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## **Korian SA**

**Limited Assurance Report from the  
Statutory Auditors on the information  
related to the allocation, as of June, 15  
2022, of funds raised through the green  
bonds issued by Korian on June 15, 2021**

Mazars

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Capital social de 8 320 000 euros – RCS Nanterre N° 784 824 15

ERNST & YOUNG et Autres

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## Limited Assurance Report from the Statutory Auditors on the information related to the allocation, as of June 15, 2022, of funds raised by Korian through the green bonds issued on June 15, 2021

To the **Chief Executive Officer**,

In our capacity as statutory auditors of Korian (“the **Company**”), and in accordance with your request, we have undertaken a limited assurance engagement on the following information (“the **Information**”):

- the allocation, as of June 15, 2022 of funds raised through the green bond issued under number FR0014003YZ5 on June 15, 2021 (“the **Issuing**”) which amount to 199 310 000 GBP, contained in the green bond report (“the **Green Bond Report**”)
- the projects financed by the **Issuing** and identified as eligible by the Company (“**Eligible Projects**”)
- the output indicators for each Eligible Projects

The **Information**, contained in the attached document, has been prepared by the Group Chief Real Estate and Development Officer, Chairman of the Real Estate Green Bond Committee, in the context of the green bond offering dated on June 11, 2021 (the “**Green Bond Offering**”) and the green bond framework defined by the entity (the “**Green Bond Framework**”).

### Our Limited Assurance Conclusion

Based on the procedures we have performed as described under the section “Summary of the work we performed as the basis for our assurance conclusion” and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Information is not prepared, in all material respects, in accordance with the Korian’s **Green Bond Framework** used, and the basis of preparation set out in section 2 of the **Green Bond Report** (see below under “Understanding how Korian has prepared the Information”).

We do not express an assurance conclusion on information in respect of earlier periods not covered by the **Green Bond Report** or on any other information not included in the **Green Bond Report**. We have not reviewed and do not provide any assurance over other individual project information reported.

## Understanding how Korian has Prepared the Information

The absence of a commonly used generally accepted reporting framework or a significant body of established practice on which to draw to evaluate and measure sustainability information allows for different, but acceptable, measurement techniques that can affect comparability between entities and over time.

Consequently, the Information needs to be read and understood together with the **Green Bond Offering** and the **Green Bond Framework** available on the internet site or on demand.

## Korian's Responsibilities

Management of Korian is responsible for:

- Selecting or establishing suitable criteria for preparing the **Information**
- Selecting the **Eligible Projects** regarding the eligible criteria
- Preparation of the Information in compliance with the **Green Bonds Offerings** and the **Green Bonds Framework**
- Designing, implementing and maintaining internal control over information relevant to the preparation of the Information that is free from material misstatement, whether due to fraud or error.

## Our Responsibilities

We are responsible for:

- Planning and performing the engagement to obtain limited assurance about whether the **Information** is free from material misstatement, whether due to fraud or error
- Forming an independent conclusion, based on the procedures we have performed and the evidence we have obtained; and
- Reporting our conclusion to the Chief Executive Officer of Korian

As we are engaged to form an independent conclusion on the **Information** as prepared by management, we are not permitted to be involved in the preparation of the **Information** as doing so may compromise our independence.

However, we have no responsibility for:

- Challenging the **Eligibility Criteria**, and, in particular, we give no interpretation on the **final terms**

- Forming an opinion on the effective use of the funds allocated to the **Eligible Projects** after such funds have been allocated.

### Professional Standards Applied

We performed a limited assurance engagement in accordance with the professional guidance of the French Institute of Statutory Auditors ("CNCC") applicable to such engagements.

### Our Independence and Quality Control

We have complied with the French Code of Ethics (Code de Déontologie) for Statutory Auditors as well as the provisions set forth in Article L.822-11 of the French Commercial Code (Code de Commerce). In addition, we have implemented a system of quality control including documented policies and procedures regarding compliance with applicable legal and regulatory requirements, the ethical requirements and French professional guidance.

