

DUO PARIS
Société Civile Immobilière au capital de 2.000 euros
Siège social : 28-32, avenue Victor Hugo, 75016 Paris
539 702 209 R.C.S. Paris

Climate Bonds Standard Board
c/o Climate Bonds Initiative
72 Muswell Hill Place
London, N10 3RR
United Kingdom

Paris, le 31/03/2020

Re: Annual Report for the Certified Climate Bond DUO

Dear CBI,

This statement and the attached report are provided in accordance with clause 7 of the *Application and Agreement for Climate Bonds Certification* between CBI and DUO Paris dated 14 February 2018.

I confirm that as of 31 December 2019, DUO Paris was, to the best of my knowledge, in conformance with the Certification requirements of the Climate Bonds Standard.

Attached is a report which provides an annual update on the projects which, as of 31 December 2019, were associated with the Loan facility granted to Banque Européenne du Crédit Mutuel, BNP Paribas, Crédit Agricole Corporate and Investments Bank, Deutsche Pfandbriefbank AG, La Banque Postale and Natixis to DUO Paris on 14 November 2017 and are eligible under the Climate Bonds Standard.

Yours sincerely,

Signed on behalf of DUO Paris by:



Mrs Audrey Camus
duly authorized representative



Mr Julien NATAF
duly authorized representative

DUO PARIS

Société Civile Immobilière au capital de 2.000 euros
Siège social : 28-32, avenue Victor Hugo, 75016 Paris
539 702 209 R.C.S. Paris

Updated reporting n°2 – April 2020

ARTELIA is commissioned as environmental supervisor to ensure HQE and LEED certifications are met. Their mission includes following all environmental requirements during construction stage, including the GES calculations updates based on ASHRAE calculations. The reporting is based on their follow-up and the calculations updated by the contractor.

1. Energy & CO2

In 2019, the ASHRAE calculation has been updated. Below are the updated results:

