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GREEN BOND FRAMEWORK

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1 INTRODUCTION

1.1 NEXITY AND SECTOR OVERVIEW

1.1.1 NEXITY IN BRIEF

Nexity is France's leading integrated real estate services group, with business operations in all areas of real estate development and services (Residential Real Estate, Commercial Real Estate, Real Estate Services to Individuals and Real Estate services to Companies, franchise network and major urban projects) and enjoys a strong presence across all industry cycles (short, medium and long term).

Since it was founded in 2000, Nexity has built an asset light business model that offers its various clients (individuals, companies and investors, and local authorities) a unique range of products, services and solutions, backed by market-leading expertise (such as purchases, rentals, property management, building operations, property or development sales, investments, etc).

The Group historical core business of residential properties development and, to a lesser extent, the development of commercial properties are at the heart of Nexity's strategy. It is through these activities that Nexity has built its client-centric expertise and developed associated Real Estate Services to leverage the synergies and innovation among its businesses.

For individuals, Nexity offer includes a wide selection of residential properties for homebuyers and buy-to-let investors (including a bare ownership offering), a comprehensive range of services (including property management for individuals, sales for real estate assets, operation of serviced residences for students and seniors); and a property sales offer via the Group's franchise network (Century 21).

1.1.2 MAIN FOCUS OF NEXITY'S STRATEGY: BEING A SUSTAINABLE REAL ESTATE OPERATOR

Nexity's involvement with local communities has led to design products that anticipate potential changes in consumer behaviour and practices, as well as the changing expectations of city dwellers. Its client-oriented focus, long-term commitment to making real estate and city life sustainable, and its ambitious innovation policy are the cornerstones of its strategy.

Nexity's strategy fully takes into account sustainability issues and new economic models of the real estate sector and has been designed to respond to them. Convinced that it creates

sustainable value for Nexity and for the society at large, the Group puts this commitment at the heart of its actions and has included sustainable real estate development in its wider Corporate Social Responsibility (CSR) strategy (see section 1.2) since 2017.

The Group aims to create social and environmental value both upstream and downstream of its activities, as an urban and regional planner, property developer or condominium manager.

1.1.3 REAL ESTATE & CLIMATE IMPACTS AND LEVERS

In Europe, buildings are the largest energy consuming sector, responsible for around 40% of energy consumption and 36% of carbon emissions¹. Three-quarters of the European building stock is considered inefficient. Annual rates of new construction resulting in buildings with higher performance levels differ across EU Member States but are generally estimated to be around 1-2%, clearly inadequate to set the whole sector on a zero-emissions pathway². The sector emissions are due to both the impact of the construction of new buildings and the use of existing buildings. As a principle, the EU Taxonomy³ recognises energy- and resource-efficient and low-GHG emission buildings as eligible under the mitigation criteria, considering as a minimum benchmark the

top performing 15% of the stock as representative of the best level of energy and resource efficiency that can be achieved in a local context. To reflect the level of ambition for the Taxonomy, this percentage will subsequently be tightened to set the sector on a net-zero carbon trajectory by 2050.

To be successful, there needs to be a focus on total building emissions, not only on those related to energy efficiency. It is estimated that only about a third of the emissions reduction's potential can be achieved via energy efficiency. Another third can be achieved through changes in building materials, and a final third from energy switching, with on-site renewable generation for instance.

¹<https://ec.europa.eu/energy/en/topics/energy-efficiency/energy-performance-of-buildings>

² <https://ec.europa.eu/energy/en/eu-buildings-database>

³ https://ec.europa.eu/info/sites/info/files/business_economy_euro/banking_and_finance/documents/190618-sustainable-finance-teg-report-taxonomy_en.pdf

1 INTRODUCTION

On this basis, developers of new buildings clearly appear as key players to deliver this transition with design and construction of buildings with a low GHG footprint in compliance with future climate needs.

