ESG Presentation

October 2026

MERCIALYS

4 Fair Impacts for 2030: Mercialys' CSR strategy, built around 4 commitments for the 2020 – 2030 decade

ALL COMMITTED TO
A CSR STRATEGY FOCUSED
ON OUR 4 KEY IMPACTS

FOR OUR ENVIRONMENT

By contributing to carbon neutrality and promoting the sensible use of resources to reduce our environmental footprint

FOR OUR STORES

By working with our tenants to co-create more sustainable places to shop and live

FOR OUR COMMUNITIES

By anchoring our assets at the heart of communities as springboards for local economic and civic life

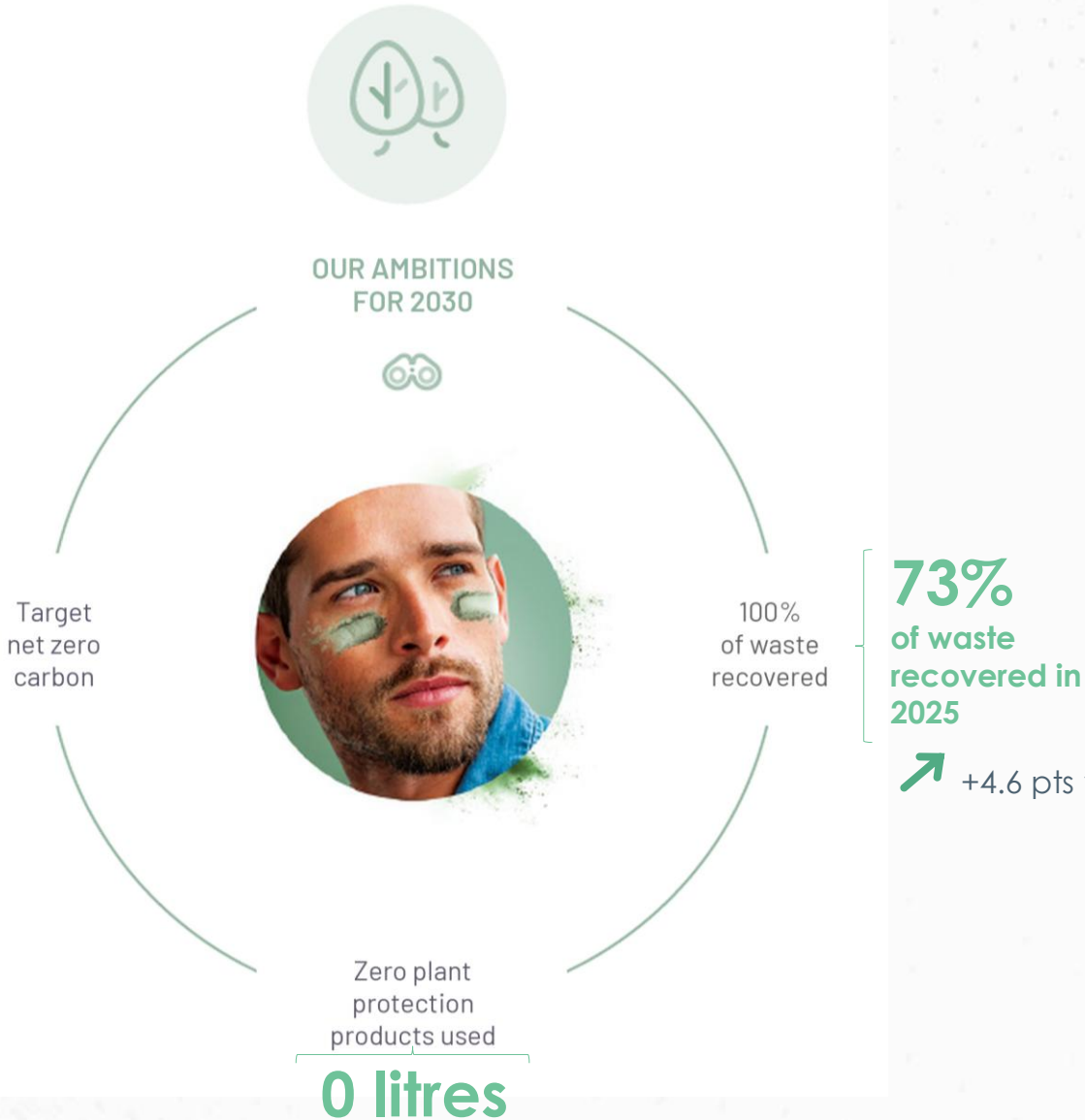
FOR OUR TALENTS

By fostering the ethical commitment of our employees and ensuring their professional fulfilment

