

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 1: Absolute direct and indirect energy consumption of standing investment portfolio**

EPRA sBRP Elec-Abs 4.1, DH&C-Abs 4.3, Fuel-Abs 4.5, Energy-Int 4.7

<b>Elec-Abs</b>	<b>Total electricity consumption</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Total landlord purchased grid electricity	kWh	46 of 46	54 of 54	585,909	863,605
	Proportion of landlord procured grid electricity from renewable sources	%	46 of 46	54 of 54	94%	97%
	Total tenant purchased grid electricity (LL procured)	kWh	5 of 5	8 of 8	28,486	52,774
	Total tenant purchased grid electricity (tenant procured)	kWh	157 of 308	143 of 303	119,260,509	118,328,579
	Total tenant purchased grid electricity	kWh	157 of 314	143 of 312	119,288,995	118,381,353
	Proportion of tenant procured grid electricity from renewable sources	%	157 of 314	143 of 312	19%	23%
	Electricity consumed within head office	kWh	1 of 1	1 of 1	70,121	68,066
<b>Fuels-Abs</b>	<b>Total fuel consumption</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Total landlord purchased grid fuel	kWh	5 of 5	6 of 6	125,446	111,827
	Total tenant purchases grid fuel (LL procured)	kWh	2 of 2	3 of 3	70,042	30,299
	Fuel consumed within head office	kWh	1 of 1	1 of 1	0	0
	Total tenant purchases grid fuel (tenant procured)	kWh	104 of 314	102 of 312	45,337,251	49,908,151
	Total tenant purchases grid fuel	kWh	107 of 314	105 of 312	45,407,293	49,938,450
<b>Segmental Analysis</b>	<b>Building Sector consumption (tenant electricity &amp; fuel)</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	kWh	70 of 129	59 of 130	76,808,118	103,209,121
	Retail: Retail Centers: Warehouse	kWh	45 of 68	55 of 67	25,022,461	35,055,173
	Retail: Other	kWh	12 of 47	0 of 47	3,666,250	-
	Office: Corporate: Low-Rise Office	kWh	1 of 14	1 of 14	973,141	1,146,543
	Industrial: Other	kWh	14 of 15	14 of 15	3,230,774	1,390,396
	Industrial: Distribution Warehouse: Refrigerated Warehouse	kWh	2 of 9	5 of 8	8,150,611	13,198,124
	Industrial: Industrial Park	kWh	0 of 7	0 of 7	-	-
	Technology/Science: Data Center	kWh	4 of 7	1 of 7	32,533,918	2,109,757
	Lodging, Leisure & Recreation: Indoor Arena	kWh	5 of 5	5 of 5	6,831,430	6,178,882
	Retail: High Street	kWh	1 of 5	1 of 5	165,465	282,114
<b>DH&amp;C-Abs</b>	<b>Total district heating and cooling</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Total district heating and cooling purchased and consumed	N/A	N/A	N/A	N/A	N/A

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EPRA sBRP Elec-Abs 4.1, DH&C-Abs 4.3, Fuel-Abs 4.5, Energy-Int 4.7

