

European Green Bond Factsheet related to economic activities 7.1 and 7.2, contributing to Climate Change Mitigation objective

1. General information

- Date of publication of the European Green Bond factsheet:
- The legal name of the issuer: In'li S.A
- Legal entity identifier (LEI) of the issuer: 969500X711HT6Q60P382
- To contact in'li, the necessary information is directly available on the website : [in'li - Contact](#) or directly at the following email: inli.financements@inli.fr
- The identity and contact details of the external reviewer: Forvis Mazars S.A, 45 rue Kléber, 92300 Levallois-Perret
- Name of the competent authority that approved the bond prospectus: Autorité des Marchés Financiers ('AMF')

2. Important information

These bonds use the designation 'European Green Bonds' or 'EuGB' in accordance with Regulation (EU) 2023/2631 of the European Parliament and the Council.

3. Environmental strategy and rationale

Following the Extraordinary General Meeting of 31 March 2025, in'li AURA, in'li Grand-Est, in'li PACA and in'li Sud-Ouest became subsidiaries of in'li. Following this subsidiarization, the in'li Group has become the national reference affordable housing operator of Action Logement Group .

In'li intends, after the full allocation of an amount equivalent to the gross proceeds of the EuGB, and at least once during the lifetime of these bonds, to establish and publish an impact report on the environmental impact of the use of the gross proceeds of the bonds, in accordance with Article 12, paragraph 1, of Regulation (EU) 2023/2631. In'li intends to have this/these impact report(s) reviewed by an external reviewer, pursuant to Article 12(3) of the European Green Bonds Regulation.

Overview

The information below is based on in'li's public Annual Reports for 2023 and 2024 (the in'li Group has not yet produced its 1st consolidated annual report).

In total, in France, the building sector accounts for 29% of national emissions¹, making it the second largest source of emissions after the transport sector (31% of national emissions).

¹ Source : Carbone 4 – CITEPA (Centre interprofessionnel Technique d'Etudes de la Pollution Atmosphérique), calculations performed for the year 2019

As a key player in affordable housing and the leading provider in the Île-de-France region, in'li has committed to **decarbonizing² its portfolio as much as possible by 2040, aiming towards carbon neutrality³.**

This objective was set by in'li to contribute to limiting the increase of the global average temperature to 1,5°C above pre-industrial levels, in accordance with the Action Logement Group's policy, and 10 years ahead of the Paris Agreement.

In this perspective, the Executive Management of in'li has committed for the past three years to monitoring and annually publishing the environmental performance of in'li's assets, initially within its Non-Financial Performance Statement and now in its CSRD (Corporate Sustainability Reporting Directive)⁴ report, aiming ultimately for their decarbonization.

Environmental ambition is a core pillar of in'li's corporate social responsibility (CSR), aligned with the roadmap of Action Logement, the main shareholder of in'li.

This ambition is reflected in concrete objectives that incorporate the consideration of potential physical and transition risks related to climate change. It is based on two main pillars:

- A renovation policy for the existing housing stock, ahead of the requirements of the Climate and Resilience Law of August 22, 2021, which mandates the gradual renovation of rental housing with the lowest Energy Performance Diagnosis labels. The objective is to renovate rental housing labelled "E" by January 1, 2034, delivering benefits both environmentally and socially by reducing the energy bills of our tenants.
- A policy to increase the supply of affordable housing, based solely on the development of new housing that performs better than the construction standards, particularly regarding primary energy, by at least 10% better than the construction standards in force at the time of the building permit submission.

With the support of a specialized consulting and engineering firm, in'li has been able to update and deploy its environmental strategy. This project has led to:

- The annual development of in'li's asset mapping,
- The optimization of the environmental profile of buildings,
- The continuous improvement of the annual collection of environmental data for the portfolio (energy consumption, greenhouse gas emissions, and water consumption), among other key actions.

This approach will be duplicated across the 4 subsidiaries recently integrated into in'li.

