

ICADE SANTÉ'S 2022 CSR COMMITMENTS AND RESULTS

Following the announcement on July 5, 2023, regarding Primonial REIM's acquisition of 64% of the shares held by Icade in Icade Santé for a total amount of 1.4 billion Euros, the real estate investment company Icade Santé has been renamed Praemia HEALTHCARE. The presentation of Icade Santé and its CSR strategy detailed below refer to Icade Santé's activity prior to the acquisition by Primonial REIM of 64% of Icade's shares in Icade Santé.

Leading healthcare real estate company in France, aiming for a strong presence in Europe, Icade Santé has committed to a CSR strategy intended to meet key environmental and social challenges. Through its own business activities and its long-term partnerships with healthcare operators, Icade Santé seeks to reduce its environmental footprint, build resilience, promote impactful solutions as well as to improve the quality of patient care and experience.

In order to create the most value for its stakeholders through its CSR strategy, Icade Santé has integrated and analysed their expectations through a materiality matrix. Icade Santé's most recent materiality matrix identifies four priority issues directly correlated to its core activity:

- **Climate:** Commit to a low-carbon strategy to fight climate change and develop the performance and resilience of facilities.
- **Accessibility of care:** Contribute to increasing the care provided to meet local needs and users' expectations.
- **Occupants' health and well-being:** Take action for the comfort and well-being of patients, residents and staff; and ensure the suitability of premises to new medical practices.
- **Skills development:** Give all employees access to quality training, support new ways of working to encourage collaboration, cross functionality, innovation and employee commitment.

To tackle these priority issues, Icade Santé has set out CSR commitments based on three pillars: environmental, social and governance.

Aims	Commitments	Scope:	Start date	Results		Objectives	Time horizon	Comments
		FRANCE ONLY		2021	2022			
Transitioning to a low-carbon pathway	Monitor the energy and carbon performance of assets	France	2021	100%	100%	2021: 80% 2025: 100%	Each year	100% of Icade Santé's assets in Europe were monitored in 2022.
	Reduce carbon intensity between 2019 and 2030 (in kg CO ₂ e/sq.m/year) in France	France	2021	-2% compared to 2019	-4,2% compared to 2019	-37% compared to 2019	By 2030	The carbon intensity of assets in France in 2022 was 34,3kgCO ₂ e/sq.m and that of assets outside of France 92,3kgCO ₂ e/sq.m.. The global carbon intensity of Icade Santé's assets in Europe was 37kgCO ₂ e/sq.m in 2022.
	Measure the carbon footprint of development and extension projects	France	2021	100%	100%	100%	Each year	
	Obtain the E+C- label for pilot construction projects	France	2021	Achieved	Achieved	Achieved	Each year	
Increasing resilience to climate change	Assess the vulnerability to climate change of the entire portfolio and new investments	France	2021	100%	100%	100%	Each year	
	Adapt the assets most exposed to climate risks, with priority given to risks related to inland and coastal flooding	France	2021	0%	0%	100%	By 2030	
Integrating the best certification and labelling standards	Obtain environmental certification with a minimum rating of HQE Very Good, LEED Silver, BREEAM Very Good or DGNB Silver for major new-build projects over 4,000 sq.m	France	2021	100%	100%	100%	Each year	Outside of France, all assets under construction in 2022 whose surface is higher than 4000 sq.m and whose construction started after the certification commitment also reach the level LEED silver / BREEAM Very Good. 9,8% of assets in operation in France benefit from an environmental certification in 2022.
Promoting biodiversity and nature in cities	Fund the restoration and preservation of 1 sq.m of natural habitat for each sq.m of land built-on as a result of new-build projects	France	2021	100%	100%	100%	Each year	
Integrating the principles of a circular economy into products and services	Give tenants the option to implement a reuse process for refurbishments over 2,000 sq.m	France	2021	N/A	N/A	100%	Each year	
Developing sustainable mobility solutions	Conduct mobility audits on healthcare facilities	France	2022	N/A	Achieved	Achieved	Each year	