Our work was carried out by an independent and multidisciplinary team with experience in sustainability reporting and assurance.

### Summary of the Work we Performed as the Basis for our Assurance Conclusion

We are required to plan and perform our work to address the areas where we have identified that a material misstatement of the Information is likely to arise. The procedures we performed were based on our professional judgment. In carrying out our limited assurance engagement on the Information, we:

- Understood the procedures implemented by the Company for producing the **Information** by inquiries of management
- Verified the compliance, in all material respects, of the **Eligible Projects**, with the Eligibility Criteria, by performing substantive testing on a sample basis
- Verified the appropriate segregation of the funds raised from the Issuing and their exclusive allocation to **Eligible Projects**
- Performed the necessary reconciliations between the Information and the accounting records from which it is derived and performed substantive tests, on a sample basis and using other selection methods, to verify the concordance of the Information with supporting documents underlying the accounting records

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement.

Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

This report has been prepared within the context described above and may not be used, distributed or referred to for any other purpose.

The statutory auditors,

Mazars  
Courbevoie, le 15 juin 2022

A handwritten signature in blue ink, consisting of a long horizontal stroke with a loop and a vertical stroke intersecting it.

**Anne VEAUTE**  
Partner

ERNST & YOUNG et Autres  
Paris-La Défense, le 15 juin 2022

A handwritten signature in black ink, featuring a complex, stylized initial 'A' followed by a long horizontal stroke.

**Anne HERBEIN**  
Partner



## Allocation and Impact reporting

Green Bond £200m FR0014003YZ5

I undersigned, Frédéric Dourousseau, Korian's Chief Real Estate and Development Officer, Chairman of the Real Estate Green Bond Committee, certify that the following information have been prepared under my responsibility:

ALLOCATION METRICS	<b>Total net proceeds from the Bond</b>	<b>£199,310,000</b>
	Total amount of net proceeds allocated	£151,520,000
	Financing vs. Refinancing	Financing: £41,370,000 Refinancing: £110,150,000
	Energy performance threshold	Energy Performance Certificate (EPC) A or B
	<b>Balance of unallocated proceeds</b>	<b>£47,790,000</b>
IMPACT METRICS	Number of buildings	7
	Total floor space	24 492 sq m
	EPC ratings	2 buildings with A ; 5 buildings with B

The Information has been prepared in the context of the green bond offering dated on June 11, 2021 and the green bond framework defined by the entity, available on the internet site.

This information is contained in the green bond report, dated June 15, 2022 and available on the internet site.

15.06.2022



**KORIAN**

**£200m June 2021  
Green Bond  
Allocation & Impact Reporting**

June 2022

# 1



**Korian £200m  
green bond  
key terms**



# KORIAN £200M GREEN BOND CHARACTERISTICS

<b>Issuer</b>	Korian SA
<b>Notes</b>	£200,000,000 Undated Non-Call 3 Years Deeply Subordinated Fixed Rate Resetable Notes
<b>Rating of the Issuer</b>	Unrated
<b>Rating of the Notes</b>	Unrated
<b>Accounting Treatment</b>	IFRS Equity
<b>Pricing Date</b>	08 June 2021
<b>Issue Date</b>	15 June 2021 (T+5)
<b>Maturity Date</b>	Undated
<b>First Call Date</b>	15 March 2024
<b>First Reset Date</b>	15 June 2024
<b>Interest Rate</b>	Fixed interest rate of 4.125% <i>per annum</i> until the First Reset Date.
<b>Governing Law</b>	French law
<b>Documentation</b>	Standalone
<b>Listing</b>	Euronext Dublin Global Exchange Market
<b>Use of Proceeds</b>	An amount equivalent to the net proceeds from the offering of the Notes, issued pursuant to the Green Bond Framework, will be allocated to finance or refinance a selected pool of new and existing assets that promote the transition to low-carbon and climate resilient growth (the " <b>Green Asset Pool</b> ") in alignment with the four core pillars of the June 2018 version of the International Capital Markets Association's Green Bond Principles.
<b>ISIN Code</b>	FR0014003YZ5



# 2

## Real Estate Green Bond Framework

# KORIAN SUSTAINABLE FINANCE JOURNEY

A Green Bond issued under Korian's first Green Bond framework

## 1<sup>ST</sup> SUSTAINABILITY-LINKED EURO PP

### 3 KPIs:

- ✓ achieving of **ISO 9001 certification** across all its facilities in Europe,
- ✓ doubling the proportion of staff members participating in **qualifying training programs**,
- ✓ reducing its direct and indirect **CO<sub>2</sub> emissions**.