To this end, in'li commits beyond energy performance regulations:

1. The energy performances targeted for new construction projects exceed regulatory requirements, anticipating future building standards. In'li's development policy has for several years **an overperformance of 10% or more in primary energy consumption compared to the regulation in force** on most new projects. This policy continues since the entry into force of the RE2020, in line with the Action Logement Group's action plan.

² Reduce greenhouse gas (GHG) emissions) from in'li's real estate portfolio

³ Achieve the target of 5 kg CO₂ equivalent/m²/year GHG emissions for the portfolio by 2040

⁴ European Directive EU 2022/2464 on sustainability-related disclosures by companies

2. For renovation projects, in'li has already renovated its least insulated housing units, with Energy Performance Diagnostic labels of "F" and "G". In'li is already addressing housing⁵ labelled « E », ahead of the Climate and Resilience Law of August 22, 2021, which requires renovation of rental housing labelled « E » by January 1, 2034. During the 2022-2024 period, in'li has launched energy performance improvement works each year on 3% or 4% of its portfolio, aiming to achieve the BBC Renovation label and thus target a « B » label on at least 33% of the renovated housing annually.

European Green Bonds issued under this factsheet aim to finance and refinance assets held by in'li and/or its regional subsidiaries, aligned with activity 7.1 relating to the construction of new buildings⁶, as well as to finance and refinance renovation works of real estate assets held by in'li and/or its subsidiaries, falling under activity 7.2 Renovation of existing buildings of the Delegated Act (EU) 2021/2139 of June 4, 2021, and more specifically of the Annex I related to Climate Change Mitigation of the European Taxonomy.

As such, in'li substantially contributes to achieving environmental objectives related to climate change mitigation in accordance with Article 9 of Regulation (EU) 2020/852. This will also apply to the newly formed in'li Group.

Link with the assets, turnover, CapEx, and OpEx key performance indicators

In'li strives to substantially contribute to the climate change mitigation objective defined by the European Taxonomy. Thus, the decarbonization trajectory initiated in 2021 was pursued in 2024:

- As part of the thermal renovation plan of its portfolio, in'li launched energy renovation works on its housing in 2024, **with 90% achieving an energy performance improvement of 30% or more;**
- At the same time, in'li took delivery of new housing in 2024, **97% of which are aligned with the climate change mitigation objective of the European Taxonomy**, thanks to environmental performances exceeding current regulations.

These two levers continuously improve the overall environmental performance of the portfolio.

CapEx aligned with the climate change mitigation objective of the European Taxonomy under activity 7.2 represented 9.3% in 2024 and 9.5% in 2023 of in'li's CapEx. Currently, in'li does not have any CapEx related to activity 7.1. However, aligned CapEx under this activity may occur in the coming years.

Link to the transition plans

The bonds issued by in'li are intended to finance or refinance assets held by in'li and/or its subsidiaries aligned with activity 7.1, as well as renovation works of real estate assets held by in'li and/or its subsidiaries aligned with activity 7.2, both substantially contributing to the climate change mitigation objective of the European Taxonomy. Consequently, the proceeds of the bonds are intended to contribute to financing in'li's transition objective to aim towards carbon neutrality⁷ of its real estate

⁵ At a minimum, this includes assets held in full ownership or under equivalent ownership arrangements, over which the Group has full discretion to carry out energy renovation works. These assets accounted for nearly 80% (by number of housing units) of in'li's portfolio at the end of 2024. Renovation works on co-owned assets require the approval of the other co-owners.

⁶ In'li classifies promotion and related activities under activity 7.1, on behalf of joint ventures in which in'li retains a stake. The construction of buildings that in'li retains on its balance sheet falls under activity 7.7, as permitted by FAQs No. 144 et 147 published by the European Commission on December 19, 2022.

⁷ Striving for carbon neutrality: less than 5kgCO₂eq/m²/year.

portfolio by 2040 by reducing primary energy consumption. The transition plan initiated by the Executive Management in 2022 as part of in'li's strategic plan aimed to identify decarbonization levers and related actions. It will be completed in 2025, to cover the entire in'li Group and identify and quantify the necessary investments for its achievement. These levers are presented in in'li's CSR report for the 2024 fiscal year available [here](#).

