PRESS RELEASE

SOCOTEC

SOCOTEC supports PERIAL Asset Management in energy optimization and low-carbon trajectories for its managed fund portfolio

- **A strategic commitment by PERIAL AM to align its real estate portfolio of managed funds with the Paris Agreement climate goals**
- **SOCOTEC's expertise as a trusted partner in managing energy and carbon transition across multiple European markets.**
- **Tangible results are on maintaining a significant lead over the CRREM[1] low-carbon trajectories, with 10% energy savings and a 16% reduction in GHG emissions by 2030.**

Paris, October 20, 2025 – For Immediate Release.

PERIAL AM, a leading real estate player committed to carbon reduction and energy transition

PERIAL Asset Management, a real estate fund manager with a portfolio comprising 450 buildings across France and Europe, was confronted with an ambitious challenge: aligning its entire portfolio with stringent energy transition requirements and climate commitments. In France, this meant compliance with the *Eco Énergie Tertiaire Decree*, while at the European scale it meant steering multiple investment funds towards CRREM[1] decarbonization pathways of 1.5°C and 2°C, and the entire real estate portfolio to the 2°C-30% trajectory.

The stakes were high: building and consolidating consistent multi-year renovation plans for each fund, ensuring regulatory compliance, and meeting carbon reduction trajectories—all while optimizing investments through the strategic pooling of energy efficiency actions across buildings.

A comprehensive European solution led by SOCOTEC

SOCOTEC Green Buildings activity delivered a fully coordinated European program, leveraging both its international network and specialized expertise.

- Coordinated energy audits: 69 audits completed across France, Germany, and the Netherlands under a unified project framework, ensuring consistent quality and reporting.
- Carbon trajectory modeling and ESG reporting: full carbon footprint assessment (Scopes 1, 2, 3), trajectory modeling for each fund, and evaluation of portfolio obsolescence under CRREM[1] scenarios.
- Optimized energy master plan: an integrated roadmap covering 264 audited buildings, powered by SOCOTEC's proprietary optimization algorithms, enabling cost reductions while maintaining regulatory and environmental alignment.

SOCOTEC expertise at work

SOCOTEC's added value stemmed from a unique blend of geographic reach, technical mastery, and organizational rigor:

- European coverage with 80 trained specialists working with standardized tools and methodologies.
- Robust project governance through a dedicated Real Estate International unit ensuring central oversight and national team coordination.
- Deep regulatory expertise, including national frameworks such as the *French Tertiary Decree* and European Taxonomy, combined with proficiency in carbon modeling (CRREM[1]).
- Innovative algorithms that enable optimized investment strategies through asset pooling.

Measurable impact and strategic benefits for PERIAL AM.

The collaboration between PERIAL AM and SOCOTEC has already delivered tangible results:

[1] CRREM (Carbon Risk Real Estate Monitor): An international framework providing science-based decarbonization pathways for the real estate sector. It defines annual carbon intensity thresholds (kg CO_2/m²/year) aligned with the Paris Agreement (1.5°C and 2°C scenarios). Assets that exceed these thresholds are considered "stranded," meaning at risk of regulatory non-compliance and value depreciation.

- **Carbon impact:** projected 16% reduction in greenhouse gas emissions between 2025 and 2029, and up to 34% in the longer term.
- **Financial optimization**: potential for a significant reduction in the investments required to comply with the 2030 Tertiary Decree, by optimizing work plans, enabling PERIAL AM to efficiently and gradually integrate decarbonization into renovation work cycles.
- **Regulatory compliance:** action plans tailored to each fund, integrating technical, financial, and legal constraints.
- **Portfolio steering:** deployment of monitoring tools enabling precise tracking of energy and carbon performance at both building and portfolio levels.

A model for European real estate decarbonization

This project highlights SOCOTEC's ability to support leading European asset managers in their energy transition journey—combining technical expertise, methodological innovation, and strong international coordination. The collaboration with PERIAL AM showcases SOCOTEC's ability to deliver pan-European, turnkey solutions for asset managers facing the climate challenge. With 80+ specialists, standardized methodologies, and advanced carbon modeling, SOCOTEC has proven it can turn complexity into clarity—and regulation into opportunity.

SOCOTEC stands as the trusted partner for real estate players seeking to combine performance, compliance, and sustainability.

Hervé MONTJOTIN, CEO of the SOCOTEC group says : *"This project demonstrates how data, innovation, and teamwork can unlock value for both investors and the planet. We helped PERIAL AM not only stay compliant but move ahead of the curve in the race to decarbonize real estate."*

Anne-Claire BARBERI, Director of CSR & Innovation, PERIAL AM*: "To successfully decarbonize the funds' real estate assets, we must rely on all levers to comply with regulatory requirements and our voluntary targets, but also to avoid climate transition risks in our portfolio, which could affect the value of the buildings and have a direct impact on our clients. SOCOTEC's support has enabled us to put our vision into practice and optimize our investments in property development."*

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ABOUT SOCOTEC

Accompanying companies for 70 years, the SOCOTEC Group, chaired by Hervé Montjotin, has built its reputation as an independent trusted third party in the fields of risk management, compliance, safety, health and environment in the Building, Real Estate, Infrastructure and Industry sectors.

As a guarantor of the integrity, sustainability and performance of built assets, SOCOTEC is developing a range of services in testing, inspection and certification, from technical control, the group's historical expertise, to technical consulting and risk management services related to construction, infrastructure and industrial facilities. Its expertise enables it to support its private and public sector clients throughout the life cycle of their buildings and equipment in order to strengthen their sustainability.

No. 1 in construction inspection in France, No. 1 in geotechnical services and construction quality control in the United Kingdom and Italy, the group is a major player in TIC (Testing Inspection Certification) services in the Construction and Infrastructure sectors in Europe and the United States. The SOCOTEC group has consolidated revenues of 1.7 bn Euros and 58% of international revenues (42% of revenues come from France) with 250,000 clients. With a presence in 26 countries and 14,500 employees, it has more than 250 external accreditations, enabling it to act as a trusted third party in many projects.

More information on www.socotec.com