the "Le Pic Vert" association to the setting up of bird hides for observation, the creation of bodies of water to house wildlife and encourage the presence of newts (amphibians that are endangered in the region), the construction of a nesting facility for sand martins (the first of its kind in France), and the environmental restoration of an old quarry in the Plaine de Bièvre nature reserve (Department 38) with a surface area of 117 ha.
- In Germany, the teams work with the Leipzig association for the conservation of nature (NABU) to install artificial nests for swallows at the residential Mannheimer Straße complex. New projects will be launched in 2019 in partnership with NABU.
- In France, two charters were drawn up as early as 2014, one of them to govern the creation of green spaces as part of development projects and make them eligible for labels such as BiodiverCity(R), and the other to cover the management of green spaces on operating sites in order to achieve labels such as Eve® or EcoJardin.
- The landscaping of the gardens and planted terraces of the Carré Suffren building in Paris, in consultation with an ecologist, obtained BiodiverCity® accreditation – a first for an operating property. This label promotes projects that improve quality of life while taking living systems into account. In addition, Covivio has launched the first BiodiverCity certification outside France for the The Sign site being developed in Milan. A specific action plan was developed with an ecologist to take biodiversity into account from the beginning of the project's design stage.

**Conclusion: on the 304-3 criterion, Covivio's activities can be considered to be "Effective" to "Very effective".**

#### Impact of sites on species appearing on the IUCN's Red Lists (Disclosure GRI 304-4).

- This indicator assesses, by level of the risk of extinction, the total number of threatened species on the IUCN Red List and its national equivalent and whose habitats are in areas affected by Covivio's activities.
- No animal or plant species on the IUCN Red Lists have been observed on the property of sites subjected to ecological diagnostic tests or environmental inventories. This impact can therefore be considered nil.

**Conclusion: on the 304-4 criterion, the activity of Covivio can be considered "Very effective".**

#### THE SIGN IN MILAN, FIRST BIODIVERCITY CERTIFIED SITE IN ITALY

Located in an old industrial district in the south of Milan, The Sign is a property complex consisting of three office buildings with a total surface area of 26,500 m<sup>2</sup>. In the centre of this project, which is under development, there will be a large tree-lined square to complement the green terraces designed for each of the buildings.



**FRANCESCO ZANOLLA MANCINI**  
PROJECT MANAGER- COVIVIO



*In recognition of the quality of the landscaping project in terms of biodiversity and the successful integration of the project into the city and its ecosystem, Covivio decided to pursue BiodiverCity certification, a first in Italy. Accompanied by ecologists, Covivio's Italian teams have been trained to address the various challenges in order to protect and encourage fauna and flora by capitalising on the ecological corridors formed by the old railway line and the neighbouring canal.*