Total Energy-Abs	Total energy consumption	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Total Landlord procured building energy (electricity and fuel) consumption	kWh	49 of 49	60 of 60	809,884	1,058,505
	Total Landlord building energy (electricity and fuel) consumption	kWh	48 of 48	54 of 54	711,355	975,432
	Total Tenant building energy (electricity and fuel) consumption (LL Procured)	kWh	7 of 7	10 of 10	98,528	83,073
	Total Tenant building energy (electricity and fuel) consumption (tenant Procured)	kWh	157 of 314	143 of 312	164,597,760	168,236,731
	Total Tenant building energy (electricity and fuel) consumption	kWh	163 of 314	152 of 312	164,696,288	168,319,804
Energy-Int	Building energy intensity	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Landlord total building use intensity (electricity & fuel)	kWh/m2/year	48 of 48	54 of 54	2.30	2.97
	Landlord electricity building use intensity	kWh/m2/year	46 of 46	54 of 54	1.92	2.63
	Landlord fuel building use intensity	kWh/m2/year	5 of 5	6 of 6	2.69	4.67
Segmental Analysis	Building sector energy intensity (tenant electricity & fuel)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	kWh/m2/year	70 of 129	59 of 130	88	167
	Retail: Retail Centers: Warehouse	kWh/m2/year	45 of 68	55 of 67	162	182
	Retail: Other	kWh/m2/year	12 of 47	0 of 47	981	0
	Office: Corporate: Low-Rise Office	kWh/m2/year	1 of 14	1 of 14	342	291
	Industrial: Other	kWh/m2/year	14 of 15	14 of 15	191	150
	Industrial: Distribution Warehouse: Refrigerated Warehouse	kWh/m2/year	2 of 9	5 of 8	182	170
	Industrial: Industrial Park	kWh/m2/year	0 of 7	0 of 7	-	-
	Technology/Science: Data Center	kWh/m2/year	4 of 7	1 of 7	1,627	657
	Lodging, Leisure & Recreation: Indoor Arena	kWh/m2/year	5 of 5	5 of 5	384	348
	Retail: High Street	kWh/m2/year	1 of 5	1 of 5	68	115

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 2: Like-for-Like direct and indirect energy consumption of standing investment portfolio**

EPRA sBRP Elec-LfL 4.2, DH&C-LfL 4.4, Fuel-LfL 4.6

<b>Elec-LfL</b>	<b>Total electricity consumption like-for-like</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>	<b>Change YoY</b>
	Total landlord purchased grid electricity	kWh	28 of 28	28 of 28	433,760	396,912	<b>-8%</b>
	Proportion of landlord purchased grid electricity from renewable sources	%	28 of 28	28 of 28	96%	98%	<b>2%</b>
	Total tenant purchases grid electricity	kWh	118 of 248	118 of 248	76,057,743	90,737,351	<b>19%</b>
<b>Fuels-LfL</b>	<b>Total fuel consumption like-for-like</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>	<b>Change YoY</b>
	Total landlord purchased grid fuel	kWh	1 of 1	1 of 1	84,754	111,688	<b>32%</b>
	Total tenant purchases grid fuel	kWh	78 of 248	78 of 248	38,143,136	33,956,551	<b>-11%</b>
<b>DH&amp;C-LfL</b>	<b>Total district heating and cooling like-for-like</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>	<b>Change YoY</b>
	Total district heating and cooling purchased and consumed	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Energy-LfL</b>	<b>Total energy consumption like-for-like</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>	<b>Change YoY</b>
	Total building energy (electricity and fuel) consumption	kWh	145 of 248	145 of 248	114,719,394	125,202,502	<b>9%</b>
	Total Landlord purchased energy (electricity and fuel) consumption	kWh	29 of 29	29 of 29	518,514	508,600	<b>-2%</b>
	Total Tenant purchased energy (electricity and fuel) consumption	kWh	118 of 248	118 of 248	114,200,879	124,693,902	<b>9%</b>
<b>Segmental Analysis</b>	<b>Building sector energy intensity (tenant electricity &amp; fuel) like-for-like</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>	<b>Change YoY</b>
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	kWh	49 of 109	49 of 109	64,332,382	72,374,406	<b>13%</b>
	Retail: Retail Centers: Warehouse	kWh	44 of 57	44 of 57	22,542,442	28,668,186	<b>27%</b>
	Retail: Other	kWh	0 of 42	0 of 42	0	0	<b>N/A</b>
	Office: Corporate: Low-Rise Office	kWh	0 of 4	0 of 4	0	0	<b>N/A</b>
	Industrial: Other	kWh	14 of 14	14 of 14	3,230,774	1,390,305	<b>-57%</b>
	Industrial: Distribution Warehouse: Refrigerated Warehouse	kWh	2 of 9	2 of 9	8,150,611	8,023,632	<b>-2%</b>
	Industrial: Industrial Park	kWh	0 of 1	0 of 1	0	0	<b>N/A</b>
	Technology/Science: Data Center	kWh	1 of 6	1 of 6	2,403,488	2,109,757	<b>-12%</b>
	Lodging, Leisure & Recreation: Indoor Arena	kWh	5 of 5	5 of 5	6,831,430	6,178,882	<b>-10%</b>
	Retail: High Street	kWh	1 of 1	1 of 1	165,465	282,114	<b>70%</b>

