



PRESS RELEASE

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BLACK: THE FIRST BUILDING TO RECEIVE THE LCBI LABEL IN FRANCE, A MAJOR STEP FOR LOW-CARBON REAL ESTATE

BLACK, a 47,000 sqm ecological urban campus developed by AXA IM Alts and REDMAN, has been awarded the Low Carbon Building Initiative (LCBI) label, becoming the first building in France to achieve this prestigious certification. Launched by the Association for the Development of Low Carbon Buildings (BBCA), the LCBI label sets a European standard for measuring and reducing buildings' carbon footprints. Granted for the first time in France and only three times in Europe, this groundbreaking recognition highlights **BLACK** as a model for exceptional low-carbon construction practices.

Setting new environmental standards

Developed through an ambitious partnership between AXA IM Alts and REDMAN, supported by Greenaffair's environmental expertise, **BLACK** embodies a forward-thinking approach to sustainable real estate. Designed by architects Emmanuel Combarel and Dominique Marrec, the project integrates technical performance, occupant well-being, and regional integration. With nearly 50,000 sqm of flexible mixed-use spaces, **BLACK** redefines sustainable real estate by achieving carbon neutrality while prioritizing human-centric design.

Unprecedented carbon performance:

- 50% decrease in carbon footprint compared to conventional new buildings, achieved through hybrid wood-concrete slabs, avoiding 411 tons of CO₂ emissions.
- Use of eco-friendly materials, including stabilized wood facades.
- Implementation of an innovative material reuse policy, aligning **BLACK** with circular economy principles.

Spaces designed for users and biodiversity:

- 9,000 m² of outdoor areas, including balconies, terraces, and a 3,000 sqm rooftop for outdoor work, relaxation, urban farming, sports, and renewable energy production.
- Ground-level gardens fostering interaction between building services and nature, particularly with the nearby Parc des Impressionnistes.
- Biophilic design promoting user well-being and a strong connection to nature.

BLACK, a European model with the LCBI label



As one of 15 pilot projects across Europe testing the LCBI methodology (Belgium, France, Germany, Spain, Italy, Luxembourg, Netherlands), BLACK excelled in the label's three key performance areas:

- Embodied Carbon: The impact of construction materials.
- Operational Carbon: Emissions from building operations.
- Biogenic Carbon: Use of renewable resources to minimize environmental impact.

Earning the LCBI label demonstrates BLACK's commitment to harmonized methodologies at a European scale, proving that the low-carbon transition is both tangible and achievable. This project aligns with Europe's 2050 carbon neutrality goals, positioning the real estate sector as a crucial player in the fight against climate change.

Matthias Navarro and Nicolas Ponson, Co-Founders of the Redman Group said:

"We are proud to see BLACK become a European benchmark for decarbonization. This project reflects our commitment to redefining real estate as a driver of ecological transition. BLACK is more than a building; it embodies our vision of responsible real estate, where innovation, sustainability, and user well-being converge. This recognition marks a pivotal step for REDMAN and the industry, proving that environmental ambitions can be central to urban projects".

Germain Aunidas, Director at AXA IM Alts added:

"BLACK is a true manifesto of environmental responsibility, embodying the vision of connected urban real estate deeply intertwined with nature. With rising user expectations around environmental issues and employee well-being, BLACK took a unique approach to decarbonization during its construction. Located in Clichy-la-Garenne, it represents a sustainable and desirable new vision for urban life,"

Christophe Boussuge, Energy & Carbon Project Director at Greenaffair, explained:

"BLACK reflects strong ambition for low-carbon design, positioning it as an innovative benchmark for the sector's transition. Our experts rigorously tested the LCBI methodology during the feasibility phase and validated the project's strategy through certification. We are proud to have supported REDMAN and AXA IM Alts in achieving this milestone and stand ready to tackle similar challenges with other ambitious European projects".

Cécile Dap, Director of LCBI, concluded:

"BLACK exemplifies outstanding carbon performance and environmental impact. It aligns perfectly with the objectives of the LCBI label: providing a harmonized method to calculate a building's carbon footprint throughout its lifecycle and granting European recognition to low-carbon projects. The LCBI aims to encourage real estate stakeholders to accelerate the sector's transition to decarbonized practices".

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About [the LCBI label](#) :

The Low Carbon Building Initiative was launched in 2022 by major real estate stakeholders (Generali Real Estate, Covivio, BPI Real Estate, BNP Paribas Real Estate, Bouygues Immobilier, WO2, Icamap, NSI, Ivanhoé Cambridge) and BBKA (the Association for the Development of Low Carbon Buildings).

Its objective is to develop low-carbon certification for real estate projects in Europe to accelerate the decarbonization of the sector.



Building on key European standards and benchmarks, the LCBI methodology aims to harmonize the practice of Life Cycle Assessment (LCA) across Europe.

Taking into account the entire lifecycle, the LCBI label, audited by Bureau Veritas, measures the carbon footprint as well as the completeness of the LCA in three areas: embodied carbon, operational carbon, and the measurement of biogenic carbon storage contained within the building. The label offers three levels of performance: Standard, Performance, and Excellence.

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