

Green Finance Framework

July 2025



Contents

• Introduction:	
• LondonMetric Overview & Activities	3
• Responsible Business and Sustainability Strategy	4
• Responsible Business and Sustainability Commitments	6
• Rationale for a Green Finance Framework	7
• Green Finance Framework:	
• Use of Proceeds	8
• Project Evaluation and Selection Process	10
• Management of Proceeds	11
• Reporting	12
• Allocation Reporting	12
• Impact Reporting	12
• External Review:	
• Second-Party Opinion	13
• Post issuance external verification	13
• Amendments to this Framework	13
• Disclaimer	14

Introduction

Overview & Activities

LondonMetric Property Plc (“LondonMetric or “Company”) is a high conviction triple net lease (‘NNN’) real estate investor.

It invests in mission critical and strategically important UK real estate that is structurally supported and benefits from evolving consumer behaviour to deliver reliable, repetitive and growing income over the long term.

Its approach is focused on four strategic pillars: owning the right real estate, managing and enhancing assets, collaborating closely with stakeholders and generating strong income-led returns.

Through active asset management and investment activity, it ensures that the portfolio remains fit for the future, has high occupier contentment and is positioned to create lasting value. At the centre of its decision making is its strong relationships with occupiers.

LondonMetric recognises the ever-increasing importance of reducing the environmental impact of its portfolio, addressing climate change risks and opportunities as well as meeting the needs of its stakeholders. It prioritises acquisition and management of assets that have high sustainability credentials, such as BREEAM Very Good or above, EPC B or better, or those with a clear decarbonisation pathway. Where assets do not meet these criteria, the Company seeks to implement value-add initiatives to improve their environmental performance.

Sustainability considerations are integrated throughout the investment process, from acquisition due diligence to asset management and refurbishment strategies, supported by formal ESG governance and regular performance monitoring.

The portfolio is aligned to the strongest real estate themes of logistics, convenience, hospitality and healthcare. As at 31 March 2025, its portfolio was valued at £6.2 billion.

The portfolio has a sector leading WAULT of 18.5 years, very high occupancy of 98.1% and gross to net income ratio of 99% which reflects the mission critical nature of its assets, its high occupier contentment, very low property costs and the portfolio’s minimal operational requirements.

Through its NNN strategy, its properties are typically single-let with the occupier taking full responsibility for all ongoing property costs and maintenance. LondonMetric maintains a buy over build strategy, with development assets representing less than 0.5% of the portfolio value as at 31 March 2025.

Portfolio Weightings ¹	
Logistics	46%
Entertainment & Leisure	21%
Convenience	16%
Healthcare & Education	15%
Other ²	2%

¹ By value at 31 March 2025

² Comprises offices, a retail park, a life science asset & residential assets

Responsible Business and Sustainability Strategy

The Company recognises the need to consider and address all environmental, social and governance matters relevant to its business. Beyond ensuring compliance with legislation, it recognises that environmental improvements can enhance asset value, as occupiers increasingly place a higher premium on sustainable and responsible assets.

It recognises the importance of a comprehensive ESG strategy which includes minimising the environmental impact of its business, maximising the energy efficiency of its assets and improving the climate resilience of its portfolio. As part of its drive to upgrade the quality of its assets, LondonMetric continues to invest in high quality buildings and focus on working with occupiers to progress energy efficiency and clean energy initiatives, mainly from solar PV, LED lighting upgrades, roof improvements, system improvements and degasification.

The alignment of its portfolio to NNN income assets means that its landlord Scope 1 and 2 emissions are minimal compared to occupiers' emissions. These direct emissions accounted for <1% of total portfolio emissions in 2024.

Approximately 93% of emissions are related to occupier (Scope 3) energy usage which is therefore the

main focus of energy reduction initiatives. The energy intensity of its buildings (including Scope 3) is typically materially lower than that of other property sectors, and the ability to improve assets' energy ratings and carbon emissions is relatively easier and typically funded by occupiers or as part of normal occupier incentive packages on letting activity.

In order to implement environmental initiatives and ultimately achieve net zero carbon on its buildings, LondonMetric remains reliant on occupiers sharing similar environmental ambitions and commitments due to its full repair and insuring ('FRI') / NNN lease structure and its long lease lengths. Occupier engagement and collaboration is therefore key to ensuring assets remain fit for purpose.

LondonMetric's Responsible Business framework guides in mitigating climate-related risks, identifying and progressing environmental and stakeholder-related opportunities as well as ensuring a high standard of corporate governance. Responsible Business is embedded across all corporate, investment, asset management and development activities. It implements both 'top down' analysis and 'bottom up' asset-specific risk and opportunity assessment.



Solar Installation at Biggin Hill

Sustainability Governance at LondonMetric

LondonMetric has a Responsible Business and Environmental Policy in place and reviews its approach and ESG targets each year. The day-to-day implementation of this policy is led by the Responsible Business Working Group (“The Working Group”), who is a cross-functional team that embed ESG across LondonMetric’s operations, developments, and investments. The Working Group consists of members from the Finance, Property and ESG departments of the business and reports to the Audit Committee. The Working Group monitors ESG risks and opportunities and drives progress against sustainability targets.

The group meets monthly to discuss progress, with participation from key business representatives, including a Board member.