Besides such opportunities, environmental challenges also lead to major risk factors for real estate operators:

- Regulatory risks: challenge to comply with existing and more importantly future regulations, such as the future French Energy Regulation for 2020, which will include energy thresholds and limits on carbon emissions for new buildings;

- Market risks: with the non-respect of clients and investors' expectations, as they are increasingly integrating climate change issues in their investment decisions; and
- Corporate reputation risks: due to more stringent environmental requirements expressed by all stakeholders.

Having integrated such risks and opportunities in its business model, Nexity has positioned itself as a pioneer in low-carbon building construction, thereby fully exercising its role as a leader and going hand in hand with project owners to promote the dissemination of low-carbon solutions.

1.2 NEXITY CORPORATE SOCIAL RESPONSIBILITY STRATEGY

Nexity's CSR strategy is designed with the aim of meeting and exceeding the expectations of its stakeholders (employees, clients, shareholders, investors, analysts, local authorities, civil society, etc.) and focuses on providing concrete responses to major social and environmental issues.

Nexity's CSR policy is based on the following four pillars:



This strategy is structured around five commitments:

1. Being recognised as a preferred employer;
2. Designing sustainable and responsible cities;
3. Promoting a better access to housing and higher-quality neighbourhoods;
4. Offering better building practices for higher quality of life at work;
5. Upholding high standards in corporate governance and business ethics.

Nexity ensures a regular dialogue with its various stakeholders in order to fully grasp their expectations and to develop adapted solutions and services addressing their concerns.

Nexity integrates sustainability by design in the development of its products and services in the following areas: climate change mitigation and energy efficiency; alternative and low-carbon mobility; biodiversity and nature in cities; well-being and quality of life; social connections/living together; and socio-economic impact of its activities.

1.2.1 NEXITY'S CSR COMMITMENTS

Considering its unique positioning across the entire real estate value chain, Nexity is willing to implement its CSR commitments in the upstream and downstream stages of its real estate services platform by:

- Creating social, environmental and economic value for each of its clients;
- Providing its clients with well-being, quality of life and social connections in cities; and
- Jointly creating sustainable and resilient cities in which the impacts of climate change are anticipated.

The Group's CSR policy includes quantitative targets⁴ which are monitored on a yearly basis, the main ones are listed as follows:

1.2.2 CSR GOVERNANCE AND DISCLOSURE

Nexity has put in place a responsible governance embedding sustainability issues at top management level. The dedicated CSR Department directly reports to the Group's Strategic Committee and relies on a network of officers identified within the Group's main business lines. It has three main duties:

- Establish a formal CSR strategy and consolidate performance;
- Support CSR efforts of subsidiaries for responses to consultations and tenders; and
- Identify, manage and disseminate innovations delivering social and/or environmental added value within the Group.

The Group's CSR strategy is reviewed at least once a year by the Remuneration, Appointments and CSR Committee⁵ and

For Local Authority Clients:

- Reduction of GHG emissions by 30% per home delivered (2015 basis) by 2030;
- 30% of projects and services based on a circular economy approach in 2025.

For Individual Clients:

- Doubling of timber-frame housing production by 2020 (2015 basis);
- Achievement of 100% of conventional housing with integrated services by 2024.

For Commercial Clients:

- 33% of the surface of delivered projects will be timber-frame structures by 2030;
- 50% of timber-frame projects have obtained the BBKA label since 2015.

Nexity's Board of Directors. The variable compensation paid to the Chief Executive Officer and the Strategic Committee members includes quantitative CSR targets (carbon trajectory, measurable CSR actions such as circular economy, energy performance, energy efficiency renovation...). In addition, CSR targets are also a component of variable compensation of "Club 1797" members.

Nexity regularly and publicly discloses its CSR commitments and results⁶, and actively participates in several external ESG ratings, such as Gaia Ratings (increasing score and included as part of the Gaia Index for the eighth consecutive year), CDP (rated A for the performance and transparency of its carbon policy), Vigeo Eiris, ISS-Oekom and MSCI⁷.