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 3: Absolute direct and indirect greenhouse gas (GHG) emissions of standing investment portfolio**

EPRA sBRP GHG-Dir-Abs 4.8, GHG-Indir-Abs 4.9, GHG-Int 4.10

GHG-Dir-Abs	Scope 1	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	GHG emissions from fuels combusted on-site (location-based)	tCO <sub>2</sub> e	5 of 5	6 of 6	23	20
	GHG emissions from refrigerant gases	tCO <sub>2</sub> e	5 of 5	6 of 6	0	0
	<b>Total Scope 1 emissions</b>	tCO <sub>2</sub> e	5 of 5	6 of 6	23	20
	Scope 2	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	GHG from purchased electricity (location-based)	tCO <sub>2</sub> e	46 of 46	54 of 54	113	179
	GHG emissions from purchased electricity (market-based)	tCO <sub>2</sub> e	46 of 46	54 of 54	12	10
	GHG emissions from purchased electricity consumed in head office (location-based)	tCO <sub>2</sub> e	1 of 1	1 of 1	14	14
	<b>Total Scope 2 emissions</b>	tCO <sub>2</sub> e	47 of 47	47 of 47	127	193
	Scope 3	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	GHG emissions from landlord procured tenants fuels combusted on-site (location-based)	tCO <sub>2</sub> e	107 of 314	105 of 312	13	6
	GHG emissions from landlord procured electricity sub metered to tenants (location-based)	tCO <sub>2</sub> e	157 of 314	143 of 312	6	11
	GHG emissions from tenant procured fuels combusted on-site (location-based)	tCO <sub>2</sub> e	107 of 314	105 of 312	8,276	9,111
	GHG emissions from tenants procured electricity (location-based)	tCO <sub>2</sub> e	157 of 314	143 of 312	23,063	24,503
	GHG from landlord business travel	tCO <sub>2</sub> e	N/A	N/A	9	9
	GHG emissions from landlord municipal water supply and treatment	tCO <sub>2</sub> e	3 of 3	2 of 2	0.374	0.189
	GHG emissions from landlord waste treatment and disposal	tCO <sub>2</sub> e	N/A	N/A	-	-
	<b>Total Scope 3 emissions</b>	tCO <sub>2</sub> e	163 of 314	152 of 312	31,366	33,640
	Total GHG	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	<b>Total GHG emission from energy (location-based)</b>	tCO <sub>2</sub> e	188 of 314	170 of 312	31,516	33,853
	Building GHG intensity	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Scope 1 Intensity	kgCO <sub>2</sub> e/m <sup>2</sup> /year	5 of 5	6 of 6	0.49	0.85
	Scope 2 Intensity	kgCO <sub>2</sub> e/m <sup>2</sup> /year	46 of 46	54 of 54	0.41	0.59
	Scope 3 Intensity (tenant fuel & electricity)	kgCO <sub>2</sub> e/m <sup>2</sup> /year	157 of 314	143 of 312	18.47	18.66

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 3: Absolute direct and indirect greenhouse gas (GHG) emissions of standing investment portfolio**

