



# The Caisse des Dépôts group and sustainable building



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**1- Who we are**

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# France's largest institutional investor

Caisse des Dépôts is a state-owned financial institution that performs public interest missions on behalf of France's central, regional and local governments. Today, it is:

- the leading administrator of savings deposits and retirement savings funds for French citizens, and private-sector funds that require special protection under French law
- the leader in financing low-income housing and urban development;
- the long-term partner of local and regional governments, investing in local development projects otherwise neglected by the private sector:
  - real estate and urban renewal,
  - regional private equity and technology venture capital,
  - support for the creation of very small businesses and the not-for-profit sector, and local and regional digital networks.
- a major long-term institutional investor, with significant private equity portfolios (CDC Entreprises) and real estate assets.



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# Our main subsidiaries

- **Icade Group**: a leading real estate company
  - 3600 employees,
  - Net income of € 65 M
  - ~5.2 million sq. meters in housing
  - ~9.3 million sq. meters in offices
  - ~ 1million sq. meters in health facilities
- **Société nationale immobilière** : leader in the middle-income rental and social housing industries
  - ~ 203 000 flats or houses
  - Net income of € 88 M
- **Transdev** : European leader in urban and intercity transport
- **Egis** : the leading European engineering company in transportation infrastructure, one of the world's leaders in public-private partnerships and the leading French operator of motorways outside France.
- **Compagnie des Alpes** : leading operator of ski resorts and of leisure parks.
- **VVF Vacances** : holiday accommodation



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# Key figures

- Total assets under management : ~ € 215 billion
- Real property assets : ~ € 4 billion
- Geographical breakdown :
  - ~ 74% France
  - ~ 26% EU
- Breakdown by asset type:
  - ~47% Office
  - ~ 20% Commercial centres
  - ~13% Housing
  - ~ 10% Warehouse
  - ~ 10% Hotels



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# Our initiatives on our own offices

- We have measured our 2005 CO2 emissions (Bilan Carbone® Method) which add up to 30 000t eq CO2
  
- We have launched a plan to reduce our emission (goal of -3%/year), focusing on our three major sources :
  - Energy used in buildings (32%)
  - Transports incl. home to office(27% )
  - Purchases(22%)



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# Our initiatives in our lending policy

- The Caisse des Dépôts is the first lender to Social Housing companies.
- We should launch next autumn a new product with a better interest rate for energy-efficient buildings



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# Our industry capacity building initiatives

- The Caisse des Dépôts:
  - is a founding member of 2 of the 3 NGOs promoting better quality standards in buildings in France
  - takes part in most government working groups on the subject (Climate Plan, PREBAT, CNDD...)
  - is the promoter of Domestic Offset Projects, which aim at rewarding CO2 emission reduction with Tradable allowances, in the sectors not covered by the EU ETS: agriculture, transports, building.



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# Our initiatives in investment

- The Caisse des Dépôts has two types of investments :
  - Public Interest investments, in urban regeneration areas
  - Financial Portfolio Investments
- Our initiatives are :
  - a study on the benefits of third party investment in public buildings, with the Alsace Region
  - asking Dutch architects to design high efficiency housing projects in which it invests
  - undertaking a study of 5 of its directly owned buildings based on their energy efficiency, in order to measure the financial costs and benefits of improving their energy efficiency



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# Our subsidiaries' initiatives

- Icade
  - has named a Sustainability director
  - is currently organizing the Sharing of Best Practices among its own 14 subsidiaries
  - should soon launch highly efficient programmes (consumption <math>< 50\text{kWh/m}^2/\text{yr}</math>)
- SNI
  - has decided that each of its own subsidiaries should have 1 building at least labeled Housing & Environment