Commitment #1: For our environment

10.0 $kgCO_2e/m^2$
scopes 1 & 2 in 2025

↘ -27% vs. 2024



73%
of waste recovered in 2025

↗ +4.6 pts vs. 2024

0 litres
of plant protection products used in 2025 → stable vs. 2024

Commitment #2: For our stores

OUR AMBITIONS FOR 2030

100% of strategic assets BREEAM In-Use certified

100% of centers offering responsible retail and services

100% of our tenants engaged in our "responsible landlord-retailer" pact

100%
of strategic centers are certified BREEAM In-Use V6 in 2025 (avg. score 73.8% in Part 2)

→ stable vs. 2024

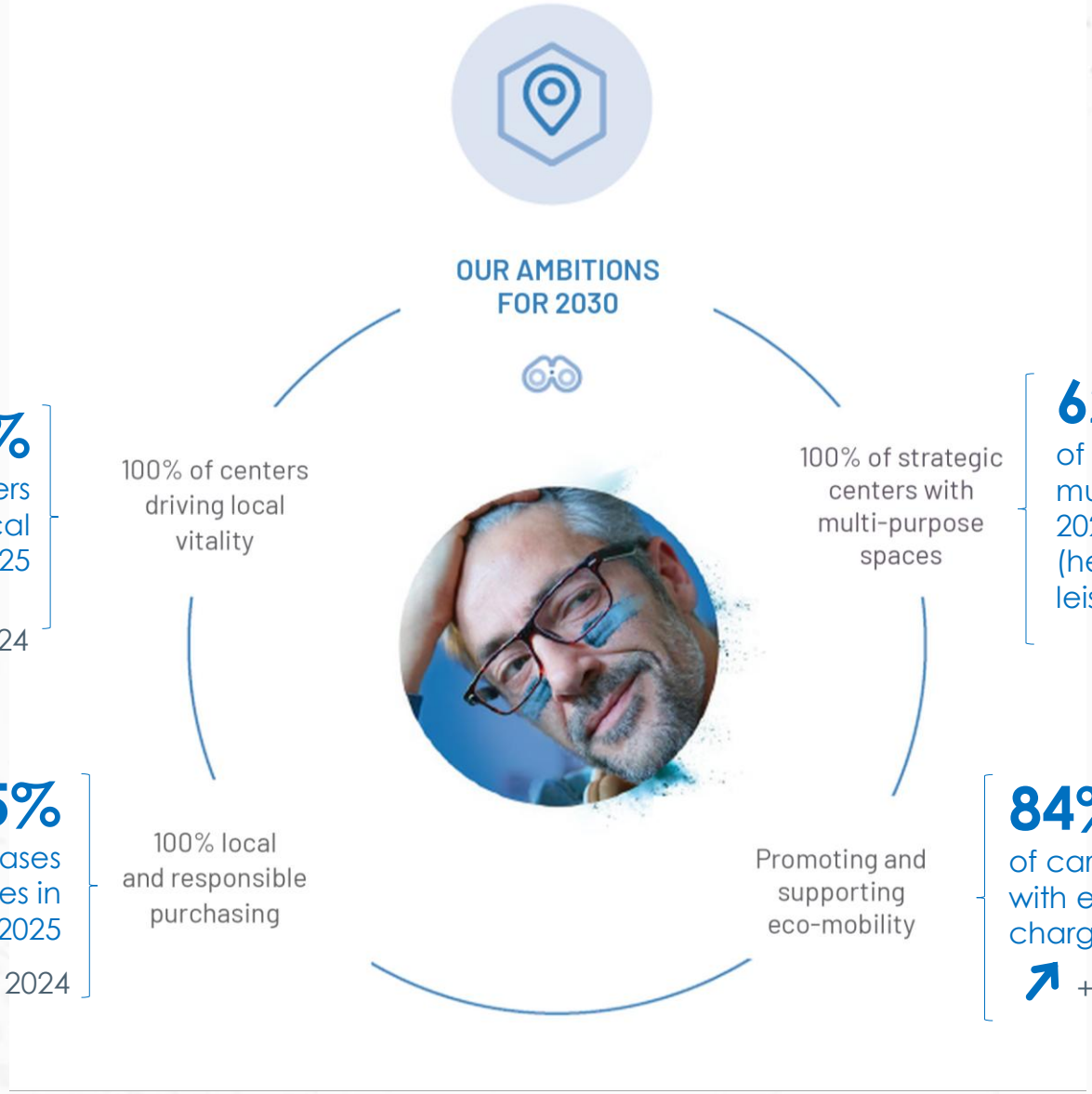
96%
of strategic centers offer responsible retail and services in 2025