EPRA sBRP GHG-Dir-Abs 4.8, GHG-Indir-Abs 4.9, GHG-Int 4.10

Segmental Analysis	Building sector GHG (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	tCO <sub>2</sub> e	70 of 129	59 of 130	14,602	20,602
	Retail: Retail Centers: Warehouse	tCO <sub>2</sub> e	45 of 68	55 of 67	4,727	7,044
	Retail: Other	tCO <sub>2</sub> e	12 of 47	0 of 47	709	0
	Office: Corporate: Low-Rise Office	tCO <sub>2</sub> e	1 of 14	1 of 14	184	232
	Industrial: Other	tCO <sub>2</sub> e	14 of 15	14 of 15	619	287
	Industrial: Distribution Warehouse: Refrigerated Warehouse	tCO <sub>2</sub> e	2 of 9	5 of 8	1,536	2,627
	Industrial: Industrial Park	tCO <sub>2</sub> e	0 of 7	0 of 7	0	0
	Technology/Science: Data Center	tCO <sub>2</sub> e	4 of 7	1 of 7	6,281	437
	Lodging, Leisure & Recreation: Indoor Arena	tCO <sub>2</sub> e	5 of 5	5 of 5	1,285	1,214
	Retail: High Street	tCO <sub>2</sub> e	1 of 5	1 of 5	32	58

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**Table 4: Like for like direct and indirect greenhouse gas emissions of standing investment portfolio**

GHG-Dir-L4I	Scope 1	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	GHG emissions from fuels combusted on-site	tCO <sub>2</sub> e	1 of 1	1 of 1	15	20	32%
	GHG emissions from refrigerant gases	tCO <sub>2</sub> e	N/A	N/A	0	0	N/A
	GHG emissions from fuels combusted on-site in head office (location-based)	tCO <sub>2</sub> e	1 of 1	1 of 1	0	0	N/A
	<b>Total Scope 1 emissions</b>	tCO <sub>2</sub> e	2 of 2	2 of 2	15	20	32%
	Scope 2	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	GHG from purchased electricity (location-based)	tCO <sub>2</sub> e	28 of 28	28 of 28	84	82	-2%
	GHG emissions from purchased electricity (market-based)	tCO <sub>2</sub> e	28 of 28	28 of 28	6	3	-55%
	GHG emissions from purchased electricity consumed in head office (location-based)	tCO <sub>2</sub> e	1 of 1	1 of 1	14	14	4%
	<b>Total Scope 2 emissions</b>	tCO <sub>2</sub> e	29 of 29	29 of 29	97	96	-1%
	Scope 3	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	GHG emissions from tenants fuels combusted on-site (location-based)	tCO <sub>2</sub> e	78 of 248	78 of 248	6,963	6,199	-11%
	GHG emissions from tenants purchased electricity (location-based)	tCO <sub>2</sub> e	118 of 248	118 of 248	14,708	18,789	28%
	GHG emissions from landlord municipal water supply and treatment	tCO <sub>2</sub> e	1 of 1	1 of 1	0.05	0.06	12%
	GHG emissions from landlord waste treatment and disposal	tCO <sub>2</sub> e	N/A	N/A	562	0	-100%
	<b>Total Scope 3 emissions</b>	tCO <sub>2</sub> e	118 of 248	118 of 248	22,233	24,989	12%
	Total GHG	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	<b>Total GHG emission from energy (location-based)</b>	tCO <sub>2</sub> e	of 248	of 248	22,346	25,105	12%
Segmental Analysis	Building sector GHG like-for-like (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	tCO <sub>2</sub> e	49 of 109	49 of 109	12,225	14,546	19%
	Retail: Retail Centers: Warehouse	tCO <sub>2</sub> e	44 of 57	44 of 57	4,274	5,760	35%
	Retail: Other	tCO <sub>2</sub> e	0 of 42	0 of 42	0	0	N/A
	Office: Corporate: Low-Rise Office	tCO <sub>2</sub> e	0 of 4	0 of 4	0	0	N/A
	Industrial: Other	tCO <sub>2</sub> e	14 of 14	14 of 14	619	287	-54%
	Industrial: Distribution Warehouse: Refrigerated Warehouse	tCO <sub>2</sub> e	2 of 9	2 of 9	1,536	1,574	2%
	Industrial: Industrial Park	tCO <sub>2</sub> e	0 of 1	0 of 1	0	0	N/A
	Technology/Science: Data Center	tCO <sub>2</sub> e	1 of 6	1 of 6	465	437	-6%
	Lodging, Leisure & Recreation: Indoor Arena	tCO <sub>2</sub> e	5 of 5	5 of 5	1,285	1,214	-6%
	Retail: High Street	tCO <sub>2</sub> e	1 of 1	1 of 1	32	58	83%

