

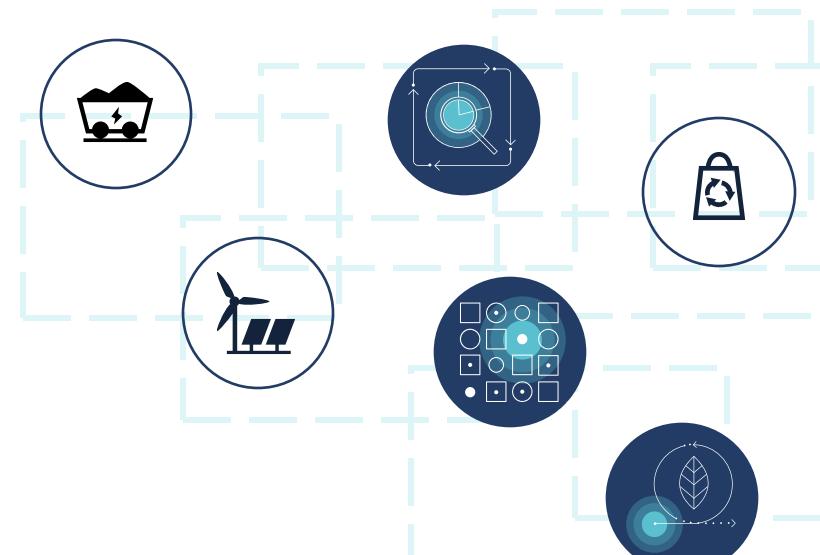


*Unlocking Private Finance
for a Sustainable Transition*

Lessons learned from the French National Multistakeholder Platform on Financing Building Efficient Renovation



Les états généraux pour
le financement des
bâtiments de demain



The French National Multistakeholder Platform on Financing Building Efficient Renovation - FiRénov+



- French multi-stakeholder roundtables supported by the European Commission (LIFE 2021-2027 programme)
- A one-year initiative to co-develop solutions addressing barriers to private financing and accelerating large-scale deep renovation.
- Two targeted sectors :
 - Residential sector led by the Sustainable Finance Observatory
 - Private tertiary sector led by ADEME



A multi-stakeholder challenge requiring the alignment of multiple objectives

Aligning Multiple Objectives

- Reduce energy bills
- Improve comfort & quality of life
- Benefit from simplified financing and reliable renovation outcomes
- Increase property value



Households



National Government

- Increase deep renovation rate
- Meet national sustainability targets (GHG emissions, energy consumption)
- Reduce social and environmental costs
- Renovate and preserve the national building stock