↗ +2 pts vs. 2024

100%
of leases signed in 2025 include an environmental annex

→ stable vs. 2024

Commitment #3: For our communities



71%
of strategic centers act as drivers of local vitality in 2025
↗ +1.6 pt vs. 2024

62%
of strategic centers have multi-purpose spaces in 2025 (health, coworking, leisure)
↗ +1.1 pt vs. 2024

85%
of center purchases include CSR clauses in 2025
↘ -2.0 pts vs. 2024

84%
of car parks are equipped with electric vehicle charging stations in 2025
↗ +1.6 pt vs. 2024

Commitment #4: For our talents

OUR AMBITIONS FOR 2030

Maintaining best practices in workplace gender equality

Developing employee engagement and satisfaction

A culture of exemplary ethical conduct

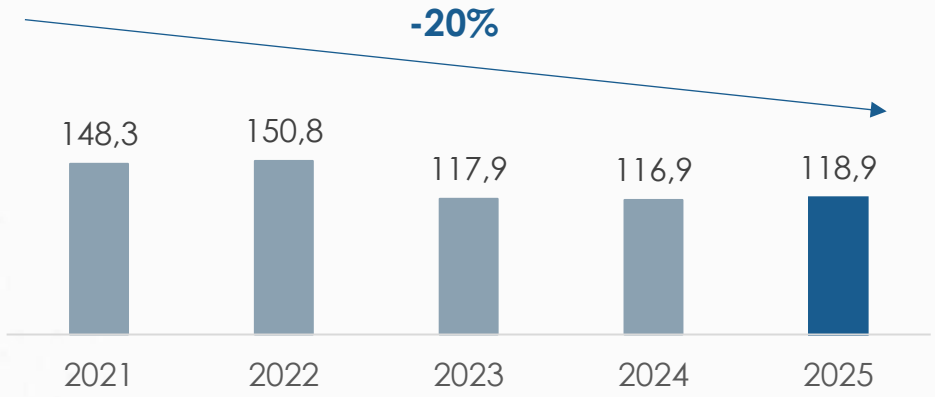
96/100
on the gender equality index in 2025
↗ +2 pts vs. 2024

73/100
Trust Index score, 2024 – 2025 survey
↗ +18 pts above the national average for companies of comparable size