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 5: Absolute water consumption of standing investment portfolio**

EPRA sBRP Water-Abs 4.11, Water-LfL 4.12, Water-Int 4.13

<b>Water - Abs</b>	<b>Total water consumption</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Total landlord municipal water	m3	3 of 3	2 of 2	1,078	459
	Total tenant municipal water	m3	122 of 314	89 of 312	215,210	197,240
<b>Segmental Analysis</b>	<b>Building sector water consumption</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	m3	51 of 129	33 of 130	124,676	122,451
	Retail: Retail Centers: Warehouse	m3	40 of 68	34 of 67	43,402	21,182
	Retail: Other	m3	4 of 47	0 of 47	3,690	0
	Office: Corporate: Low-Rise Office	m3	1 of 14	1 of 14	316	4,639
	Industrial: Other	m3	13 of 15	10 of 15	8,114	7,405
	Industrial: Distribution Warehouse: Refrigerated Warehouse	m3	2 of 9	2 of 8	6,573	12,971
	Industrial: Industrial Park	m3	0 of 7	0 of 7	0	0
	Technology/Science: Data Center	m3	2 of 7	1 of 7	638	256
	Lodging, Leisure & Recreation: Indoor Arena	m3	5 of 5	5 of 5	14,877	14,549
	Retail: High Street	m3	1 of 5	1 of 5	101	262
<b>Water-Int</b>	<b>Building water intensity</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Landlord water building use intensity	m3/m2/year	3 of 3	2 of 2	0.0362	0.0419
	Tenant water building use intensity	m3/m2/year	122 of 314	89 of 312	0.1268	0.1095
<b>Segmental Analysis</b>	<b>Building sector water intensity (tenant consumption)</b>	<b>Unit</b>	<b>2022 Asset Coverage</b>	<b>2023 Asset Coverage</b>	<b>2022</b>	<b>2023</b>
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	m3/m2/year	51 of 129	33 of 130	0.28	0.26
	Retail: Retail Centers: Warehouse	m3/m2/year	40 of 68	34 of 67	0.46	0.23
	Retail: Other	m3/m2/year	4 of 47	0 of 47	3.08	-
	Office: Corporate: Low-Rise Office	m3/m2/year	1 of 14	1 of 14	0.11	1.18
	Industrial: Other	m3/m2/year	13 of 15	10 of 15	0.49	0.51
	Industrial: Distribution Warehouse: Refrigerated Warehouse	m3/m2/year	2 of 9	2 of 8	0.15	0.28
	Industrial: Industrial Park	m3/m2/year	0 of 7	0 of 7	-	-
	Technology/Science: Data Center	m3/m2/year	2 of 7	1 of 7	0.08	0.08
	Lodging, Leisure & Recreation: Indoor Arena	m3/m2/year	5 of 5	5 of 5	0.84	0.82
	Retail: High Street	m3/m2/year	1 of 5	1 of 5	0.04	0.11

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Calendar years 2022 and 2023