DUO 1 - Energy Consumption targeted

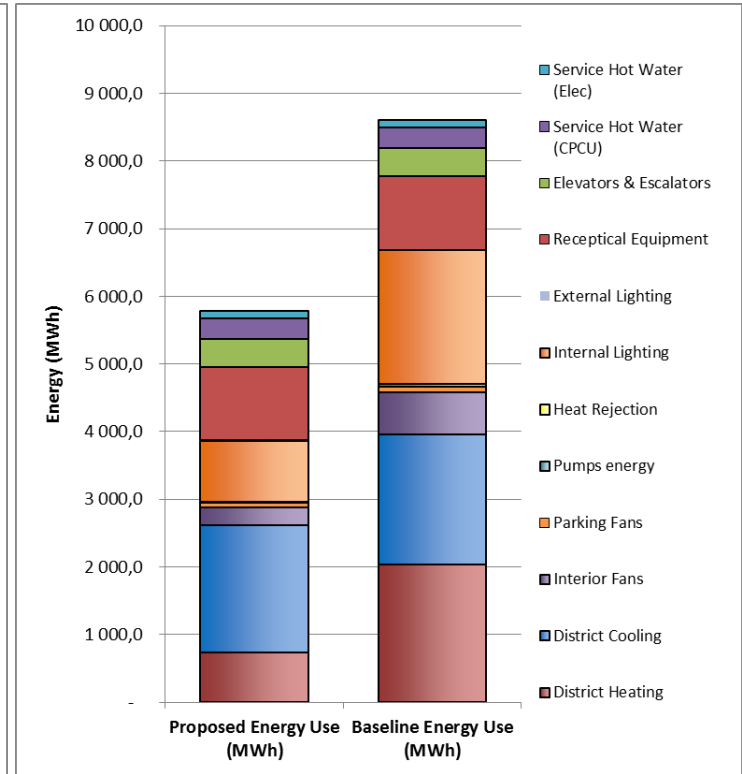
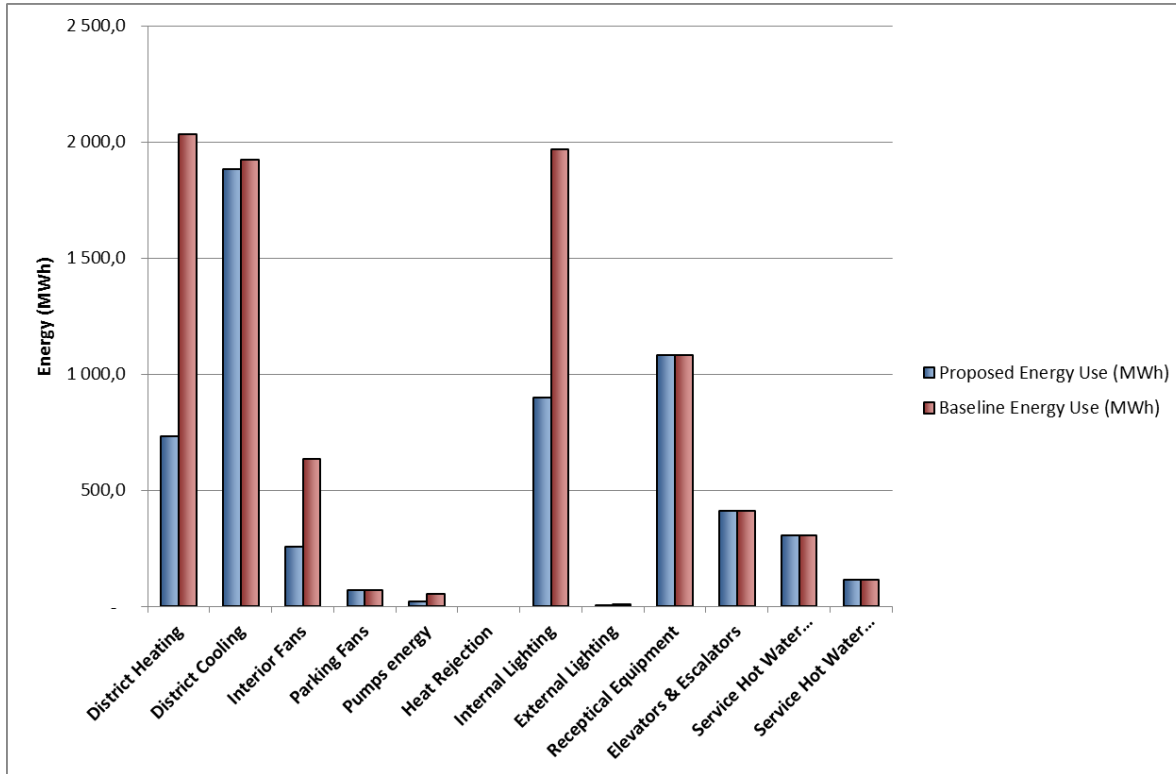
Proposed Energy Use (MWh)	District Heating	District Cooling	Interior Fans	Parking Fans	Pumps energy	Heat Rejection	Internal Lighting	External Lighting	Receptical Equipment	Elevators & Escalators	Service Hot Water (CPCU)	Service Hot Water (Elec)	PV Production	Total (MWh)
Jan	230,2	0,7	21,0	5,6	1,3	-	79,2	0,7	88,1	35,1	24,6	9,3	- 7,5	488,5
Feb	155,7	1,1	19,6	5,4	1,1	-	70,4	0,6	83,1	31,7	23,5	8,9	- 7,1	393,8
Mar	57,2	26,5	22,0	6,2	1,5	-	77,2	0,6	94,9	35,1	27,0	10,2	- 8,1	350,2
Apr	4,3	80,0	21,1	5,9	1,6	-	73,1	0,5	91,0	34,0	25,8	9,7	- 7,7	339,2