⁴ Detailed quantitative targets disclosed page 112 in the [2018 Registration Document](#)

⁵ <https://www.nexity.fr/en/group/csr/governance/corporate-governance>



⁶ <https://www.nexity.fr/en/group/csr/approach/engagements>

⁷ <https://www.nexity.fr/en/group/csr/approach/performances>

1.3 NEXITY'S CONTRIBUTION TO THE UN SDGs

Considering both its potential negative impact and its capacity of bringing solutions and levers in terms of sustainability, the construction industry faces an important responsibility to provide value to society by delivering safe, secure and sustainable buildings for people.

Aware of this core responsibility, Nexity contributes to the achievement of the UN Sustainable Development Goals (SDGs) and has identified the following priority areas for its contribution.

 <p>3 GOOD HEALTH AND WELL-BEING</p>	Ensure well-being and health of both of customers and employees	 <p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p>	Innovative solutions designed to meet new user habits
 <p>4 QUALITY EDUCATION</p>	Develop talents and reinforce employee commitment	 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	Propose accessible housing and solutions to promote home ownership for all
 <p>5 GENDER EQUALITY</p>	Strengthen the Group's commitments to gender equality	 <p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p>	Ensure the availability of construction materials when facing dwindling resources, control the impact of construction sites
 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	Optimize the environmental performance of buildings (energy-efficiency and low carbon buildings)	 <p>13 CLIMATE ACTION</p>	Definition of a climate trajectory for the Group and its business
 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	Value creation for the society	 <p>15 LIFE ON LAND</p>	Integrate nature into the city, preserve biodiversity and protect soil

2 RATIONALE FOR ISSUING GREEN BONDS

The development and construction of efficient and low-carbon buildings aiming at contributing to support sustainable and responsible cities and create long-term value is at the heart of Nexity's strategy. This commitment is formalised via Nexity's CSR strategy and the annual integrated report. For this reason, Nexity is further developing its funding strategy to integrate regular issuance of Green Bonds. The objective of Green Bonds to be issued in accordance with this Green Bond Framework is to finance and/or refinance the construction of new green buildings.

Nexity is convinced that Green Bonds are an effective tool to channel investments towards assets that have environmental benefits, to promote the transition to a climate resilient society and create value and to provide transparency to investors.

This Green Bond Framework has been created to facilitate transparency, disclosure and integrity of Nexity Green Bond issuances. It also aims to provide investment opportunities for investors who seek to contribute to the financing of green investments. Nexity has designed this document in accordance with best market practices.

3 GREEN BOND FRAMEWORK

Nexity has designed this Green Bond Framework in compliance with the Green Bond Principles 2018 (GBP) as published by the International Capital Market Association (ICMA) and intends to align this Framework to the extent feasible with the draft EU's developing classification of environmentally-sustainable economic activities (the EU 'Taxonomy'⁸) and the European Green Bond Standard, in order to be aligned with the European Commission's recommendations.

For each Green Bond issued, Nexity asserts that it will adopt the following principles as set out in this Framework:

- 1) Use of Proceeds,
- 2) Project Evaluation and Selection,
- 3) Management of Proceeds, and
- 4) Reporting.

3.1 USE OF PROCEEDS

Eligible Green Projects refer to the development and construction of residential properties located in metropolitan France that meet the following eligibility criteria:

- Project exclusively developed by Nexity, including serviced residences, excluding co-developed projects;
- Project approved by Nexity's "Purchasing Committee" (as described in section 3.2.2 of this Framework) during the previous and current years of issuance of the bond (representing a maximum of 24 months);
- Project aligned with European Nearly-Zero-Energy Buildings (NZEB)⁹ low consumption building standards corresponding to buildings with a very high energy performance. The NZEB concept is a requirement from the EU Energy Performance of Buildings Directive (EPBD) for all new buildings by 2021. France has been in the forefront in transposing this EPBD in its national regulation and construction standards with the implementation of the new Thermal Regulation RT 2012, making mandatory for all new buildings to be NZEB since 2013;
- Project with a level of energy performance equivalent to the EPC rating of B (or above); and
- Project with a level of energy performance belonging to the top 15% residential stock in France¹⁰.