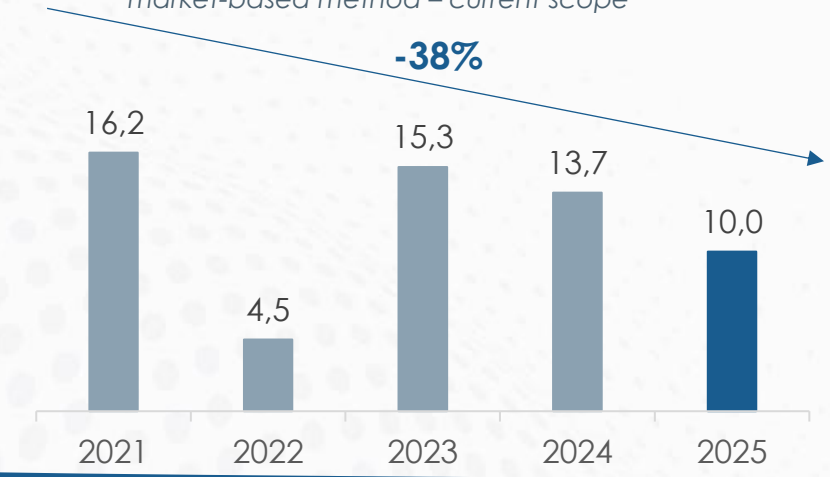
100 %
of employees trained in ethics in 2025
→ stable vs. 2024

Sustainable performance (1/2)

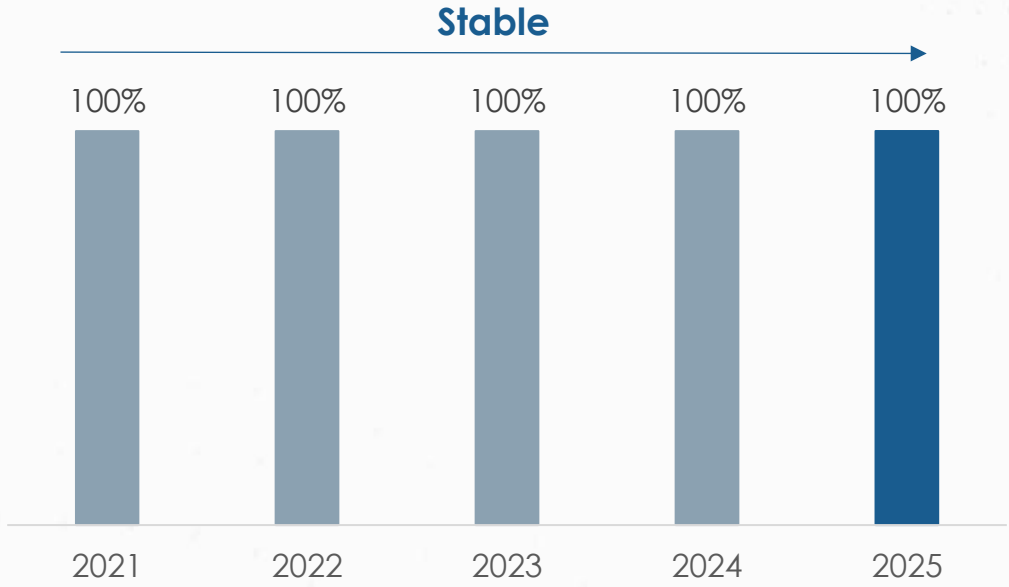
Change in energy intensity per m²
in kWhfe/m² – current scope



Change in direct and indirect carbon emissions
Scopes 1 and 2 – in kg CO_2 equivalent/m²
market-based method – current scope