May	0,2	210,2	20,9	5,6	1,8	-	69,4	0,4	88,1	35,1	24,6	9,3	- 7,5	458,1
Jun	-	373,2	22,2	5,9	2,1	-	71,9	0,4	91,0	34,0	25,8	9,7	- 7,7	628,5
Jul	-	430,6	22,7	5,9	2,4	-	72,2	0,4	91,7	35,1	25,8	9,7	- 7,8	688,6
Aug	-	438,1	22,6	5,9	2,4	-	72,3	0,5	91,3	35,1	25,8	9,7	- 7,8	695,9
Sep	0,0	238,4	21,7	5,9	1,8	-	73,4	0,5	91,0	34,0	25,8	9,7	- 7,7	494,4
Oct	2,7	75,8	20,3	5,6	1,4	-	73,8	0,6	88,1	35,1	24,6	9,3	- 7,5	329,9
Nov	74,0	7,5	21,1	5,9	1,7	-	80,0	0,7	91,0	34,0	25,8	9,7	- 7,7	343,7
Dec	209,4	0,7	22,5	6,2	1,3	-	86,8	0,8	94,9	35,1	27,0	10,2	- 8,1	486,8
Total	733,8	1 882,8	257,5	70,2	20,3	-	899,5	6,6	1 084,1	413,1	306,1	115,6	- 92,0	5 697,5