Of note, the European Taxonomy Technical Report¹¹ published in June 2019 defines a new building as being eligible when it meets national requirements for NZEB and has a level of energy performance equivalent to the EPC rating of B (or above).

The combination of all the Eligible Green Projects earmarked by the Green Bond Committee will constitute the Eligible Green Project pool.

The main environmental objective of the Eligible Green Projects is climate change mitigation by reducing / avoiding CO₂ emissions (due to energy efficiency of buildings and related energy savings), contributing to achieve the following UN SDGs, namely:

- the SDG 7 - Affordable and clean energy (target 7.3: by 2030, double the global rate of improvement in energy efficiency);
- the SDG 11 - Sustainable cities and communities (target 11.3: by 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries); and
- the SDG 13 – Climate action.

⁸ https://ec.europa.eu/info/sites/info/files/business_economy_euro/banking_and_finance/documents/190618-sustainable-finance-teg-report-taxonomy_en.pdf

⁹ See Appendix

¹⁰ Based on RT 2012 requirements : <https://www.climatebonds.net/files/files/Residential%20Proxy%20France.pdf>

¹¹ https://ec.europa.eu/info/sites/info/files/business_economy_euro/banking_and_finance/documents/190618-sustainable-finance-teg-report-taxonomy_en.pdf

3.2 PROCESS FOR EVALUATION AND SELECTION OF PROJECTS

3.2.1 GREEN BOND PROJECT SELECTION PROCESS

Nexity has put in place a dedicated Green Bond Committee for the overall governance of its Green Bond Framework and related issuances. The Green Bond Committee includes, among others, representatives of the Finance Department, CSR Department and the Residential Real Estate operational teams. It is chaired by the Deputy CEO in charge of Internal Clients, Finance, Strategy and International Development.

The roles and responsibilities of the Green Bond Committee, which meets at least once a year, include:

- Review of compliance of selected Green Projects with the Eligibility Criteria (validation by the Purchasing Committee), financial validation in terms of financial needs and amounts to be funded and exclusion of controversial projects;
- Validation of the Green Bonds' proceeds allocation;
- Monitoring of the dynamic Eligible Green projects' pool;
- Validation of the annual reporting to investors;
- Monitoring of the Auditors' annual missions; and
- Review the Framework to reflect any change with regards to the Group's sustainability strategy and initiatives, and any change in market standards and criteria selection for green buildings.

3.2.2 RESPONSIBLE MANAGEMENT OF PROJECTS

Nexity's priority is to manage its Residential Real Estate projects in a socially and environmentally responsible manner throughout their journey under Nexity's scope of action, from design to construction.

Design of the project

Nexity integrates the eco-design of the residential projects by considering the principles of sustainable development from the early stages of the design process of a building.

The pursued objective is to limit the project's environmental impact by optimising energy efficiency, carbon footprint, waste management, water management, in addition to the preservation of biodiversity:

- The Group makes use of the full range of engineering techniques to maximize energy performance: optimising building orientation, improving insulation and limiting thermal bridging, efficient glazing and heating systems.

The process for project evaluation and selection consists in the following steps:

- Every Nexity's Residential Real Estate program must be submitted to the Commitments Committee¹² first and secondly through the Purchasing Committee¹³ (or equivalent committees);
- The CSR Department is responsible for a first identification of Eligible Green Projects and constitution of the potential pool of projects;
- The Financial Department is responsible for compiling the information related to the amount of funding required (working capital requirement) for this potential pool of Eligible Green Projects and identifies proceeds allocation accordingly; and
- The Green Bond Committee selects and validates the final pool of Eligible Green Projects and the allocation of proceeds.

