



THE AMUNDI REAL ESTATE APPROACH TO RESPONSIBLE INVESTMENT

SEPTEMBER 2020

Amundi Real Estate, LEADING THE WAY IN RESPONSIBLE INVESTMENT

Amundi Real Estate, the real estate branch of the Amundi Group, specialises in the development, structuring and management of real estate funds focused on the European market.

Since 2012, Amundi Real Estate has become a key player through its position as Europe's leading responsible investor and its unique approach to asset selection and management.

A DEDICATED COMPANY,
in dates

2012

Internal Responsible Investment Charter

The charter serves to structure and facilitate the implementation of environmental criteria across all Amundi Real Estate's business lines and assets.

Creation of a customised Amundi Real Estate audit tool in partnership with Sinteo.

Amundi Real Estate uses the tool to assess each of its properties based on environmental and social performance.

Contributions to its sector

Amundi Real Estate's commitment includes regular participation in working groups such as the Observatory for Sustainable Real Estate and ASPIM.



Property mapping

Plotted for each new acquisition, radar charts provide a visual representation of the environmental and social performance of every building.



750

PROPERTIES IN EUROPE



120

DEDICATED EMPLOYEES



€39.5

BILLION IN ASSETS
UNDER MANAGEMENT

Source: Amundi Real Estate, at 30/06/2020

OFFICE REAL ESTATE MANAGEMENT COMPANY IN EUROPE

Source: IPE Real Estate, December 2019

2018

An Amundi Group action plan

The aim of the plan is to make Amundi a 100% ESG player in rating, management and voting by the end of 2021.

The plan has several focuses:

- ✓ The universal integration of ESG factors into the management of all Group funds.
- ✓ The long-term inclusion of ESG issues in AGM voting policies.
- ✓ The development of consultancy services to help our clients in their ESG strategy and innovative initiatives.

2019

An extended charter

The Amundi Real Estate Responsible Investment Charter has been extended to incorporate new challenges in the sector relating to the international climate concerns addressed by the 2015 Paris Agreement.

A new mapping tool

The upgraded tool includes new indicators such as the carbon footprint of buildings, 2°C pathways, and climate-change risks.

2020

Targeting a new label

Amundi Real Estate worked alongside the French Association for Real Estate Investment Companies, ASPIM, to create the first **Socially Responsible Investment (SRI)** label specifically for the real estate sector.

OUR RESPONSIBLE INVESTMENT CHARTER

E

ENVIRONMENTAL

Integrate the environmental effects of the operation of existing buildings and their mode of occupancy, as well as the consequences of new builds/renovations and the impacts in terms of materials used and all types of waste treatment.

Produced in 2012, the Responsible Investment Charter illustrates Amundi Real Estate's firm commitment to incorporating ESG factors into its fund management and all its business practices.

S

SOCIAL

Consider how the building will integrate with its immediate surroundings, along with tenant satisfaction levels; building accessibility and proximity to public transport and services; the building's ability to receive the public and its accessibility for persons with reduced mobility; comfort levels for occupants.

G

GOVERNANCE

Establish a strong code of conduct, a policy on the management of conflicts of interest and an internal risk-control system, actively combat money laundering and terrorism, and ensure transparent and supervised governance.

OUR TOOL

DEVELOPED
WITH **SINTEO**

We use this building audit tool to map all our managed properties, new and old, and assess them in the form of a rating.

MAPPING OUR ENVIRONMENTAL AND SOCIAL IMPACT

RATING BUILDINGS

The rating is based on:

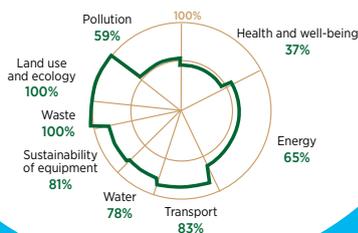
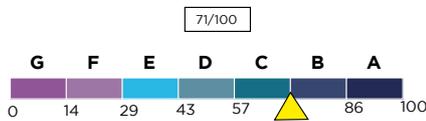
- **8 environmental and social factors:** pollution, water, energy, health and well-being, land use and ecology, transport, sustainability of equipment, waste
- **74 criteria** used to calculate a score for each of these factors, such as vegetation and green spaces, building insulation, proximity to public transport and the exposure of natural light.
- **103 questions** for assessing the building's environmental and social performance.

This mapping process produces a rating from A to G, with A being the highest. The building is rated on acquisition, then reviewed at least every three years or after any major developments or works.



Target: 100% of managed real estate to be given a rating

Environmental and social performance mapping



CARBON ASSESSMENTS AND PATHWAYS

Every building undergoes a carbon assessment to measure its greenhouse gas emissions. On the basis of the results, reduction targets are set to ensure progress consistent with the Paris Agreement.



Target: Assess 100% of managed property to produce a carbon assessment for each fund. By analysing each building we can offer tenants a specific action plan for reducing energy costs (works, energy savings, etc.).

EXPOSURE TO CLIMATE RISKS

This indicator measures the preparedness of buildings for major one-off events (flooding, heat waves, etc.) caused by climate change.



Target: improve building resilience to climate change.



OUR RIGOROUS PROCESSES



A CODE OF CONDUCT

Frequently updated and issued to every employee of Amundi Real Estate, it governs aspects such as benefits, any conflicts of interest, subscriptions to products managed by Amundi Real Estate and rental investments.



A HIGHLY SELECTIVE APPROACH TO REAL ESTATE ACQUISITIONS

In real estate, responsible investment is notably reflected in the asset selection process prior to acquisition: investments are chosen based on stringent criteria on the building's environmental and energy performance.

DERIVED FROM
THE RESPONSIBLE
INVESTMENT
CHARTER



AMUNDI REAL ESTATE'S MAIN SUPPLIERS ARE ASSESSED USING A SUPPLIER CHARTER

The aim is to help suppliers (property managers, facility managers and developers) improve their practices:

- use of more environmentally-friendly construction techniques and equipment,
- introduction of a responsible purchasing policy including the traceability of raw materials and equipment purchases,
- encouragement to offer job-training contracts, etc.



RESULTS: BETTER CERTIFIED BUILDINGS

Of all the real estate assets managed by Amundi Real Estate, 81 buildings are certified for environmental performance, connectivity, workplace well-being, carbon footprint, etc.



OUR COMMITMENT

The teams at Amundi Real Estate are committed to applying a Responsible Investment approach across all their business activities and the entire life cycle of each building.



Discover all our labelled buildings on our interactive map.



- Automated energy data collection for the entire property portfolio
- Development of projects designed to reduce the environmental impact of infrastructures
- Resource conservation: reducing the use of fossil fuels, recycling biowaste and construction-site waste, etc.

THE FUTURE

**AMUNDI
REAL ESTATE
A COMPANY
DEDICATED TO
ITS PARTNERS**

French National Urban Regeneration Agency (ANRU)
French Association for Real Estate Investment
Companies (ASPIM)
Fondation Palladio
Observatory for Sustainable Real Estate (OID)