DUO 1 & 2 - CBI Certification Green loan reporting

DUO 1 - Energy consumption baseline

Baseline Energy Use (MWh)	District Heating	District Cooling	Interior Fans	Parking Fans	Pumps energy	Heat Rejection	Internal Lighting	External Lighting	Receptical Equipment	Elevators & Escalators	Service Hot Water (CPCU)	Service Hot Water (Elec)	PV Production	Total (MWh)
Jan	487,4	45,0	62,1	5,6	4,6	-	166,9	0,9	88,1	35,1	24,6	9,3	-	929,7
Feb	391,4	39,1	54,0	5,4	3,8	-	152,8	0,7	83,1	31,7	23,5	8,9	-	794,3
Mar	212,0	41,9	51,7	6,2	3,1	-	171,1	0,7	94,9	35,1	27,0	10,2	-	653,8
Apr	96,6	45,2	41,7	5,9	2,4	-	162,6	0,6	91,0	34,0	25,8	9,7	-	515,5
May	22,1	148,6	42,6	5,6	3,9	-	157,0	0,5	88,1	35,1	24,6	9,3	-	537,6
Jun	4,6	308,8	54,7	5,9	5,9	-	160,8	0,5	91,0	34,0	25,8	9,7	-	701,7
Jul	1,7	429,5	60,3	5,9	7,2	-	162,7	0,5	91,7	35,1	25,8	9,7	-	830,1
Aug	1,1	490,3	63,4	5,9	7,4	-	162,2	0,6	91,3	35,1	25,8	9,7	-	892,8
Sep	13,2	218,0	48,7	5,9	5,2	-	163,2	0,6	91,0	34,0	25,8	9,7	-	615,3
Oct	62,1	69,6	39,0	5,6	3,0	-	162,0	0,8	88,1	35,1	24,6	9,3	-	499,2
Nov	272,7	42,1	52,9	5,9	3,3	-	169,3	0,9	91,0	34,0	25,8	9,7	-	707,4
Dec	466,6	44,3	62,3	6,2	4,4	-	179,3	1,0	94,9	35,1	27,0	10,2	-	931,1
Total	2 031,6	1 922,3	633,4	70,2	54,2	-	1 969,9	8,3	1 084,1	413,1	306,1	115,6	-	8 608,7
Reduction	63,9%	2,1%	59,3%	0,0%	62,5%	-	54,3%	20,7%	0,0%	0,0%	0,0%	0,0%	-	33,8%

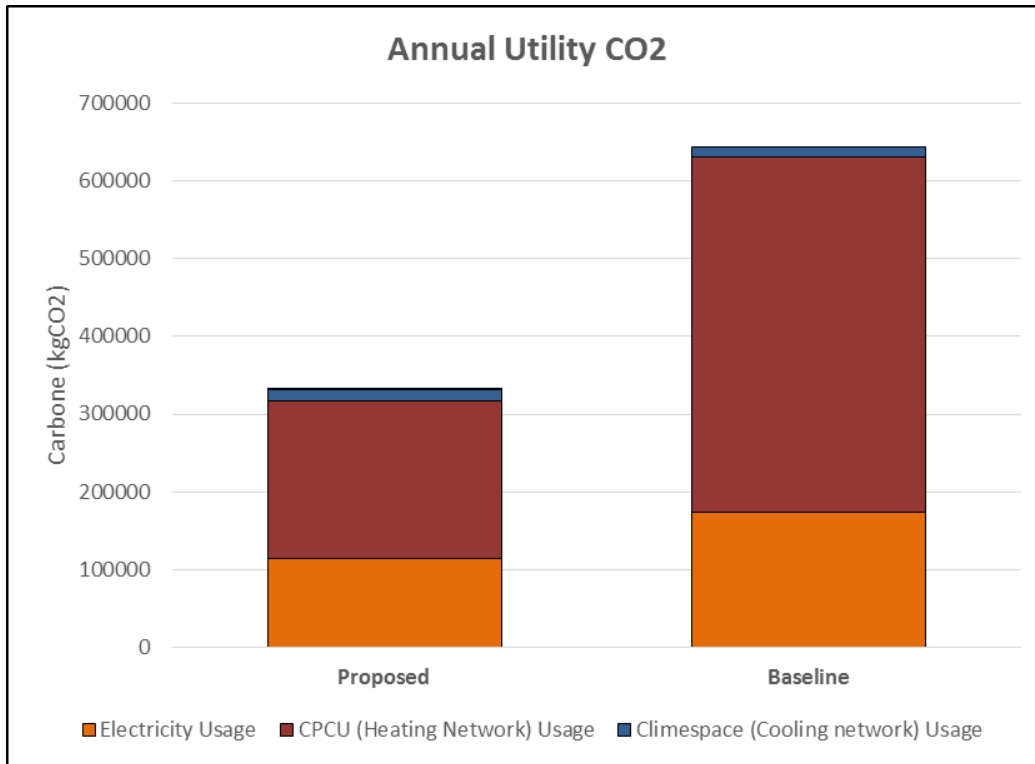
DUO 1 & 2 - CBI Certification Green loan reporting