Securitisation: N/A

4. Intended allocation of bond proceeds

Intended allocation to taxonomy-aligned economic activities

In'li intends to allocate an amount equivalent to the gross proceeds of the European Green Bonds to assets and/or expenditures using the gradual approach, in accordance with Article 4(1) of the European Green Bonds Regulation.

100% of an amount equivalent to the gross proceeds of the EuGB issued under this factsheet⁸ will be allocated to the construction of new buildings, as well as to the renovation of existing buildings according to the technical screening criteria for economic activities 7.1 and 7.2, substantially contributing to the climate change mitigation objective, as set out in Article 3 of Regulation (EU) 2020/852. The refinancing share will be minor.

In case of a sovereign issuer and bond proceeds have been allocated to tax reliefs referred to in Article 4, paragraph 3, of Regulation (EU) 2023/2631, an estimate of the expected volume of revenue losses associated with the eligible tax relief: N/A

An amount equivalent to the net proceeds of the European Green Bond will be allocated to the following economic activities, along with their respective NACE codes, in accordance with EU Regulation No 1893/2006:

- 7.1. Construction of new buildings – NACE Code F41.1, F41.2
- 7.2. Renovation of existing buildings – NACE Code F41, F43

Intended allocation to specific taxonomy-aligned economic activities

- Allocation of bond proceeds to a transitional or enabling activity: activity 7.2 renovation of existing buildings.
- If applicable, amount and share of proceeds expected to be allocated to activities related to nuclear energy and fossil gas aligned with the Taxonomy pursuant to Article 10(2) and Article 11(3) of the Taxonomy Regulation: N/A

Intended allocation to economic activities not aligned with the technical screening criteria

The bond proceeds will not be allocated to activities that do not meet the technical screening criteria of the European Taxonomy.

Process and timeline for allocation

In accordance with Article 4(1) of the European Green Bonds Regulation, in'li will allocate the proceeds of the outstanding EuGB no later than 12 months after the issuance date.

⁸ In'li has two factsheets: this factsheet, related to activities 7.1 and 7.2 of the climate change mitigation objective and a factsheet related to activity 7.7 of the climate change mitigation objective. Both factsheets are available [here](#).

Due to its size and the 2019 issuance of listed bonds on a regulated market, in'li has been subject to the European Taxonomy regulation since 2022. In this context, in'li has identified and implemented the necessary processes to ensure that selected projects comply with the alignment criteria of the EU Commission Delegated Regulation (EU) 2021/2139 on climate change mitigation (see section 8 for detailed methodology), namely:

- Eligibility of the activity under the EU Taxonomy Delegated Acts on climate change mitigation,
- Substantial Contribution Criteria (« SCC »),
- « Do No Significant Harm » criteria (« DNSH »),
- Compliance with Minimum Safeguards (« MS »).

Furthermore, in'li has set a Green Finance Committee in 2022, in relation to in'li's socially oriented Green Financing Framework. Chaired by the Director of in'li's Financing Department, this committee meets at least twice a year to review project eligibility and validate the use of green financing raised by in'li Group. This committee brings together all functions responsible for asset monitoring throughout its lifecycle (construction, operation, renovation including environmental and social impact of the asset) as well as a representative of the in'li Group Executive Committee; the Financing team and representatives from the 4 regional subsidiaries of the in'li Group (Auvergne Rhône-Alpes, Sud-Ouest, Provence Alpes Côte d'Azur, and Grand Est).

Most members of this committee are mobilized annually to produce the EU Taxonomy indicators and are thus familiar with the technical screening criteria of the regulation.

Description of the processes by which the issuer will determine how projects will be aligned with the environmental sustainability criteria for economic activities set out in Article 3 of Regulation (EU) 2020/852 ("Taxonomy requirements"): to determine alignment with the climate change mitigation objective for activities classified under "7.2 Renovation of existing buildings" and "7.1 Construction under new buildings", in'li undertakes the following work each year:

- Evaluation of the substantial contribution of each eligible activity
- Evaluation of the DNSH
- Review of Minimum Safeguards

These works are certified by in'li's statutory auditors. The detailed methodology of the work carried out is presented each year in in'li's annual report available [here](#). It is also presented in paragraph 8. Other relevant information.