Contributing to local development and inclusion	Use the framework established by the Quality of Life in Nursing Homes Charter in all acquisition projects	France	2021	100%	100%	100%	Each year	The framework was also used for 100% acquisition projects outside France in 2022.
	Implement a patronage policy around the theme of “living well in healthcare facilities”		2022	N/A	Achieved	Achieved	Each year	
Improving occupants' well-being and adapting to new habits and lifestyles	Conduct audits on healthcare facilities to adapt real estate solutions to help operators address changing medical practices	France	2021	Achieved	Achieved	Achieved	Each year	
	Achieve at least the Efficient rating in the air quality category of the HQE certification for all HQE-certified projects over 4,000 sq.m	France	2021	100%	100%	100%	Each year	
	Design major new-build projects over 4,000 sq.m using BIM	France	2022	73%	100%	70%	Each year	
Supporting the CSR efforts of customers	Set up CSR & innovation committees with healthcare and nursing home operators	France	2021	93%	94%	70%	Each year	Overall, in Europe, CSR & innovation committees were set up with 95% of operators in 2022.
Reinforcing our responsible procurement policy and supplier relationships	Include a responsible procurement charter in all construction contracts	France	2021	100%	100%	100%	Each year	
CSR governance	Assign CSR objectives to all managers and Executive Committee members, on which their remuneration depends in part		2022	100%	100%	100%	Each year	
	Conduct a CSR evaluation on all acquisitions	France	2022	100%	100%	100%	Each year	The CSR evaluation was also conducted on 100% acquisition projects outside of France in 2022.
	Prioritise the use of sustainable (or ESG) finance		2021	N/A	Achieved	Achieved	Each year	

ANNEX 1: ENERGY CONSUMPTION OF ICADE SANTÉ'S ASSETS IN 2022

As the healthcare facilities are operated by the healthcare providers themselves, Icade Santé has no control over the operation of this type of asset. The assets are therefore 100% non-controlled by Icade Santé.

Indicator	Scope	EPRA code	Unit	TOTAL BASIS	
				Overall	
				2022	
Coverage rate of the reporting scope (based on floor area)	Europe		%		100%
Coverage rate of the reporting scope (based on floor area)	France		%		100%
Total final energy consumption	France		MWh_{fe}		523 148
Total final energy consumption	Spain		MWh_{fe}		366
Total final energy consumption	Portugal		MWh_{fe}		40 688
TOTAL FINAL ENERGY CONSUMPTION	Europe		MWh_{fe}		564 202
Energy intensity per floor area – final energy	France	Energy-Int	kWh_{fe}/sq.m		283
Energy intensity per floor area – final energy	Spain	Energy-Int	kWh_{fe}/sq.m		163
Energy intensity per floor area – final energy	Portugal	Energy-Int	kWh_{fe}/sq.m		465
Energy intensity per bed or place – final energy	Europe	Energy-Int	kWh_{fe} /bed and place / year		22 317
Energy intensity per floor area – final energy – weather adjusted	Europe	Energy-Int	kWh_{fe}/sq.m		316
ENERGY INTENSITY PER FLOOR AREA – FINAL ENERGY	Europe	Energy-Int	kWh_{fe}/sq.m		291