DUO 1 & 2 - CBI Certification Green loan reporting

DUO 1 - Carbon emissions

Carbon (kgCO ₂)	Proposed	Baseline	Reduction
Electricity	114673	173947	34%
Solar production	-3681	0	0%
CPCU (Heating Network)	202785	455848	56%
Climespace (Cooling network)	13180	13456	2%
Total	326957	643251	49,17%



DUO 1 & 2 - CBI Certification Green loan reporting

DUO 2 - Energy consumption targeted

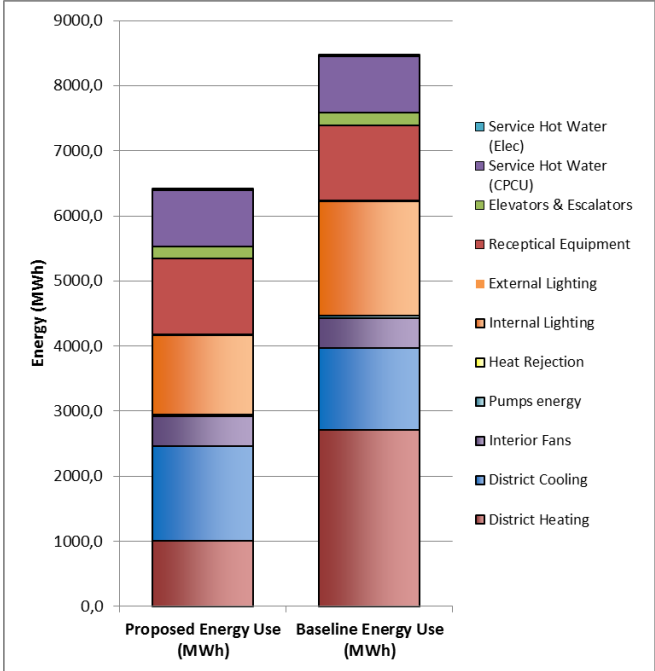
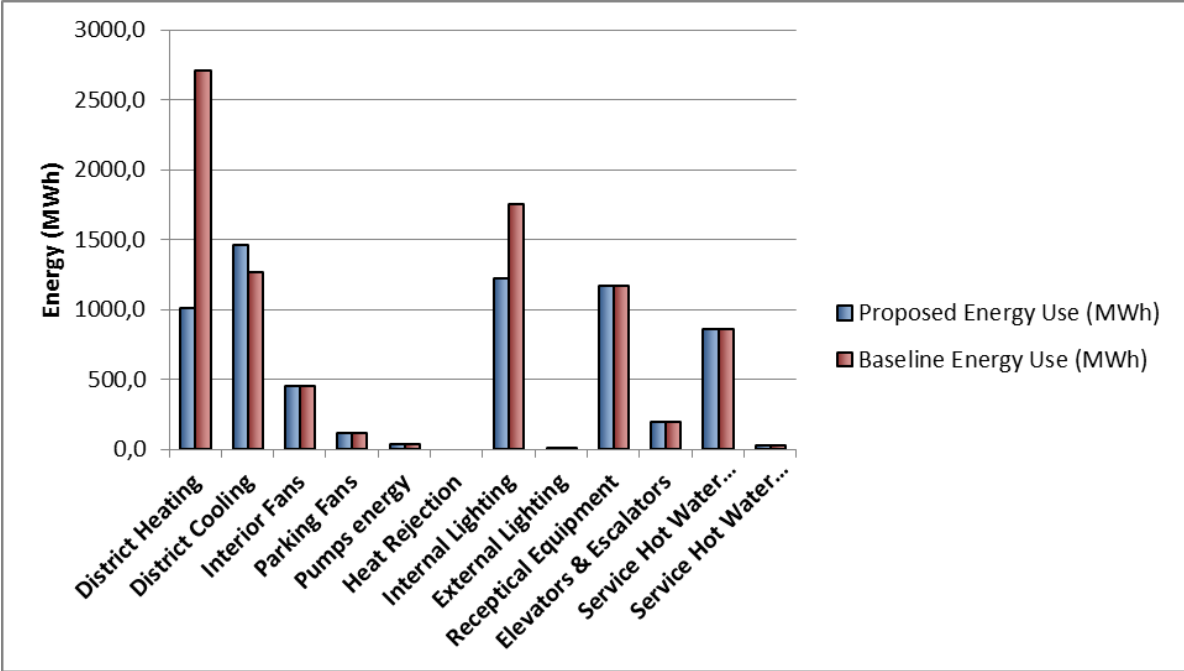
Proposed Energy Use (MWh)	District Heating	District Cooling	Interior Fans	Parking Fans	Pumps energy	Heat Rejection	Internal Lighting	External Lighting	Receptical Equipment	Elevators & Escalators	Service Hot Water (CPCU)	Service Hot Water (Elec)	Total (MWh)
Jan	247,3	57,7	38,4	9,0	2,8	0	101,9	1,0	98,0	16,4	72,3	2,5	647,2
Feb	187,4	51,7	34,8	8,6	2,5	0	93,4	0,8	89,4	14,8	65,8	2,4	551,5
Mar	102,7	63,5	38,3	9,9	2,6	0	104,5	0,7	99,7	16,4	73,2	2,7	514,2
Apr	40,1	72,9	36,8	9,4	2,5	0	100,8	0,6	96,2	15,9	70,8	2,6	448,6
May	8,5	131,4	37,6	9,0	3,1	0	101,9	0,6	98,0	16,4	72,3	2,5	481,3
Jun	1,4	210,9	37,1	9,5	3,2	0	100,8	0,5	96,2	15,9	70,7	2,6	548,8
Jul	0,6	260,3	38,4	9,4	3,4	0	103,3	0,5	98,9	16,4	72,8	2,6	606,6
Aug	0,6	273,5	38,4	9,4	3,5	0	103,0	0,6	98,8	16,4	72,8	2,6	619,6
Sep	4,2	146,7	36,8	9,5	3,1	0	100,8	0,7	96,2	15,9	70,7	2,6	487,1
Oct	30,4	80,6	37,6	9,0	2,7	0	101,9	0,8	98,0	16,4	72,4	2,5	452,2
Nov	145,1	52,3	37,2	9,4	2,5	0	100,8	0,9	96,2	15,9	70,8	2,6	533,6
Dec	237,1	56,2	38,8	9,9	2,8	0	104,5	1,0	99,7	16,4	73,2	2,7	642,2
Total	1005,2	1457,7	450,1	111,9	34,7	0	1217,4	8,7	1165,4	192,8	857,8	31,0	6533