- Nexity always considers the installation of renewable energies such as solar panels and connections to urban utility grids with a significant proportion of renewable energy (over 60%) to produce domestic hot water or electricity for instance.

Beyond the advanced French environmental regulation related to construction sites which is systematically implemented, Nexity can engage the project in a global eco-construction certification process (such as NF Habitat, HQE™, Promotelec, Habitat Neuf) and/or follow Nexity's voluntary Environmentally Responsible Construction Site Charter described.

Nexity aims to implement an eco-construction approach that includes environmentally responsible building criteria for 100% of its projects by 2022. This charter, drew up by the company of its own volition, combines current practices used by major construction firms, the demands of environmental

¹² The Commitments Committee is composed of Residential Real Estate general management, as well as the Managing Director of the relevant subsidiary, and possibly others working on the project; approval for the biggest projects is given by the Group Commitments Committee, on which the Nexity general management has a mandatory seat. The Committee meets whenever necessary including any time the programme planned for a given site is changed in a significant way.

¹³ During the Purchasing Committee, any proposed acquisition of land is examined based on a budget and the success of marketing operations.

certifications and Nexity's internal best practices, with the aim of:

- Protecting the environment: soil conservation, waste sorting and recycling, and construction site cleanliness;
- Controlling construction site management costs: water and electricity consumption, waste removal and storage costs; and
- Strengthening the Group's community integration by further reducing construction-related disturbances, improving on-site working conditions and creating local jobs.

Validation of the project

In order to be approved, every Nexity's Residential Real Estate program must be submitted to the internal committees (i.e. Commitments Committee and Purchasing Committee or equivalent committees). In these committees, the sustainable features of the projects are assessed by the operational teams and the CSR Department. For every residential project, the operational team must measure the carbon impact of the project thanks to an in-house tool based on the E+C-Performance Level. The team must also complete a CSR performance form that provides a summary of the project's ESG performance KPIs:

- Energy performance (label, construction materials, heating equipment, renewable energy);
- Carbon intensity;
- Additional environmental KPIs (such as indoor air quality, preservation of water resources, green spaces);
- Eco-responsibility of the construction site; and
- Social inclusion.

The CSR department controls the completion of the carbon impact and the CSR forms. In addition, the CSR department conducts an analysis to facilitate the decision-making process of the committees by providing specific optimisation advices of all aspects of the project (for example: recommendation for the installation of solar panels if the geographic situation allows for it).

Construction phase

During the construction phase, Nexity implements guidelines and recommendations for risk prevention and organises on-site visits and internal audits to verify their compliance with regulations and safety guidelines.

For all new housing projects, the prime contractor is liable for maintaining an environmentally responsible construction site and providing monthly reports and check-lists through in-house tools.

The Environmentally Responsible Construction Site Charter is contractual and commits all construction companies to supply a waste management plan; construction companies are informed and involved in the whole process. During the works phase, site cleanliness, observance of materials and waste storage areas, and waste sorting and recovery (with a requirement that at least 20% of waste must be recovered for residential construction operations) are mandatory. The prime contractor oversees the monitoring of the charter specific commitments and he is also in charge of the application of penalties when it is necessary.

In addition, the Group is committed to preventing risks related to the potential impact of its activities on human rights, health and safety. In that way, beyond being compliant with the French social regulations aligned with the International Labour Organization's eight fundamental conventions that include child labour and illicit work, Nexity's Risk Management Department and the Prevention and Safety team have set out several guidelines in respect of the Group's employees, suppliers and subcontractors.