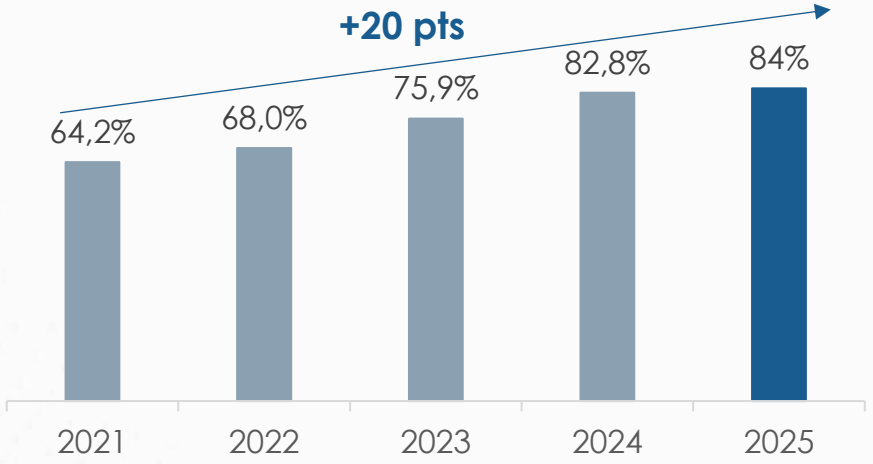


Change in the share of the strategic portfolio certified BREEAM In-Use
as % of the total value of the strategic portfolio, including transfer duties

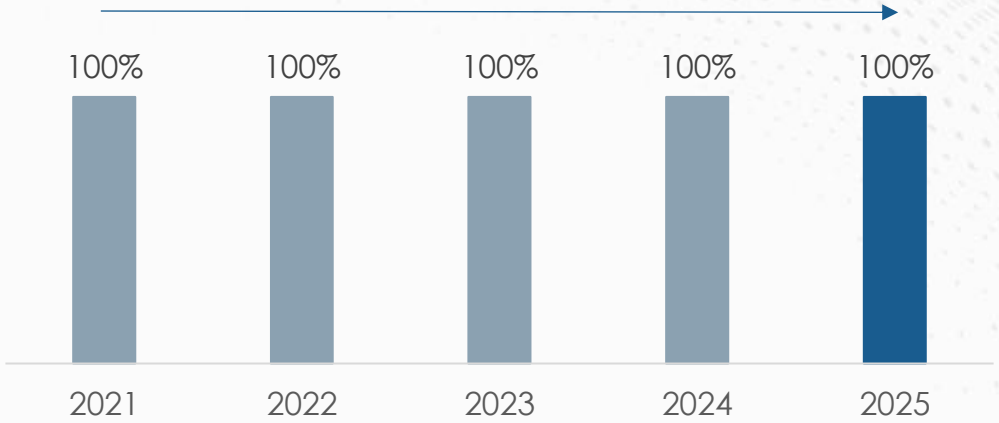


Sustainable performance (2/2)

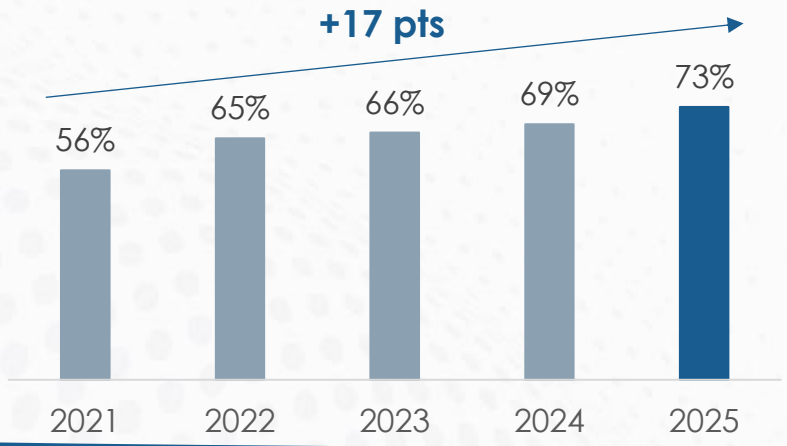
Change in the share of car parks equipped with charging stations for electric and hybrid vehicles