Issuance costs

Estimated amount of cumulative issuance costs deducted from the proceeds, as permitted by Article 4, paragraph 1, of Regulation (EU) 2023/2631, accompanied by an explanation: in'li will allocate an amount equivalent to the gross proceeds of the European Green Bond issuance, without deduction of issuance costs, to assets/projects aligned with the climate change mitigation objective of activities 7.1 and 7.2.

5. Environmental impact of bond proceeds

This factsheet is linked to in'li's EMTN programme and will cover several future issuances. Consequently, the financed portfolio and its volume have not yet been determined as of the date of this factsheet. For the sake of clarity and transparency, in'li cannot provide information relating to a portfolio that has not yet been constituted.

Information on the environmental impacts of the EuGBs proceeds will be provided in the post-issuance impact report, after the full allocation of the EuGBs proceeds, and at least once during the lifetime of the bonds, in accordance with Article 12(1) of Regulation (EU) 2023/2631.

Economic activity	Examples of financed project(s)	Estimated environmental benefit	Examples of impact measures
7.1. Construction of new buildings	Construction of residential or accommodation buildings at controlled prices with low carbon emissions for company employees, young workers or students	Reduction of GHG emissions, Improvement of the overall energy performance of the real estate portfolio	<ul style="list-style-type: none"> - Annual energy savings compared to a baseline scenario (MWh/m²) - Annual greenhouse gas emissions avoided compared to a baseline scenario (tCO₂eq) - Environmental labels obtained and/or standards applied for new buildings (as a percentage of the number of housing units and the investment amount) - Average distance to public transport (m)
7.2 Renovation of existing buildings	Renovation of residential or accommodation buildings at controlled prices with low carbon emissions for company employees, young workers or students	Reduction of GHG emissions, Improvement of the overall energy performance of the real estate portfolio	<ul style="list-style-type: none"> - Number of renovated housing units - Annual greenhouse gas emissions avoided compared to a baseline scenario (tCO₂eq) - Annual greenhouse gas emissions avoided compared to a baseline scenario (tCO₂eq) - Environmental labels obtained and/or standards applied for new buildings (as a percentage of the number of housing units and the investment amount)

6. Information on reporting

All relevant documents referred to in Article 15(1) of Regulation 2023/2631 are available on in'li's website: <https://www.inli.com/>

The latest Annual Reports (2023 and 2024) are available on in 'li's website : [In'li Annual Reports 2023 and 2024.](#)

The first reporting period begins on the issuance date of the European Green Bond. The allocation reports will be prepared using a gradual approach.

7. CapEx Plan

No CapEx plan referring to Article 7 of Regulation (EU) 2023/2631 is necessary, as in'li will allocate the entire EuGB proceeds exclusively to activities that are already aligned with the EU Taxonomy.

8. Other relevant information

Methodology for determining economic activities aligned with the Climate Change Mitigation objective and falling under activities "7.2 Renovation of existing buildings" and "7.1 Construction of new buildings"

In'li has been publishing Taxonomy indicators since 2022. The preparation of these indicators mobilizes each year the departments responsible for new housing construction, renovation of existing

assets, as well as the finance department.

The Taxonomy indicators (ratios relating to turnover, CapEx, OpEx) have been calculated according to the strict definition of Delegated Act Article 8 of the Taxonomy. In'li conducts renovation and rehabilitation activities on its existing housing stock; these activities are eligible under the Taxonomy for activity "7.2 Renovation of existing buildings" under the climate change mitigation objective. New housing construction activities intended for sale are eligible under the Taxonomy for activity "7.1 Construction of new buildings" under the climate change mitigation objective.

The activities falling under activity "7.2 Renovation of buildings" and aligned with the climate change mitigation objective satisfy the following criteria:

Substantial contribution

All renovation works identified as Taxonomy-aligned result in a reduction in primary energy consumption of at least 30%, certified by an external diagnostician independent from in'li.