At employees' level, Nexity conducts:

- An awareness campaign on illicit work and detached work that is displayed on the internal sharing platform and through E-learning. Employees are trained to be vigilant about labour rights particularly on their subcontractors as Nexity outsources the construction of their buildings;
- Training sessions to improve the health & safety conditions of the employees;
- A dedicated anti-corruption strategy with (i) a corruption risk mapping that allows the Group to assess the existing risks and the control procedures to prevent them; (ii) an awareness video that is available for all employees; (iii) an e-learning module that includes more in-depth explanations, case studies and a quiz. While being available to all employee, this module is compulsory for the most exposed ones to corruption risk as well as the Group's main executives and managers. Moreover, the accounting and financial teams followed an awareness program on corruption risks in March 2018 during a seminar; and (iv) a whistle-blowing system accessible to all Nexity employees.

3.3 MANAGEMENT OF PROCEEDS

The net proceeds of each Green Bond will be managed within Nexity's general account and an amount equal to the net proceeds will be earmarked for allocation to the Eligible Green Projects as selected by the Green Bond Committee.

Nexity will aim to fully allocate the proceeds of a given Green Bond issuance within a one-year period from the issue date of each Green Bond issuance. In case of refinancing, the look-back period will be limited to 24 months.

Pending the full allocation of the proceeds, Nexity commits to hold the balance of net proceeds not already allocated invested in cash and cash equivalents, managed by Nexity's Treasury Department in accordance with its treasury policy.

Nexity has an internal information system that will enable the tracking of the Green Bonds Proceeds until each project has been achieved. The Finance Department is responsible for monitoring the Green Eligible Projects' pool. The Green Bond Committee ensures that the total amount of proceeds raised via Green Bonds remains lower than the combination of the existing and future Eligible Green Projects.

Once a project is achieved and sold or in case of divestment, postponement, cancelation, ineligibility or controversy, Nexity will re-allocate the proceeds to finance other Eligible Green Projects, in compliance with the current Framework, within 12 months. Considering the usual 18 to 24 months asset rotation cycle for a developer such as Nexity, the Issuer expects natural turnover in the pool of Green Eligible projects.

3.4 REPORTING

Nexity will report annually on the allocation of the net proceeds of the Green Bonds and, on a best effort basis, associated impact metrics, until the proceeds have been fully allocated, and as necessary in case of material change. This reporting will be disclosed on Nexity's website (www.nexity.fr).

Based on internal project accounting monitoring and reporting tools, Nexity's Finance and CSR Departments will collect and consolidate these reporting data.

The first report will be prepared on the basis of the 31 December 2020 data.

3.4.1 ALLOCATION REPORT

The allocation reporting will provide:

- The list of Eligible Green Projects or categories of eligible projects financed through Nexity's Green Bonds, including amounts allocated;
- Allocated amount vs. total amount;
- The share of financing vs. refinancing, and
- The remaining balance of proceeds pending allocation, invested in cash and/or cash equivalents.

3.4.2 IMPACT REPORT

Nexity will aim to align its impact reporting with the models proposed by the European Commission's draft Green Bond Standard and the Harmonized Framework for Impact Reporting guidance as published by the International Capital Markets Association (ICMA).

Nexity will use the following metrics to report on the outputs and impacts of the Eligible Green Projects, aggregated at pool level due to a large number of underlying projects:

- % of new homes that surpass at least by 10% the construction standards RT 2012 in France;
- % of new homes that surpass at least by 20% the construction standards RT 2012 in France;
- % of new homes with on-site renewable energy generation;
- % of new homes that integrate an environmentally responsible building-site approach (Nexity's Charter or another recognised standard)
- Estimated carbon Intensity (kg.CO₂/sq.m) of residential real estate production;
- Estimated annual GHG emissions reduced/ avoided (t.CO₂e/home delivered) vs Nexity 2015 baseline (same baseline as the one defined in Nexity's CSR strategy).

The Issuer is committed to disclose the calculation methodologies and assumptions used for the impact indicators in its reporting, which will be aligned with methodologies used in its Universal Registration Document.

4 EXTERNAL REVIEW

4.1 (PRE-ISSUANCE) SECOND PARTY OPINION

Nexity has obtained a Second Party Opinion from Vigeo-Eiris to evaluate the Green Bond Framework, its transparency and governance as well as its alignment with the Green Bond Principles 2018, as published by ICMA.

