

PRESS RELEASE

Carbon strategy: REALITES launches a premium green bond issue for an overall total of €5M in partnership with LITA.co

Saint-Herblain, 12 May 2022, 17:45. First project developer in France to become an "entreprise à mission", committed to tackling social and environmental challenges, regional development group REALITES is launching a green impact premium bond issuance to contribute to the funding of its carbon strategy.

The challenges of carbon-neutrality within the property construction sector

In France, in 2020, the property sector represented 44% of energy consumption and 25% of CO₂ emissions. The new-build sector incurs particularly high emissions: 75% of the CO₂ from a new building is emitted during the construction phase, particularly due to the carbon impact of the materials conventionally used in the sector: concrete, cement, steel, etc.

Aware of these impacts, on 1st January 2022, public authorities imposed the new RE2020 environmental regulation. This regulation reiterates the requirements of thermal regulation RT2012, insisting particularly on the performance measurements of building insulation. It also aims to measure and monitor all carbon emissions from buildings across each phase of their life cycle, from construction to end-of-life (construction materials, facilities, etc.) as well as during the operational phase (heating, water supply, air conditions, lighting, etc.).

REALITES Group's commitments to its low-carbon trajectory

Compatible with the Paris Agreements and the French National Low Carbon Strategy, REALITES' carbon strategy is built around three pillars:

- 1- **Measuring.** Since 2018, a carbon audit is conducted every two years, using live data, and is forecast using the ratios of previous years for the interim year. The first financial year showed that the Group needs to prioritise its project development business line when it comes to the carbon strategy, as this business line is responsible for 94% of emissions, according to the updated carbon audit in 2020;
- 2- **Acting now to cut down** on the intensity of carbon activities. More ambitious than the RE2020, the reduction trajectory aims to reduce the emissions per m² developed or operated by 41%, between 2020 and 2031. In 2021, the Group created REALITES BuildTech, its technology and innovation division, used by the industrial division to develop off-site construction for wooden or modular structures, using bio-sourced materials;
- 3- **Offsetting residual emissions as soon as possible**, working towards carbon-neutrality by investing in projects which, on top of being useful and compatible with the Group's values, will generate carbon credits. The first project supported was the Compagnie des Amandes, in 2020 and 2021.

A premium green impact bonds issuance to fund this ambition

In order to achieve this ambition (reduction, offsetting, social impact strategy), REALITES has identified a need for €30M of investment by 2025.

The premium green impact bonds issuance is part of this aim, and will be carried out in two blocks, with the target of collecting €5M in total over 2022. The first block, currently in the pre-collection phase, is open to subscription until 19 July.

This fund raising is part of a singular partnership with LITA.co, a leading digital platform enabling institutional and private investors to invest in companies generating sustainable social and ecological innovations.

REALITES Group was selected by an expert committee for a new "Transformation" offer, dedicated to financing businesses as they transition to low-carbon models. It was the first mid-size enterprise selected by LITA.co.

Investment reservation on LITA.co: <https://link.lita.co/REALITES>

About LITA

Lita.co, the platform that is democratising investment, enables anyone who wants to sustainably save their money to do so by investing directly in community, ecological and social economy businesses. LITA.co recently launched a new investment offer, dedicated to financing businesses transitioning to a model focused on carbon-neutrality. Founded in 2014 by Eva Sadoun and Julien Benayoun, the platform is now expanding on a European-wide scale and operates in France, Belgium and Italy. Through more than 200 citizen fund raising, it has enabled the collection of more than 90 million euros, within a community of over 100,000 individuals. ESUS-approved (Social Utility Social Enterprise) and B Corp-certified, LITA.co is a business with ecological and social impact at the heart of its model. It's also the only stakeholder in participatory financing that has received the Finansol label for its electronic portfolio, certifying its transparent and social character. Further information: <https://fr.lita.co/fr>

About REALITES

REALITES was founded in 2003 by CEO Yoann Choin-Joubert as a regional development company which develops new and innovative solutions with and for cities and urban areas, with the aims of creating value, enhancing attractiveness and promoting economic development. Thanks to its twofold positioning in the Project Management (construction of accommodation, managed housing, shops, offices, business premises, etc.) and End User-Centred Development (hospitality services, health, entertainment, etc.), REALITES develops projects which anticipate the needs of cities and local districts.

The Group is committed to the in-depth transformation of construction processes through its technology and innovation centre REALITES BuildTech, which pools the Group's technical expertise in Project Management to design projects in line with future construction challenges.

As the leading social purpose corporation in France, REALITES is officially confirming its commitment to reconcile lucrative targets with collective interest, with the support of a mission committee made up of well-known experts.

With over 900 employees and an ambitious development strategy in France and Africa (Morocco and Senegal), REALITES recorded a turnover of €285.7M in 2021, representing a 39.5% increase. The Group's aim is to generate a turnover of €800M in 2025, with an operating income rate of 8%. REALITES has been listed on Euronext Growth Paris since 2014 and its stock is eligible for PEA PME (Isin code: FR0011858190, mnemonic: ALREA).

Further information: www.groupe-realites.com



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