*Aligned with Sustainability-Linked Bond Principles*



2020

June 2021



### 3 Eligible Green Categories:

- ✓ Green Building
- ✓ Energy Efficiency
- ✓ Renewable Energy

*Aligned with Green Bond Principles*

**1<sup>st</sup> Green Bond Framework**

## 1<sup>ST</sup> SOCIAL FINANCING FRAMEWORK

### Eligible Social Categories:

- ✓ Access to Essential Services

*Aligned with Social Bond Principles and Social Loans Principles*



October 2021

# KORIAN REAL ESTATE GREEN BOND FRAMEWORK OVERVIEW

Developed in accordance with icma green bond principles, 2018

## I - REAL ESTATE USE OF PROCEEDS

- **Green Buildings**
  - Buildings aligned with the European Nearly-Zero-Energy Buildings (NZEB) low consumption building standards
  - EPC B rating or above
- **Energy Efficiency**
  - Project aligned to EU Taxonomy, such as:
    - Installation of zoned thermostats and smart thermostats
    - Installation of Building Management and Energy Management Systems
    - Installation of EV charging stations
    - Installation of smart meters for gas and electricity
- **Renewable Energy**
  - On-site solar energy projects
  - Connection to district heating
  - Purchase Power Agreements

## III - MANAGEMENT OF PROCEEDS

- An amount equivalent to the net proceeds from Green Bond issuances will be allocated and managed by Korian's Finance team together with the Real Estate Team
- Korian will track the allocation of proceeds for the purpose of recording the assets and projects in the Green Asset Pool
- Any portion of the net proceeds that have not been allocated to the Green Asset Pool may be temporarily invested or otherwise maintained in cash and cash equivalents
- Korian is committed on a best efforts basis to the full allocation of proceeds within 36 months of a Green Bond issuance




## II - PROCESS FOR PROJECT EVALUATION AND SELECTION

- **A Real Estate Green Bond Committee will be responsible for:**
  - **Reviewing and approving the selection of projects** for the Green Asset Pool
  - **Monitoring** the Green Asset Pool
  - **Removing** from the Green Asset Pool **any projects that no longer meet the eligibility criteria** and replacing them with new projects as soon as feasible
  - **Reviewing and validating the annual report**

## IV - REPORTING

- Within one year from issuance of any Green Bond and annually until full allocation, **Korian will prepare and make readily available on Korian's corporate website and/or within its Sustainability Report:**
  - Allocation Reporting
  - Impact Reporting
- An independent external party will verify the internal tracking method and allocation of funds