**Table 5: Absolute water consumption of standing investment portfolio**

EPRA sBRP Water-Abs 4.11, Water-LfL 4.12, Water-Int 4.13

Water-LfL	Total water consumption like-for-like	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Total landlord municipal water	m3	1 of 1	1 of 1	120.36	149.93
	Total tenant municipal water	m3	70 of 248	70 of 248	107,193.37	88,623.89
Segmental Analysis	Building water consumption like-for-like (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	m3	25 of 109	25 of 109	46,018	29,178
	Retail: Retail Centers: Warehouse	m3	25 of 57	25 of 57	22,051	16,742
	Retail: Other	m3	0 of 42	0 of 42	0	0
	Office: Corporate: Low-Rise Office	m3	0 of 4	0 of 4	0	0
	Industrial: Other	m3	10 of 14	10 of 14	7,259	7,405
	Industrial: Distribution Warehouse: Refrigerated Warehouse	m3	1 of 9	1 of 9	5,685	6,748
	Industrial: Industrial Park	m3	0 of 1	0 of 1	0	0
	Technology/Science: Data Center	m3	1 of 6	1 of 6	240	256
	Lodging, Leisure & Recreation: Indoor Arena	m3	5 of 5	5 of 5	14,877	14,549
	Retail: High Street	m3	1 of 1	1 of 1	101	262



# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 6: Absolute waste consumption of standing investment portfolio**

EPRA sBRP Waste-Abs 4.14, Waste LfL 4.15

Waste - Abs	Total waste consumed (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	% by disposal route
	Total waste collected	tonnes	49 of 314	53 of 312	5,663	25,218	<b>N/A</b>
	Total hazardous waste	tonnes	49 of 314	53 of 312	0	58	<b>0.2%</b>
	Total non-hazardous waste	tonnes	49 of 314	53 of 312	5,663	25,161	<b>99.8%</b>
	Total waste landfill	tonnes	49 of 314	53 of 312	469	413	<b>2%</b>
	Total waste incineration	tonnes	49 of 314	53 of 312	134	239	<b>1%</b>
	Total waste to energy	tonnes	49 of 314	53 of 312	1,107	2,187	<b>9%</b>
	Total waste recycled	tonnes	49 of 314	53 of 312	3,537	10,624	<b>42%</b>
	Total waste other	tonnes	49 of 314	53 of 312	416	11,756	<b>47%</b>
Segmental Analysis	Building sector waste (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	Tonnes/m2/year	28 of 129	30 of 130	3,968	8,761	
	Retail: Retail Centers: Warehouse	Tonnes/m2/year	10 of 68	18 of 67	447	10,394	
	Retail: Other	Tonnes/m2/year	6 of 47	0 of 47	192	0	
	Office: Corporate: Low-Rise Office	Tonnes/m2/year	0 of 14	0 of 14	0	0	
	Industrial: Other	Tonnes/m2/year	1 of 15	1 of 15	103	116	
	Industrial: Distribution Warehouse: Refrigerated Warehouse	Tonnes/m2/year	1 of 9	1 of 8	463	5,209	
	Industrial: Industrial Park	Tonnes/m2/year	0 of 7	0 of 7	0	0	
	Technology/Science: Data Center	Tonnes/m2/year	3 of 7	1 of 7	27	1	
	Lodging, Leisure & Recreation: Indoor Arena	Tonnes/m2/year	0 of 5	4 of 5	0	228	
	Retail: High Street	Tonnes/m2/year	0 of 5	0 of 5	0	0	
Waste - LfL	Total waste consumed like-for-like (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	% by disposal route
	Total waste collected	tonnes	38 of 248	38 of 248	1,873	4,417	<b>N/A</b>
	Total hazardous waste	tonnes	38 of 248	38 of 248	0	4	<b>0.1%</b>
	Total non-hazardous waste	tonnes	38 of 248	38 of 248	1,873	4,413	<b>99.9%</b>
	Total waste landfill	tonnes	38 of 248	38 of 248	287	97	<b>2%</b>
	Total waste incineration	tonnes	38 of 248	38 of 248	74	0	<b>0%</b>
	Total waste to energy	tonnes	38 of 248	38 of 248	570	569	<b>13%</b>
	Total waste recycled	tonnes	38 of 248	38 of 248	679	631	<b>14%</b>
	Total waste other	tonnes	38 of 248	38 of 248	263	3,119	<b>71%</b>