- Avoid upfront cash flow strain
- Ensure proper execution of renovation works



Professionals



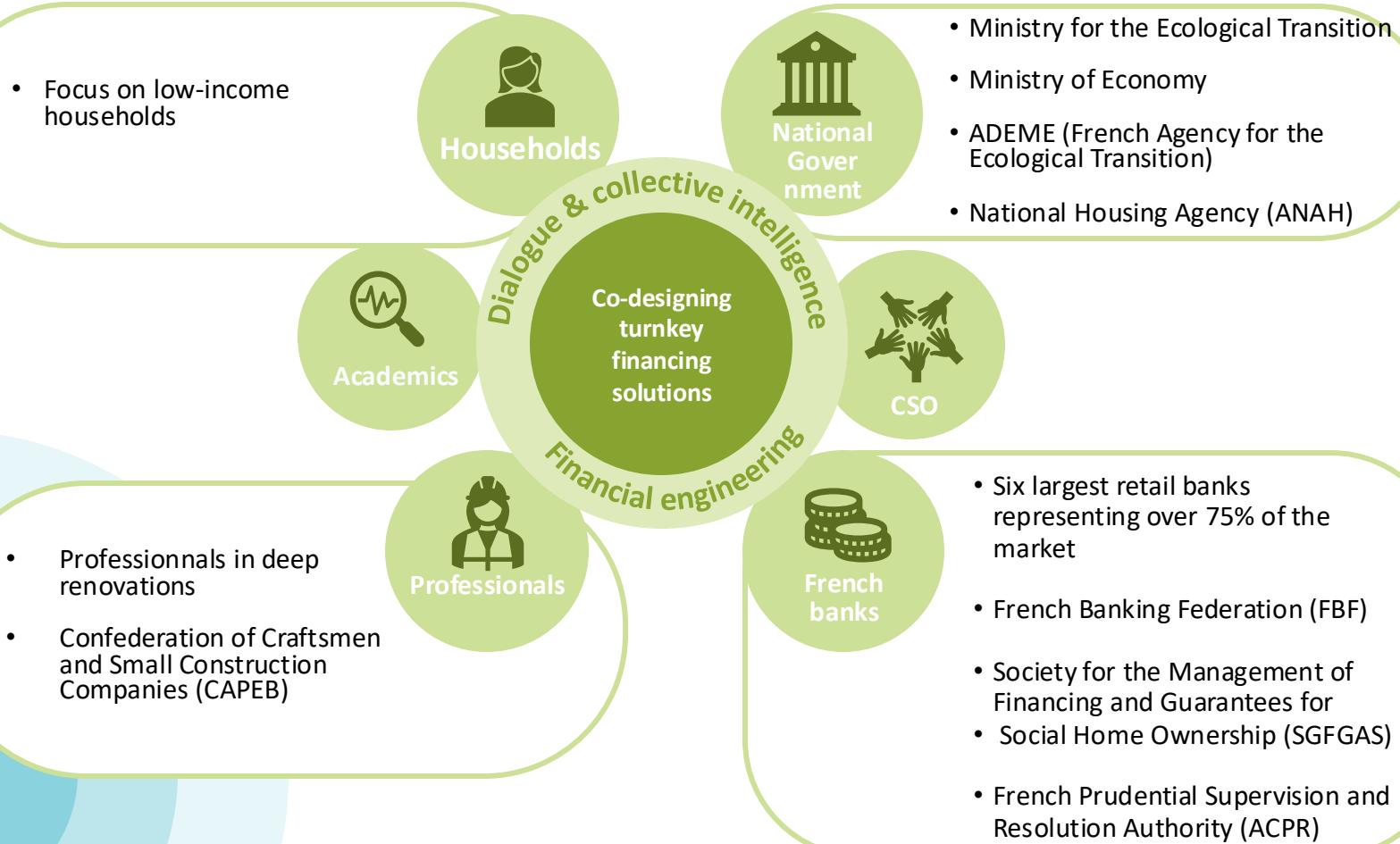
French banks

- Expand their lending portfolio
- Improve household solvency
- Reduce credit risks
- Access better pre-financing conditions
- Serve as a trusted third party for wealth management

A pioneering, action-driven multi-stakeholder dialogue on financing renovation



+150 actors



Definition and Impact of Energy-Efficient Renovation in France



Legal Definition

< 110 kWhpe/m²/year
+ 6 projects of renovation

< 180 kWhep/m²/year
for homes initially consuming >330
kWhep/(m².year)

**Improvement by at least
two EPC classes**
for constrained buildings

Source : Art L111-1 17° bis, Climate and Resilience Law, 2021

Measured Impact

Average energy consumption **reduced fivefold**

418 kWhpe/(m².year)

79

After

Before renovation work

** on average*

Source : Observatoire BBC, *Les maisons rénovées à basse consommation* (Sample:266 households)

No rebound effect

Energy efficiency drastically cuts energy waste and strengthens resilience to energy market disruptions :