# DETAILED USE OF PROCEEDS & IMPACT METRICS

GBP CATEGORY	ELIGIBLE PROJECT DESCRIPTION	SDG TARGET	POSSIBLE ENVIRONMENTAL INDICATORS (IMPACT METRICS)
<p><b>Green Buildings</b></p>	<ul style="list-style-type: none"> <li>New or existing residential and commercial buildings owned and managed by Korian that meet specific energy performance thresholds, including:               <ul style="list-style-type: none"> <li><b>Buildings aligned with the European Nearly-Zero-Energy Buildings (NZEB)</b> low consumption building standards corresponding to buildings with a very high energy performance. The NZEB is a requirement from the European Union Energy Performance of Buildings Directive (EPBD).</li> <li><b>Energy Performance Certificate (EPC):</b> B rating or above, corresponding to buildings with a level of energy performance in the top 15% of national stock;</li> <li>Other equivalent internationally and/or nationally recognized certifications.</li> </ul> </li> </ul>	 <p><b>9: Industry, Innovation and Infrastructure</b></p>	<ul style="list-style-type: none"> <li>Number and floor space of Green Buildings meeting the eligibility criteria</li> <li>Buildings meeting the requirements of Réglementation Thermique 2012</li> <li>Buildings with EPC certification level B rating or above</li> <li>Buildings meeting the KfW Effizienzhaus 55 standard</li> </ul>
<p><b>Energy Efficiency</b></p>	<ul style="list-style-type: none"> <li>New or existing investments or expenditures in projects which include the measures and technologies applicable for the "individual measures and professional services" of the EU Taxonomy. These are likely to include:               <ul style="list-style-type: none"> <li>The installation of zoned thermostats, smart thermostat systems and sensing equipment, e.g. motion and day light control</li> <li>The installation of Building Management Systems (BMS) and Energy Management Systems (EMS)</li> <li>The installation of charging stations for electric vehicles</li> <li>The installation of smart meters for gas and electricity</li> </ul> </li> </ul>	 <p><b>9: Industry, Innovation and Infrastructure</b></p>	<ul style="list-style-type: none"> <li>Number of energy efficiency projects implemented</li> <li>Reduction of energy consumption (kWh) on the global Group consumption</li> <li>Percentage improvement of energy efficiency at asset level</li> </ul>
<p><b>Renewable energy</b></p>	<ul style="list-style-type: none"> <li>New or existing investments in or expenditures on the acquisition, development, construction and/or installation of renewable energy such as wind and solar. Renewable energy can include (but are not limited to):               <ul style="list-style-type: none"> <li>On-site solar energy projects</li> <li>Connection to district heating</li> <li>Purchase Power Agreements (PPAs) which are project-specific and with a long-term maturity greater than 5 years</li> </ul> </li> </ul>	 <p><b>7: Affordable and Clean Energy</b></p>	<ul style="list-style-type: none"> <li>Total installed capacity (MW)</li> <li>Estimated annual CO2 emissions avoided (tCO<sub>2</sub>)</li> </ul>

# KORIAN GREEN BOND FRAMEWORK – SECOND PARTY OPINION AND VERIFICATION

Korian has appointed DNV-GL to provide a Second Party Opinion on this Framework



## USE OF PROCEEDS

Funds raised are used to finance eligible activities and these activities produce clear environmental benefits



## PROCESS FOR PROJECT EVALUATION AND SELECTION

Outline of process followed and any impact objectives the issuer will consider



## MANAGEMENT OF PROCEEDS

Funds are tracked and declaration of how unallocated funds are handled has been made



## REPORTING

At least annual reporting of the bond will be made to the market and impact metrics will be made public



**DNV** WHEN TRUST MATTERS

**KORIAN SA GREEN BOND FRAMEWORK 2021**

**DNV ELIGIBILITY ASSESSMENT**

**Scope and objectives**

- Korian Group (henceforth referred to as "Korian") provides care services for elderly and fragile people, offering, in addition to its long-term care nursing homes network, a wide variety of residential solutions and services, including assisted living facilities, shared housing and care communities as well as home assistance and care services across seven European countries<sup>1</sup>. Korian has set a social mission to provide care and support for fragile people because of their old age or underlying health conditions, supporting its corporate culture based on three values:
- Trust
- Initiative
- Responsibility

Given that Korian contributes to the local economies through its facilities, the organisation is mindful of the environmental footprint it has from building and construction activities. Based on a Group carbon audit conducted in 2019, Korian has set a commitment to reduce its environmental footprint by establishing a low carbon energy roadmap to reduce carbon emissions by 40% by 2030 (based on a 2019 baseline) and work towards the COP target of a 1.5-degree scenario. To facilitate this Korian has developed a Green Bond Framework (the "Framework") under which can raise proceeds to support the financing or refinancing of a selected pool of new and existing assets ("Green Asset Pool"), that promotes the transition to low-carbon and climate resilient growth. Korian is intending to issue a Framework that includes several of the International Capital Market Association ("ICMA") green eligible categories outlined in Schedule 1.