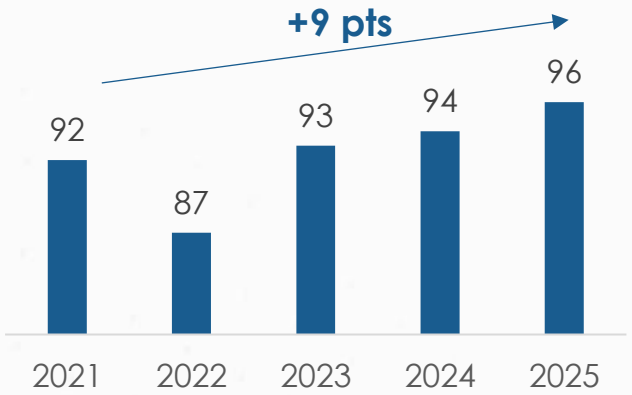
Change in the share of employees trained



Change in the waste recovery rate
(current scope)



Change in the professional gender equality index
(index /100)



Recognized performance

	GRESB	CDP	Gaïa RATING	SUSTAINALYTICS	MSCI	ISS-oekom	Transparency Awards	EPRA EUROPEAN PUBLIC REAL ESTATE ASSOCIATION	MINISTÈRE CHARGÉ DE L'ÉGALITÉ ENTRE LES FEMMES ET LES HOMMES, DE LA DIVERSITÉ ET DE L'ÉGALITÉ DES CHANCES
2025	Score: 90/100 Status *Green Star 5**	Score: A *Back on the A List*	N/A	ESG Top Rated Company Low Carbon Transition Leader	Score: AA	*Prime status*	#1 Transparency Grand Prix CAC Mid60	*BPR Gold Award* *sBPR Gold Award*	Score: 96/100
2024	Score: 91/100 Status *Green Star*	Score: A-	Score: 87/100	Score: 7.8 Industry and Regional Top-Rated ESG Company	Score: AA	N/A	Grand Prix ESG Awards	*BPR Gold Award* *sBPR Gold Award*	Score: 94/100
2023	Score: 89/100 Ranked 2nd	Score: A *Back on the A List*	N/A	Score: 8.8 Industry and Regional Top-Rated ESG Company	Score: A	Score: B- Status maintained: *Prime*	1st in the SBF 120 Grand Prix all categories	*BPR Gold Award* *sBPR Gold Award*	Score: 93/100
2022	Score: 91/100 Status *Green Star*	Score: A Member of the *A List*	Score: 90/100	Score: 8.5 Regional and Industry Top ESG Performer	Score: A	Score: B- Prime status maintained	Best general meeting brochure	BPR Gold Award sBPR Gold Award	Score: 91.7/100 #2 in the SBF 120
2021	Score: 89/100 Status *Green Star*	Score: A Member of the *A List*	Score: 89/100 1st in its category Member of the Gaïa index	Score: 9.1 Regional and Industry Top ESG Performer	Score: A	Score: B- Prime status maintained	Best Universal Registration Document award	BPR Gold Award sBPR Gold Award	Score: 85/100 #3 in the SBF 120