Less reliance on tariff shields, lower public debt, and greater resilience

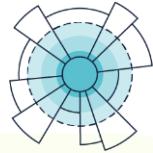


Reduced solvency risks linked to energy costs



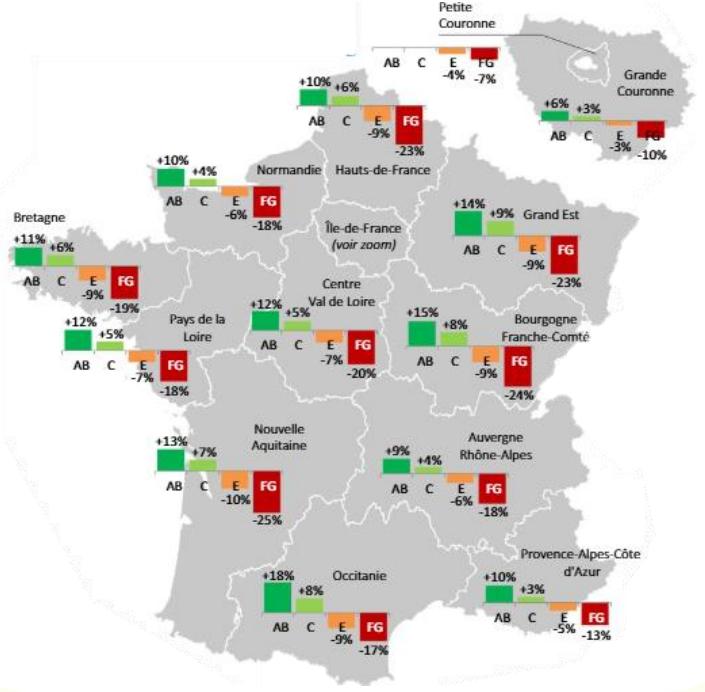
Strengthens economic and social stability

How energy-efficient renovation transforms real estate and energy consumption



Real Estate Value Creation

A 28% valuation gap between high and low-energy performance individual houses



Reducing Energy Consumption

Energy bills divided by a factor of **4 to 8**

3900€
per year

650€
per year

before renovation work

after

Renovation loans are repaid through future savings

Today

- energy bill
- renovation loan

In 15 years

311€
/ month

208€ / month	133€ / month
without renovation	with renovation

311€
/ month

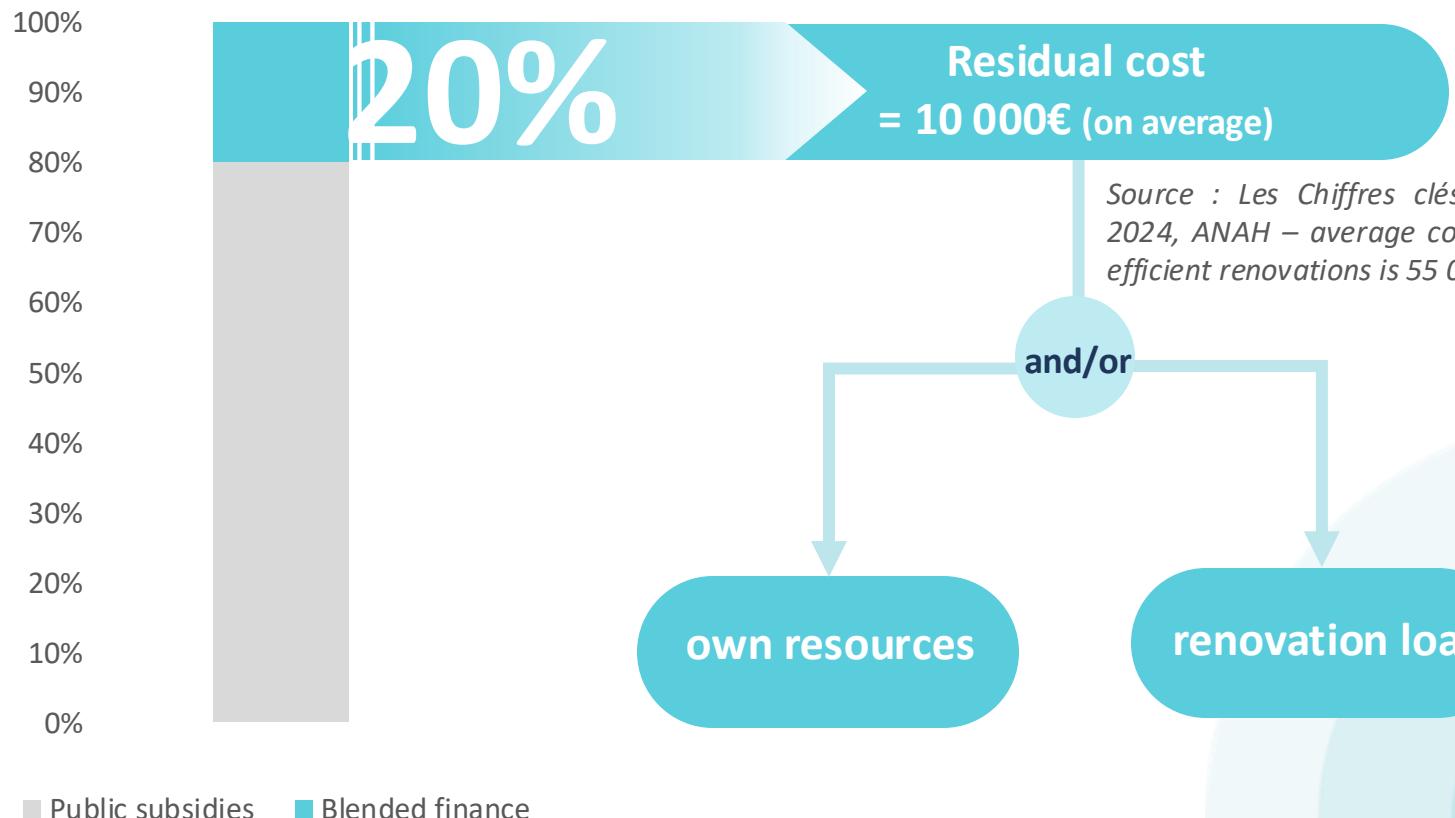
Source : ADNOV based on Notaires de France's database BIEN and Perval