DUO 1 & 2 - CBI Certification Green loan reporting

DUO 2 - Energy consumption baseline

Baseline Energy Use (MWh)	District Heating	District Cooling	Interior Fans	Parking Fans	Pumps energy	Heat Rejection	Internal Lighting	External Lighting	Receptical Equipment	Elevators & Escalators	Service Hot Water (CPCU)	Service Hot Water (Elec)	Total (MWh)
Jan	483,8	28,0	43,5	9,0	2,4	0,0	145,5	1,4	98,0	16,4	72,3	2,5	902,8
Feb	398,6	27,1	38,5	8,6	2,3	0,0	134,3	1,1	89,4	14,8	65,8	2,4	782,8
Mar	286,3	44,4	40,0	9,9	3,1	0,0	151,2	1,0	99,7	16,4	73,2	2,7	727,9
Apr	195,2	54,7	36,2	9,4	3,2	0,0	145,6	0,9	96,2	15,9	70,8	2,6	630,5
May	108,7	114,9	34,4	9,0	3,9	0,0	145,5	0,8	98,0	16,4	72,3	2,5	606,5
Jun	63,9	193,3	33,9	9,5	4,1	0,0	145,6	0,7	96,2	15,9	70,7	2,6	636,4
Jul	56,9	251,2	36,3	9,4	4,4	0,0	148,7	0,7	98,9	16,4	72,8	2,6	698,3
Aug	55,5	289,7	38,8	9,4	4,5	0,0	148,0	0,8	98,8	16,4	72,8	2,6	737,3
Sep	82,4	135,2	32,8	9,5	4,0	0,0	145,6	0,9	96,2	15,9	70,7	2,6	595,7
Oct	165,8	68,1	36,0	9,0	3,5	0,0	145,5	1,1	98,0	16,4	72,4	2,5	618,3
Nov	342,1	30,4	39,8	9,4	2,5	0,0	145,5	1,2	96,2	15,9	70,8	2,6	756,6
Dec	465,3	29,0	42,9	9,9	2,5	0,0	151,2	1,4	99,7	16,4	73,2	2,7	894,1
Total	2704,5	1266,0	453,2	111,9	40,4	0	1752,1	12,2	1165,4	192,8	857,8	31,0	8587
Reduction	62,8%	-15,1%	0,7%	0%	14,1%	-	30,5%	28,5%	0,0%	0,0%	0,0%	0,0%	23,9%

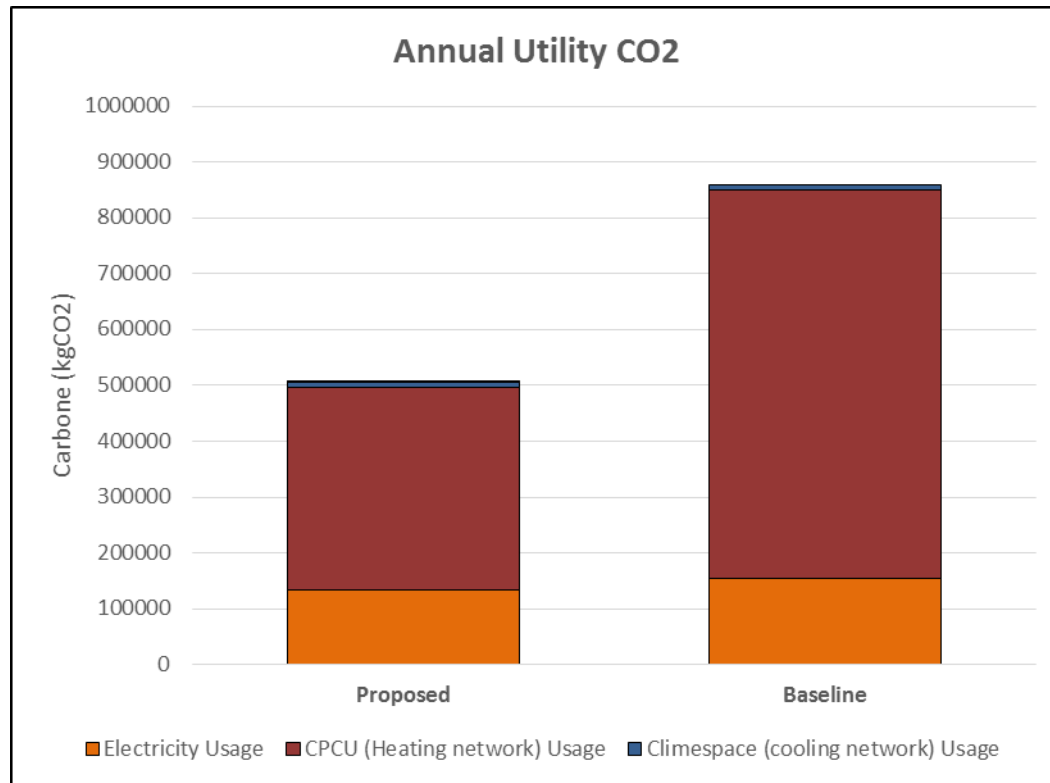
DUO 1 & 2 - CBI Certification Green loan reporting