The Second Party Opinion is available on Nexity's website (www.nexity.fr).

Nexity commits to have the Second Party Opinion reviewed in case of any material changes to the Framework.

4.2 POST-ISSUANCE EXTERNAL VERIFICATION

Nexity's annual reporting will also be subject to external verification by an external auditor until full allocation and in case of any changes to the allocation. The auditor will verify:

- The compliance of projects financed by bonds issued under the Green Bond Framework with eligibility criteria defined in the use of proceeds section;
- Allocated amount related to the Eligible Green Projects financed by the Green Bond proceeds; and
- The management of proceeds and unallocated proceeds amount.

The external auditor's assurance reports will be published on Nexity's website (www.nexity.fr).

5 APPENDIX

ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE AND NEARLY ZERO-ENERGY BUILDINGS WITHIN THE EU

- The Energy Performance of Buildings Directive (EPBD)¹⁴ is, together with the Energy Efficiency Directive, the main legislative instruments to promote the energy performance of buildings and to boost renovation within the EU.
- The EPBD has been in force since 2010 and has been updated in 2018 to "improve the energy performance of new and existing buildings, support the deployment of electric charging infrastructure, plan national renovation strategies and an intelligence indicator." The new provisions must be transposed by Member States into national law at the latest by 10 March 2020.
- Among a broad range of policies and supportive measures that aims to help EU governments to boost the energy performance of buildings, the directive requires all new buildings from 2021 to be Nearly-Zero-Energy Buildings (NZEB).
- NZEB means buildings with a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent from renewable sources, including sources produced on-site or nearby.
- As concrete numeric thresholds or ranges are not defined in the EPBD, these requirements leave room for interpretation, allowing Member States to define their NZEB requirements in their national regulation and building codes in a flexible way and leading to different NZEB definitions from country to country.
- In the EU Taxonomy released in June 2019, there is no single specific metrics defined for the technical screening criteria for the construction of new buildings. A new building is eligible when it meets national requirements for NZEB and has a level of energy performance equivalent to the EPC rating of minimum B or equivalent.

THE FRENCH TRANSPOSITION OF THE ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE IN THE NATIONAL REGULATION AND BUILDING CODE WITH RT 2012

- France has transposed the EPBD in its national regulation and building code with the implementation of the Thermal Regulation RT 2012, which is mandatory for all new buildings since 2013 (and 2011 for some public buildings).
- Therefore since 2013, all French new buildings have been necessarily NZEB aligned while it was required for 2021 at EU level.
- The RT 2012 sets different requirements regarding the type of buildings (residential, Offices, renovated buildings) and its content relies on three main performance requirements, i.e. energy efficiency of the building (bioclimatic need), primary energy consumption and comfort in summer, among others which are detailed in the table below.

Maximum primary energy consumption of residential buildings [kWh/m ² y]	Share of renewable energy	Other indicators
50 kWh/sq.m/year	Quantitative requirement depending on the renewable energy sources measures adopted. The contribution of renewable energy to building EPC consumption should be equal to or exceeds 5kWhpe/(sq.m/year)	- EP: Envelope performance (thermal insulation and Air tightness) - OH: Overheating indicator - TS: Performance of technical system - Natural lighting - Thermal comfort in summer

- The expected new 2020 environmental regulation requires all new buildings to be energy positive and it will contain even more ambitious objectives, since including environmental requirements, probably based on a life cycle analysis. In order to anticipate this new regulation, a test program called "E+C-" (for Energy plus Carbon minus)¹⁵ was launched end of 2016 and applied on a voluntary basis by companies including Nexity.

¹⁴ <https://ec.europa.eu/energy/en/topics/energy-efficiency/energy-performance-of-buildings/energy-performance-buildings-directive>

¹⁵ <http://www.batiment-energiecarbone.fr/en/background-a1.html>