Source : Dorémi, hypothesis: 3% of annual average growth in energy prices

The French Renovation Context : Financial Perspective

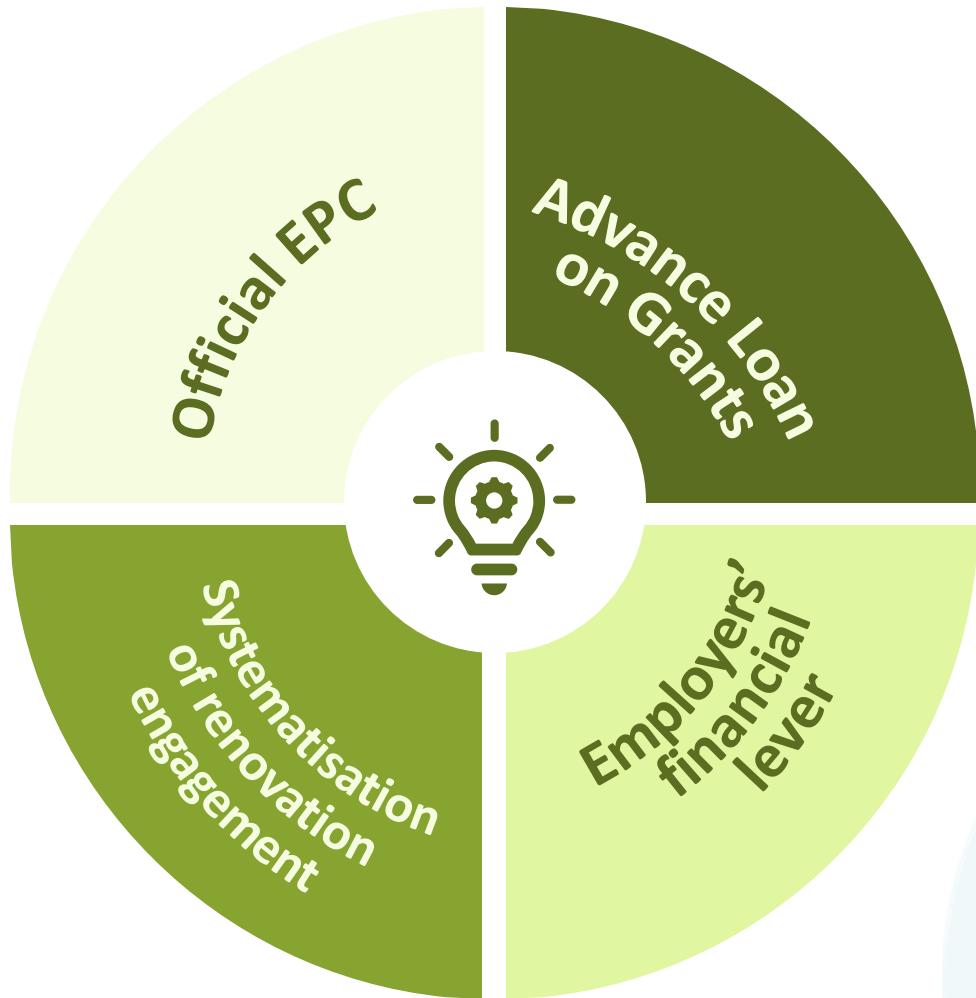
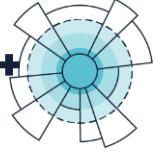