DUO 1 & 2 - CBI Certification Green loan reporting

DUO 2 - Carbon emissions

Carbon (kgCO ₂)	Proposed	Baseline	Reduction
Electricity	132833	154705	14%
CPCU (Heating network)	363288	694637	48%
Climespace (cooling network)	10204	8862	-15%
Total	506325	858204	41,0%



DUO 1 & 2 - CBI Certification Green loan reporting

2. LEED Certification annual Update

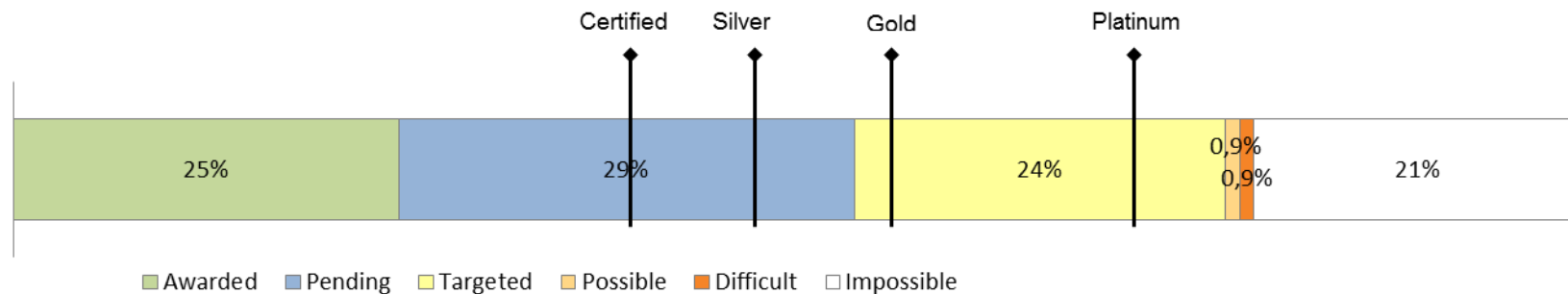
Some LEED credits have already been awarded, with the Design Preliminary Application. The graphs below show:

- The credits that have been awarded
- The credits that are still pending and should be awarded after the Design Final Application
- The credits that are targeted for the Construction Application.

For both DUO 1 and DUO 2, the Platinum certification is still targeted. Latest updates regarding the ASHRAE calculation have been implemented: The score now targeted for credit *Optimize Energy Performance* is 18 points for both DUO 1 and DUO 2.