DNV Business Assurance Services UK Limited ("DNV") has been commissioned by Korian to provide a review of the Framework against the International Capital Market Association ("ICMA") Green Bond Principles 2018 ("GBP"). Our methodology to achieve this is described under the "Work Undertaken" section below. DNV was not commissioned to provide independent assurance or any other audit activities. No assurance has been provided regarding the financial performance of bonds issued via the Company's Framework, the value of any investments, or the long-term environmental benefits of the associated transactions. Our objective has been to provide an assessment that the Framework has met the criteria established on the basis set out below.

**Responsibilities of the Management of Korian and DNV**

The management of Korian has provided the information and data used by DNV during the delivery of this review. Our statement represents an independent opinion and is intended to inform Korian's management

<sup>1</sup> Korian operates across France, Germany, Italy, Belgium, Spain, Netherlands, and the United Kingdom.



**Allocation & impact reporting**

3

# ALLOCATION & IMPACT REPORTING

Based on the criteria for project eligibility, the Korian Real Estate Green Bond Committee has voted to allocate a first portion of the £200m Bond proceeds to eligible Green Buildings projects having been acquired in the UK by the Group in the course of 2021 and 2022. Those Green Buildings are owned and managed by the Group and meet the specific energy performance thresholds defined for the UK.

ALLOCATION METRICS		
	<b>Total net proceeds from the Bond</b>	<b>£199,310,000</b>
	Total amount of net proceeds allocated	£151,520,000
	Financing vs. Refinancing	Financing: £41,370,000 Refinancing: £110,150,000
	Energy performance threshold	Energy Performance Certificate (EPC) A or B
	<b>Balance of unallocated proceeds</b>	<b>£47,790,000</b>
IMPACT METRICS		
	Number of buildings	7
	Total floor space	24 492 sq m
	EPC ratings	2 buildings with A ; 5 buildings with B



# ALLOCATION & IMPACT REPORTING

1. PORTOBELLO PLACE  
(CHARTRIDGE)



2. SHINFIELD VIEW  
(READING)



3. CUMNOR HILL HOUSE  
(OXFORD)



4. RYEFIELD COURT  
(LONDON)



● Number of beds  
 ● Floor space  
 ● CQC rating  
 ● EPC Rating

# ALLOCATION & IMPACT REPORTING

6. BADMINTON PLACE  
(BRISTOL)



7. BLENHEIM HOUSE  
(WILTSHIRE)



8. FERNHILL HOUSE  
(WORCESTERSHIRE)



● Number of beds  
 ● Floor space  
 ● CQC rating  
 ● EPC

# 4

**External  
verification**

## AUDITORS VERIFICATION

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In line with its Green Bond Framework Korian has asked its auditors Mazars and E&Y to perform the verifications regarding the internal tracking and allocation of funds as reported in this reporting.

The auditors attestation is available in the Sustainable Finance section of the Korian website together with the Allocation and Impact Reporting.



**KORIAN**

## DISCLAIMER

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This document is for information purposes only, and does not constitute or form part of, and should not be construed as, an offer or invitation to sell securities of Korian, or the solicitation of an offer to subscribe for or purchase securities of Korian, and nothing contained herein shall form the basis of or be relied on in connection with any contract or commitment whatsoever. More detailed information on the potential risks that could affect our social and environmental responsibility is included in the Universal Registration Document filed on 28 April 2022 with the French Financial Markets Authority (AMF). Forward-looking statements speak only as of the date they are made and are subject to change without notice. Other than as required by law, Korian does not undertake any obligation to update them in light of new information or future developments. These forward-looking statements are based on Korian's current expectations and projections about future events. Because these forward-looking statements are subject to risks and uncertainties, actual future results or performance may differ materially from those expressed in or implied by these statements due to any number of different factors, many of which are beyond the ability of Korian to control or estimate precisely. The information contained in this Green Bond Reporting does not purport to be comprehensive and has not been independently verified by any independent third party.