Allocation of cost of energy-efficiency renovation for very modest households



Source : *Les aides financières en 2025, September 2025 Edition, ANAH (p.24)*

Key Financing Mechanisms Developed under FiRénov+



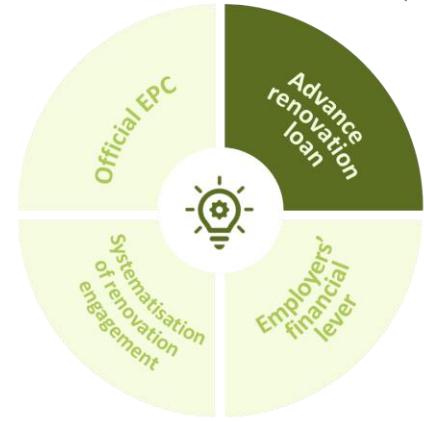
EPC: Energy Performance Certificate

Focus on the Advance Loan on Grants



Public subsidies take time to be disbursed

- Delay in renovation works
- Cash-flow strain for households and companies



Advance Loan on Grants (ALG)

- Within FiRénov+, Banks developed a mechanism allowing households to receive an advance on their renovation subsidy.
- Once the aid is disbursed, the bank is reimbursed directly.

Debt ratio

- Discussions with the High Council for Financial Stability (HCSF) and the Prudential Supervision and Resolution Authority (ACPR) regarding the exclusion of the ALG from household debt ratio calculations.

Revocable mandates

- An irrevocable financial mandate specific to banks.

Focus on the Official Energy Performance Certificate

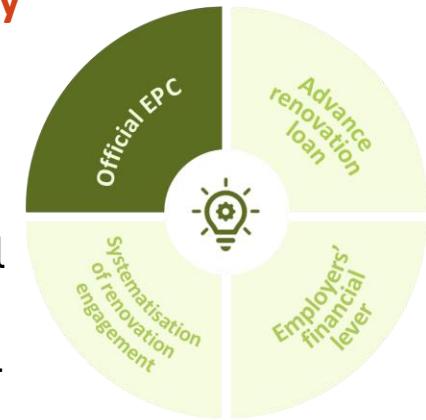


Challenge



No official certification of post-renovation energy performance

- ADEME's database includes a simplified, letter-based performance rating system.
- Banks lack tools to monitor the actual impact of renovation loans.
- Households cannot rely on verified post-renovation energy performance.