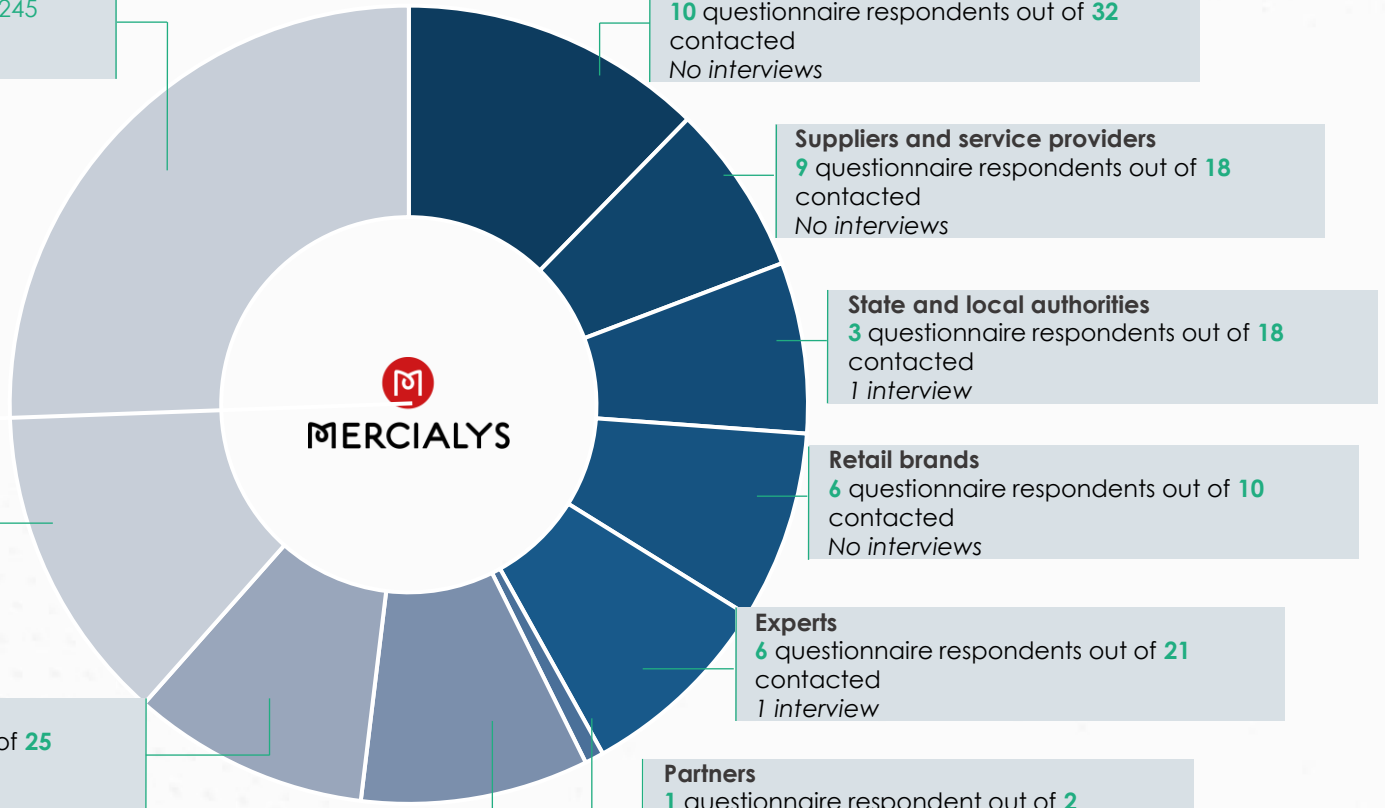
Sustainalytics: risk-based approach used by Sustainalytics: the lower the score, the better the company's rating

Appendices

MERCIALYS

Stakeholder consultation

More than 900 respondents on the 33 issues identified



Visitors
835 questionnaire respondents out of 93.245 contacted
No interviews

Finance players
10 questionnaire respondents out of **32** contacted
No interviews

Suppliers and service providers
9 questionnaire respondents out of **18** contacted
No interviews

State and local authorities
3 questionnaire respondents out of **18** contacted
1 interview

Retail brands
6 questionnaire respondents out of **10** contacted
No interviews

Experts
6 questionnaire respondents out of **21** contacted
1 interview

Partners
1 questionnaire respondent out of **2** contacted
1 interview

Public-interest associations
6 questionnaire respondents out of **24** contacted
1 interview

Economic stakeholders
8 questionnaire respondents out of **25** contacted
No interviews

