

# Carbon Emissions Report

2018/19

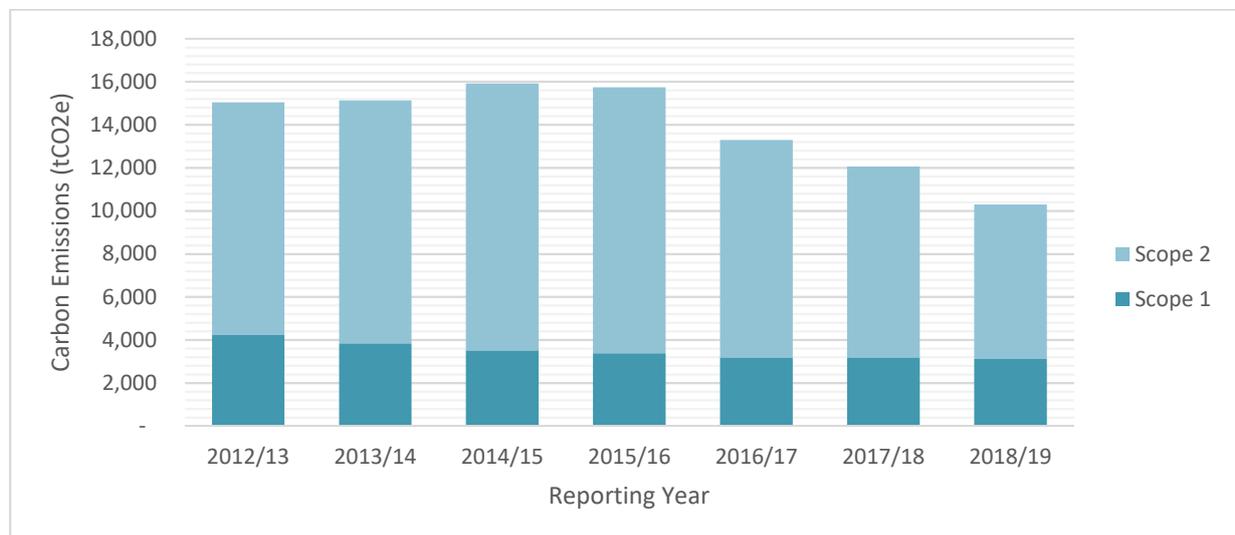
## Carbon Emissions

Carbon emissions represent one of our largest environmental impacts and we are actively working to reduce our sources of carbon where possible. The greatest contributor to our carbon emissions are the electricity and gas consumed within our buildings; by improving the energy efficiency of our buildings we aim to reduce our overall carbon footprint.

### Total Emissions

We benchmark our total carbon footprint annually against our 2012-13 baseline year to review portfolio changes to our Scope 1 and Scope 2 emissions.

### Annual Carbon Footprint



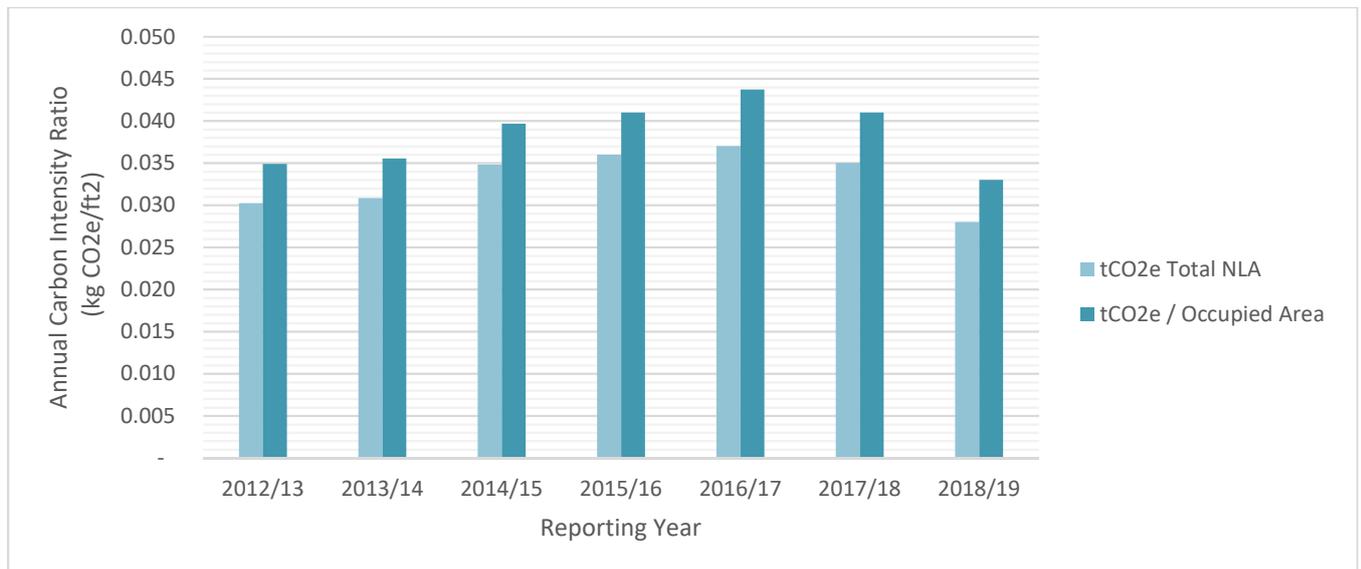
The 2018/19 carbon emissions (tCO<sub>2</sub>e) across the portfolio have decreased by 32% against our 2012/13 baseline and have decreased by 15% compared to the previous year.

The reduction in our 2018/19GHG emissions and intensity can be attributed to a number of factors including changes in the portfolio (three sales, three acquisitions), several completed development and major refurbishment projects which had a strong focus on energy efficiency and the delivery of portfolio wide energy efficiency projects. Another contributing factor to the year-on-year reduction is a decrease in the carbon dioxide emission factor for UK electricity generation, which is attributed to a significant decrease in coal generation and the rapid expansion of renewables.

### Carbon Intensity

We also benchmark our emissions using an intensity ratio to compare our emissions against both net lettable area and occupied area. This allows data to be normalised against changes to our business activities, for example the acquisition or divestment of a building(s) or changes in occupancy levels. The 2018/19 carbon intensity has decreased compared to our 2012/13 baseline and previous year.

## Annual Carbon Intensity Ratio



### Notes:

1. Previous data has been recalculated to account for changes and additions.
2. Emissions from vacant units have been omitted from data collection as they are considered to immaterial.
3. Calculations based upon a 5% materiality threshold.
4. Joint venture emissions as a proportion of our equity share.
5. DEFRA Environmental Reporting Guidelines and the financial control approach applied.

## Looking forward

- Reduce our absolute Scope 1 & Scope 2 Greenhouse Gas Emissions by 20% by 2025
- Reduce our absolute Scope 1 & Scope 2 Greenhouse Gas Emissions by 16% by 2020
- Maintain our Scope 1 & Scope 2 Greenhouse Gas Emissions intensity at 0.037 kgCO2e/NLA (Net Lettable Area) until 2025
- Continue to install Automatic Meter Reads (AMR) for all landlord meters across the portfolio.
- Investigate opportunities to reduce fugitive emissions from building operations
- Engage with our customers on environmental performance topics through events, workshops, newsletters, posters and social media platforms
- Engage with Facilities Managers on improving energy performance of buildings they are responsible for.