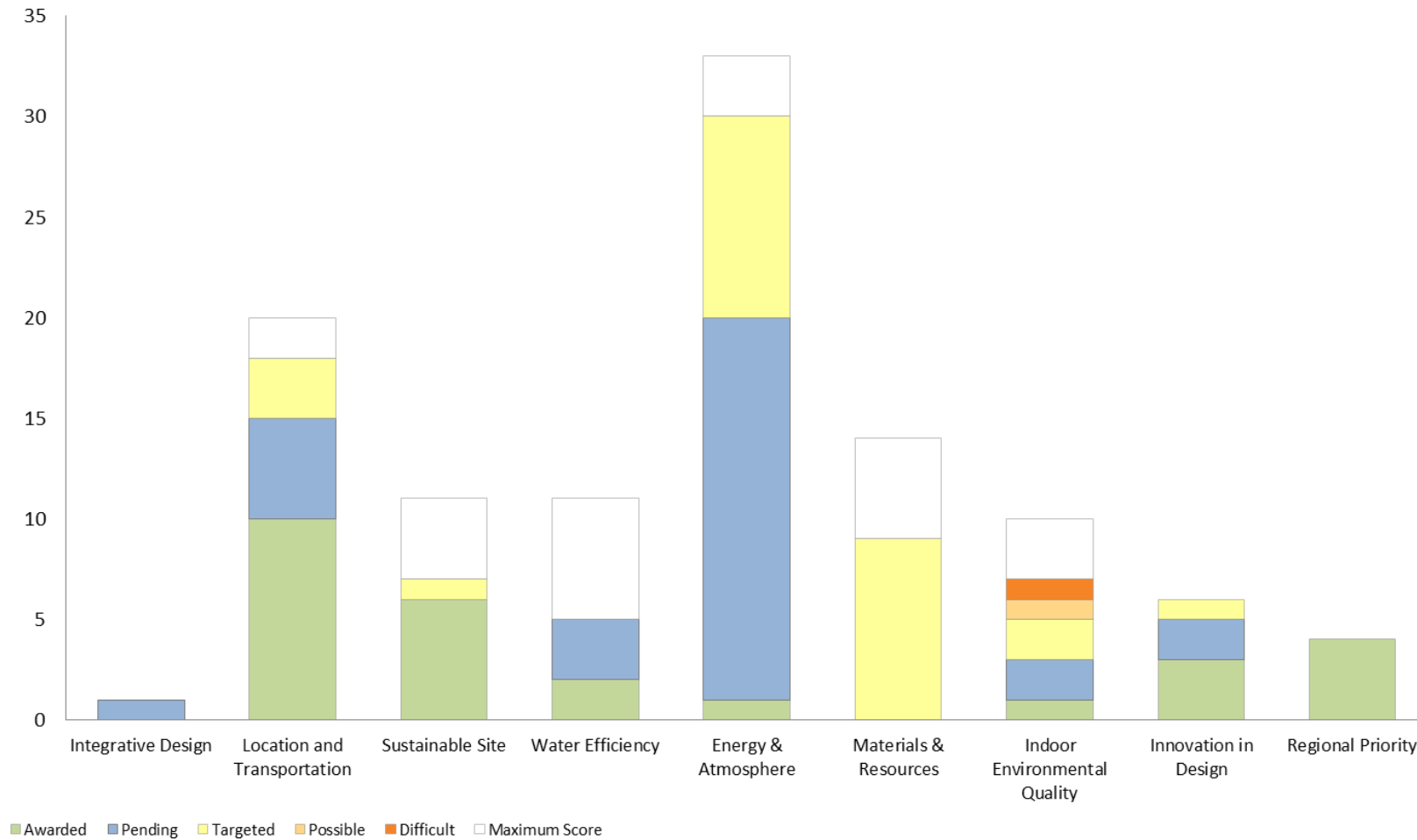
DUO 1

LEED score awarded, pending and targeted: The maximum score is 87 points (for a minimum of 80 to be LEED Platinum certified).



DUO 1 & 2 - CBI Certification Green loan reporting

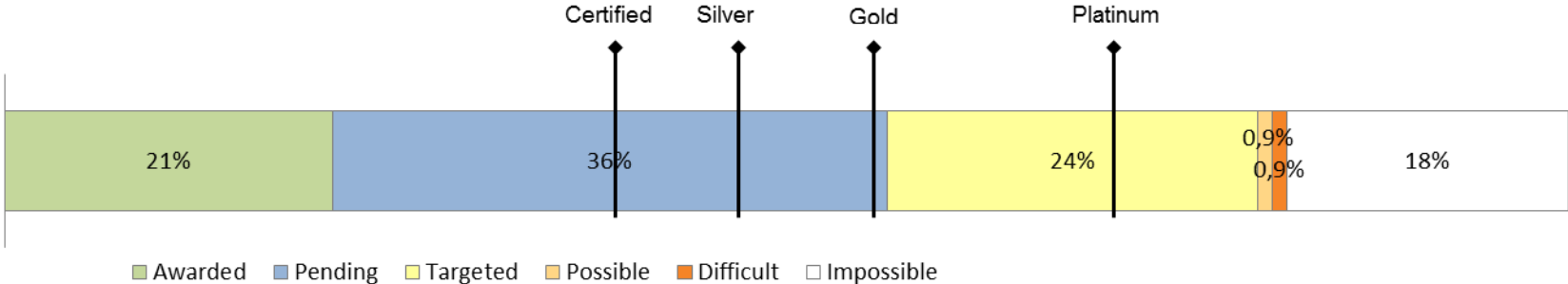
32 credits are still pending for DUO 1 and should be awarded with the Design Final Application. Among them, 18 points concerning the ASHRAE calculation.



DUO 1 & 2 - CBI Certification Green loan reporting

DUO 2

LEED score awarded, pending and targeted: The maximum score is 90 points (for a minimum of 80 to be LEED Platinum certified).



DUO 1 & 2 - CBI Certification Green loan reporting

32 credits are still pending for DUO 1 and should be awarded with the Design Final Application. Among them, 18 points concerning the ASHRAE calculation.