Employees
49 questionnaire respondents out of **134** contacted
No interviews

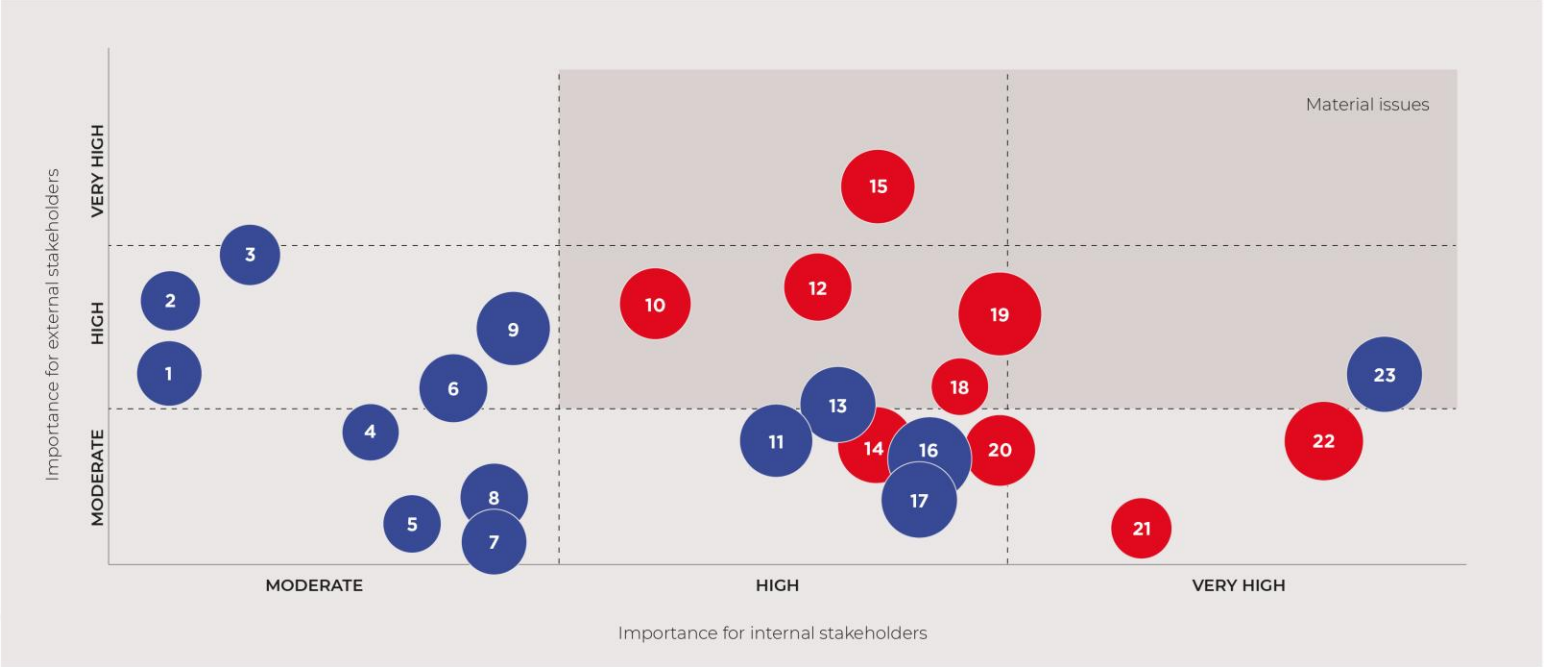
105 questionnaire respondents
56 internal / 49 external

835 visitors responded

4 phone interviews with external stakeholders

Mercialys materiality matrix

10 strategic issues and 13 important issues identified



1/ Supporting local economic development and job creation
2/ Climate change adaptation and resilience of assets
3/ Sustainable land-use planning
4/ Talent attractiveness and management
5/ Promoting new, more responsible business models
6/ Consultation and collaboration with public institutions and local and national stakeholders
7/ Social dialogue
8/ Responsible mobility and travel
9/ Accessibility for people with reduced mobility

10/ Waste management
11/ Health, safety and security of visitors and retailers
12/ Development of multi-purpose shopping centers
13/ Working conditions
14/ Relations with retailers
15/ Energy and greenhouse gases
16/ Simpler, more pleasant and attractive visitor journeys
17/ Personalization and digitalization of the offer and services
18/ New responsible product and retailer offerings

19/ Business ethics
20/ Well-being and quality of life at work
21/ Employee engagement
22/ Diversity and anti-discrimination
23/ New service offerings in collaboration with retailers