Specific Do No Significant Harm (DNSH)

DNSH Water :

Water flow rates do not exceed: 6 liters/minute for taps, 8 liters/minute for showers, 6 liters for toilets with an average volume of 3.5 liters, and 2 liters/bowl/hour for urinals.

DNSH Circular Economy :

Construction site waste is managed to maximize its reuse and recycling: in'li confirms that its buildings comply with relevant EU legislative requirements such as the Waste Framework Directive⁹ which stipulates that by 2020, at least 70% by weight of non-hazardous construction and demolition waste must be prepared for reuse, recycled, or undergo other material recovery. In'li confirms that the buildings included in this framework comply with Article 224 of French Law No. 2021-1104 of August 22, 2021, upon its application, which allows the extension of existing constructions provided they are dismantlable.

DNSH Pollution:

In'li confirms that its buildings located in France comply with applicable European and national legislative and regulatory requirements regarding hazardous chemicals and pollutants¹⁰, as well as noise nuisance and dust emissions during construction. Furthermore, in'li's Technical Heritage Department regularly engages external third-party auditors, thereby ensuring that all buildings comply with current regulations.

Generic Do No Significant Harm (DNSH) for Climate Change Adaptation: see paragraph relating to generic DNSH

The activities falling under activity "7.1 Construction of new buildings" and aligned with the climate change mitigation objective satisfy the following criteria:

Substantial Contribution

⁹ Directive 2008/98/EC as amended by Directive (EU) 2018/851

¹⁰ In accordance with the provisions of Directive 2011/65/EU (RoHS) and Regulation 1907/2006 (REACH)

For certain buildings, compliance with the NZEB – 10% threshold (RT 2012 – 10%, then RE 2020 in France) is met. Assets constructed under the RT 2012 standard undergo airtightness tests, demonstrating a certain level of performance in terms of building energy efficiency. However, these assets have not undergone thermal integrity tests. Consequently, buildings constructed under the RT 2012 standard with a surface area greater than 5,000 m² do not satisfy the substantial contribution criterion for climate change mitigation. Conversely, assets larger than 5,000 m² constructed under the RE 2020 standard substantially contribute to the mitigation objective, as they undergo both airtightness and thermal integrity tests.

Specific Do No Significant Harm (DNSH) criteria

DNSH Water : See paragraph relating to activity 7.2

DNSH Circular Economy : See paragraph relating to activity 7.2

DNSH Pollution : See paragraph relating to activity 7.2

DNSH Biodiversity :

All of in'li's construction activities are located in urban areas. Building permits issued by competent authorities attest to proper compliance with criteria relating to terrestrial biodiversity.

In'li confirms that the buildings in its portfolio comply with French legislation regulating construction in areas of wild fauna and flora, the lists of which are established by ministerial decree¹¹.

In accordance with current regulations, in'li's real estate programs are subject, where applicable, to an Environmental Impact Assessment (EIA) submitted with the building permit application. This study measures the potential impacts on fauna and flora of the real estate program and presents mitigation and compensation measures for these potential impacts.

Generic Do No Significant Harm (DNSH) for Climate Change Adaptation: see paragraph relating to generic DNSH

Generic Do No Significant Harm (DNSH) for Climate Change Adaptation

In'li conducts an annual assessment of potential physical climate risks for its asset portfolio, based on the geographical distribution of assets. The risks assessed are the most significant risks for in'li among those listed in Appendix A of Commission Delegated Regulation (EU) 2021/2139. These risks are assessed annually.

Information relating to climate risks is detailed in the sustainability report, integrated into the annual report.

Analysis of Minimum Social Safeguards (MSS)

In'li aligns "with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights, including the principles and rights set out in the eight fundamental conventions cited in the International Labour Organization's Declaration on Fundamental Principles and Rights at Work and the International Bill of Human Rights..." (Article 18 of the Taxonomy Regulation). The statutory auditors' analysis covers:

- Human rights

¹¹ Article L411-1 of the French Environmental Code

- Corruption
- Tax governance
- Fair competition