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

**Table 6: Absolute waste consumption of standing investment portfolio**

EPRA sBRP Waste-Abs 4.14, Waste LfL 4.15

Segmental Analysis	Building sector waste like-for-like (tenant consumption)	Unit	2022 Asset Coverage	2023 Asset Coverage	2022	2023	Change YoY
	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse	tonnes	20 of 109	20 of 109	951	3,529	<b>271%</b>
	Retail: Retail Centers: Warehouse	tonnes	16 of 57	16 of 57	357	275	<b>-23%</b>
	Retail: Other	tonnes	0 of 42	0 of 42	0	0	<b>N/A</b>
	Office: Corporate: Low-Rise Office	tonnes	0 of 4	0 of 4	0	0	<b>N/A</b>
	Industrial: Other	tonnes	2 of 14	2 of 14	103	116	<b>12%</b>
	Industrial: Distribution Warehouse: Refrigerated Warehouse	tonnes	0 of 9	0 of 9	0	0	<b>N/A</b>
	Industrial: Industrial Park	tonnes	0 of 1	0 of 1	0	0	<b>N/A</b>
	Technology/Science: Data Center	tonnes	0 of 6	0 of 6	0	0	<b>N/A</b>
	Lodging, Leisure & Recreation: Indoor Arena	tonnes	0 of 5	0 of 5	0	0	<b>N/A</b>
	Retail: High Street	tonnes	0 of 1	0 of 1	0	0	<b>N/A</b>

# EPRA sBRP performance measurement

Calendar years 2022 and 2023

Table [7]: Type and number of sustainably certified assets

Impact Area	Unit of measure	EPRA Sustainability Performance Measures	Intensity Indicator	2022	2023
<b>EPC Certification</b>	%	Cert-Tot	Energy efficiency level A	34.0%	33.2%
			Energy efficiency level B	17.0%	19.9%
			Energy efficiency level C	39.0%	37.8%
			Energy efficiency level D	6.0%	4.6%
			Energy efficiency level E	1.0%	0.7%
			Energy efficiency below E	0.0%	0.0%
			Energy efficiency unknown	3.0%	3.9%
<b>BREEAM</b>	%	Cert-Tot	% of Development portfolio certified by floor area (sq ft)	97% BREEAM Very Good	100% BREEAM Very Good and Good *
		<b>Number of applicable properties</b>	BREEAM disclosure coverage	4 of 4	2 of 2

\*Forward funded developments

Table [8]: Social Performance Measures

Impact Area	EPRA Sustainability Performance Measures		Reference in Annual Report and Accounts (2024) / Response
<b>Employee gender diversity</b>	Diversity-Emp	% of males and female employees	p. 112
<b>Training and Development</b>	Emp-Training	Average number of hours	378 hours/47 employees 8 hours per employee
<b>Employee performance appraisals</b>	Emp-Dev	Percentage of total workforce	p. 66 100% of employees
<b>Employee turnover and retention</b>	Emp-Turnover	Total number & rate of new employee hires and turnover	page. 66 9% turnover
<b>Employee health and safety</b>	H&S-Emp	Injury rate, lost day rate and work related fatalities (contractors on development & refurbishment sites), absentee rate (direct LondonMetric employees)	Injury rate = 0.00% Lost day rate = 0.00% Work related fatalities = 0 Absentee rate = 0.25
<b>Asset health and safety assessments</b>	H&S-Asset	Percentage of assets	p.76 100% of all managed assets
<b>Asset health and safety compliance</b>	H&S-Comp	Number of incidents	p. 65 0 reportable incidents
<b>Community engagement, impact assessments and development programmes</b>	Comty-Eng	% of Development assets	p. 70 100%

Table [9]: Governance Performance Measures

Impact Area	EPRA Sustainability Performance Measures		Reference in Annual Report and Accounts (2024) / Response
<b>Composition of the highest governance body</b>	Gov-Board	Total numbers	p. 120
<b>Nominating and selecting the highest governance body</b>	Gov-Select	Narrative description	p. 125-129
<b>Process for managing conflicts of interest</b>	Gov-Col	Narrative description	p. 129