Solution



Energy Performance Certificate

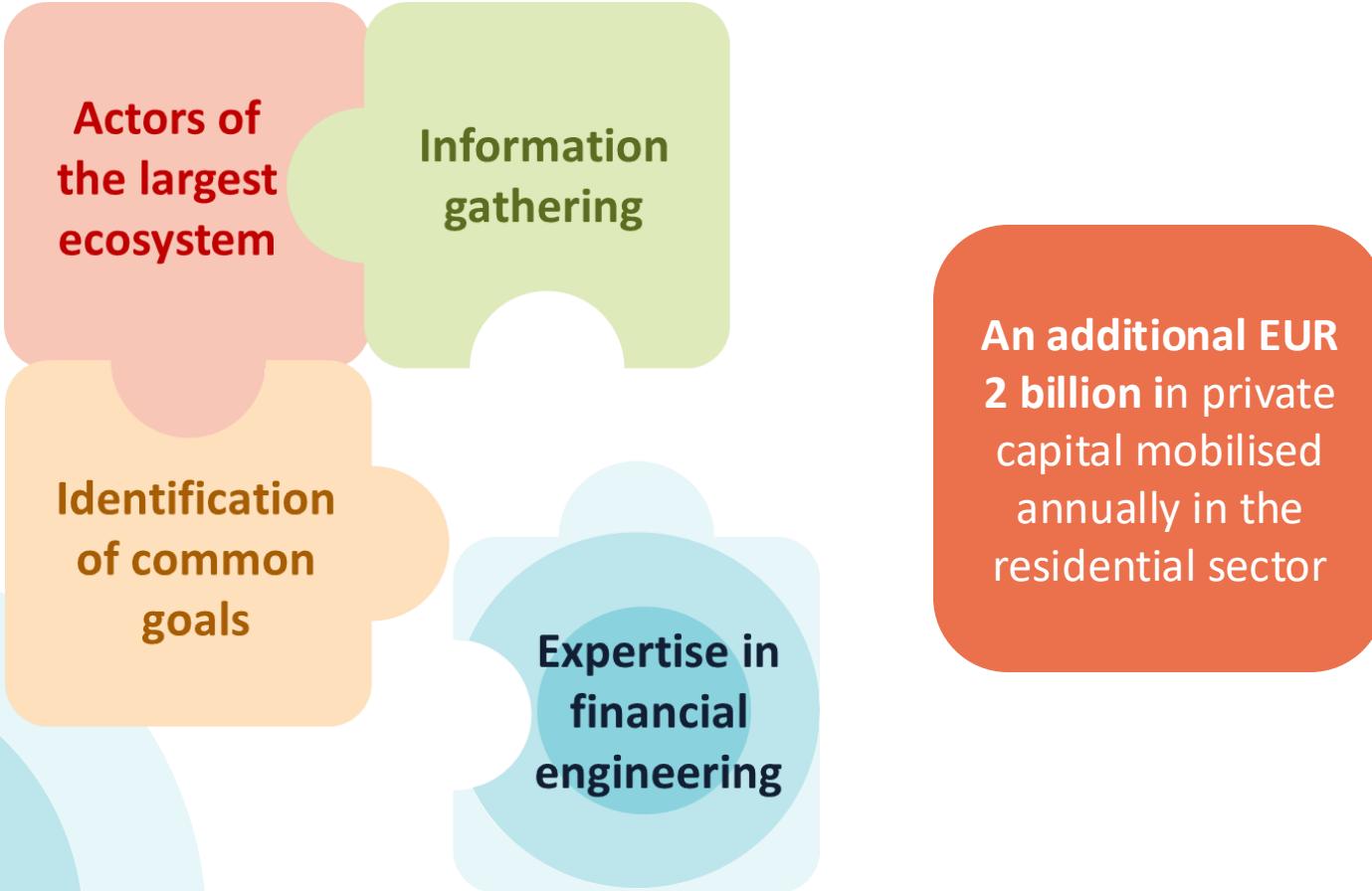
- Automatic EPC issued after final audit confirming renovation success.

Positive outcomes



- Banks can requalify their loans as EU Taxonomy-aligned and benefit from improved pre-financing conditions.
- Households receive an official, universally recognised EPC at no additional cost.

Conclusion



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