ANNEX 2: GREENHOUSE GAS EMISSIONS OF ICADE SANTÉ'S ASSETS IN 2022

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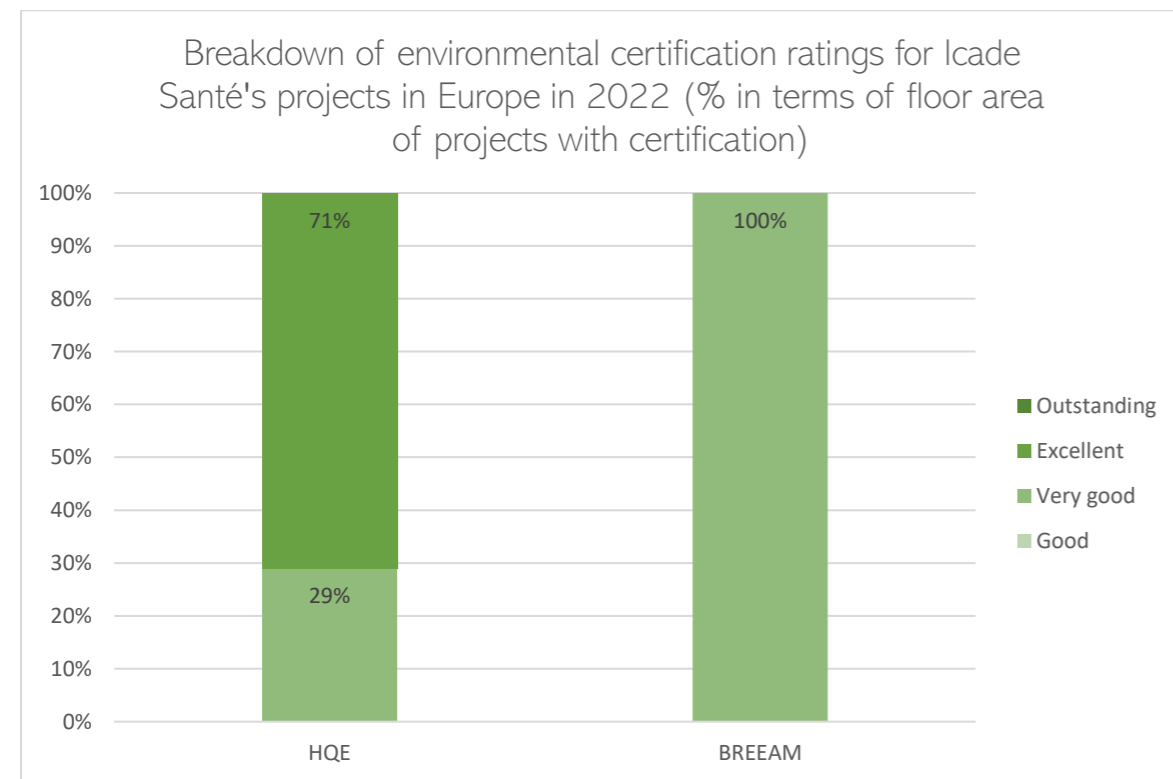
Indicator	Scope	EPRA Code	Unit	TOTAL BASIS	
				Scope 3	
				2022	
Coverage rate of the reporting scope (based on floor area)	Europe		%		100%
Coverage rate of the reporting scope (based on floor area)	France		%		100%
Greenhouse gas emissions of assets	France	GHG-Indir-Abs/LfL	tonnes CO₂e		63 478
Greenhouse gas emissions of assets	Spain	GHG-Indir-Abs/LfL	tonnes CO₂e		124
Greenhouse gas emissions of assets	Portugal	GHG-Indir-Abs/LfL	tonnes CO₂e		8161
TOTAL GREENHOUSE GAS EMISSIONS	Europe		TONNES CO₂E		71 764
Carbon intensity of assets	France	GHG-Int	kg CO₂e /sq.m		34
Carbon intensity of assets	France	GHG-Int	kg CO₂e / bed or place / year		2 561
Carbon intensity of assets	Spain	GHG-Int	kg CO₂e /sq.m		56
Carbon intensity of assets	Spain	GHG-Int	kg CO₂e / bed or place / year		4 149
Carbon intensity of assets	Portugal	GHG-Int	kg CO₂e /sq.m		93
Carbon intensity of assets	Portugal	GHG-Int	kg CO₂e / bed or place / year		17 588
Carbon intensity of assets	Europe	GHG-Int	kg CO₂e /sq.m		37
Carbon intensity of assets	Europe	GHG-Int	kg CO₂e / bed or place / year		2 839

ANNEX 3: WATER CONSUMPTIONS OF ICADE SANTÉ'S ASSETS IN 2022

As the healthcare facilities are operated by the healthcare providers themselves, Icade Santé has no control over the operation of this type of asset. The assets are therefore 100% non-controlled by Icade Santé. Water consumption data could only be collected for assets located in France in 2022.

Indicator	Scope	EPRA Code	Unit	TOTAL BASIS
				Overall
				2022
Coverage rate of the reporting scope (based on floor area)	France		%	51%
TOTAL WATER CONSUMPTION			WATER-ABS/LFL	1 254 358
Water intensity of assets	France	Water-Int	m3/sq.m/an	1,34
Water intensity of assets	France	Water-Int	Litre/bed or place/year	106 265

ANNEX 4: BREAKDOWN OF ENVIRONMENTAL CERTIFICATION RATINGS FOR ICADE SANTÉ'S PROJECTS IN EUROPE IN 2022 (% IN TERMS OF FLOOR AREA OF PROJECTS WITH CERTIFICATION) *



*This breakdown concerns projects that started after the commitment was made to certify all new-build projects over 4000 sq.m with HQE level Very Good minimum or equivalent.