ESG performance is reported to the Board at regular intervals with the Audit Committee responsible for overseeing ESG progress. Executive Directors and relevant employees are set individual ESG targets and remuneration is linked to achieving those targets. The delivery of the ESG targets and implementation of the strategy sits with the Working Group and the property team, who receive regular ESG training.

Sustainability Roadmap

In 2025, LondonMetric finalised the Net Zero Pathway for its portfolio. By 2027, it aims to achieve Net Zero for Scope 1 and 2 emissions, for which there is direct control. By 2050 it aims to achieve full Net Zero (including tenant emissions) across its portfolio, eliminating any residual emissions through verified carbon removal solutions.

LondonMetric worked with external consultants to complete a baseline carbon emissions assessment, using a science-based approach and benchmarking the portfolio against the Carbon Risk Real Estate Monitor (‘CRREM’). Consumption data for 2023 was used as the baseline year, and the carbon intensity for the baseline year was 39.4 kgCO₂e/m². Interventions to decarbonise the portfolio were modelled for each property archetype.

These were split across short-term interventions, focused around behavioural change, medium-term interventions, which require moderate replacement of and upgrade of equipment, and long-term interventions, which include fabric upgrades and solar PV. The current decarbonisation pathway projects the Company to reach a 97% reduction by 2050.

Given that embodied carbon from developments only accounts for 7% of LondonMetric’s total carbon emissions, it has not focused on setting a net zero target for development activity.









However, it will aim to establish a baseline and formalise a target for its embodied carbon emissions by 2027, aligned to an industry standard.

Although a target hasn’t been set, LondonMetric seeks to build to high environmental standards in line with the industry best practice. As outlined in its Responsible Business Policy, LondonMetric ensures that all developments consider high sustainability standards with respect to energy efficiency, renewable energy, EV charging, climate change adaptation, biodiversity, use of low carbon materials, minimising waste and the involvement of local community. These considerations align with net-zero readiness, supporting the development of buildings that enable occupiers to integrate the technologies and measures needed to achieve net-zero emissions over time.

In setting the scope for its net zero target boundary, LondonMetric aligned with the Better Building Partnership Net Zero Carbon Pathway Framework for real estate owners, focusing on material emissions from its portfolio and where it can influence them. Therefore, corporate emissions, such as purchasing goods and services and employee commuting, have been excluded from this net zero assessment.

Responsible Business and Sustainability Key Commitments

Key Environmental Commitments

Topic	UN SDGs	Target & KPI	Target Year
Scope 1 and 2: Landlord Emissions	 	<ul style="list-style-type: none"> Achieve carbon neutral status 	Ongoing
		<ul style="list-style-type: none"> Net Zero across landlord Scope 1 and 2 	2027
		<ul style="list-style-type: none"> 100% Renewable Energy 	2025
Scope 3: Development Emissions	 	On large developments ¹ : <ul style="list-style-type: none"> Achieve minimum EPC A and BREEAM Very Good Track embodied carbon 	Ongoing
		On small developments ¹ : <ul style="list-style-type: none"> Achieve minimum EPC A Track embodied carbon on sample projects 	Ongoing
		On major refurb ¹ s: <ul style="list-style-type: none"> Achieve minimum EPC B Track embodied carbon on sample projects 	Ongoing
Scope 3: Occupier Emissions	 	Modelled interim targets: 51% reduction in emissions from baseline	2030
		Modelled interim target: Achieve degasification with full electrification of heating systems on 50% of portfolio	2035
		Achieve full Net Zero across the portfolio (including tenant emissions)	2050
Renewable Energy		Target the addition of six Solar PV systems or low carbon heating installations to the portfolio p.a., with a minimum of three being solar PV systems	Ongoing
Energy Efficiency		Increase % of portfolio with EPC 'A-B' rating ²	Ongoing
		Achieve minimum 80% occupier energy data coverage p.a. ³	Ongoing

¹ Small developments are defined as assets with a build cost below £5 million, large developments as those above £5 million, and major refurbishments as projects with costs exceeding £1 million

² Measured by percentage of floor area in sq ft and only applicable to properties in scope of UK Minimum Energy Efficiency Standard regulations

³ Measured by percentage of floor area in sq ft

Social & Governance Initiatives

Topic	UN SDGs	Target & KPI	Target Year
Employee Wellbeing and Development	  	Monitor employee satisfaction & wellbeing and maintaining satisfaction score >80%	Ongoing
Occupier Satisfaction		Maintain a landlord recommendation score >80%	Ongoing
Contractor Compliance on Projects	 	Monitor contractor compliance with its Responsible Development Requirements checklist	Ongoing
		Audit one project with focus on Health & Safety, Modern Slavery and Minimum Wage	Ongoing

The targets and initiatives above were identified as the most appropriate for our business. We regularly review them to ensure they remain aligned with our ESG

strategy, portfolio thematics, and industry standards. For performance updates, please see the Sustainability section of the LondonMetric website.

Rationale for a Green Finance Framework

Through the establishment of its Green Finance Framework (the “Framework”), LondonMetric intends to align its funding strategy with its Responsible Business and Sustainability Policy.

The Framework has been designed to facilitate the issuance of Green Financing Instruments to fund its broader sustainability goals and initiatives through Eligible Green Projects.

Green Finance Framework

This Framework will be used to govern green financing including Public Bonds, Private Placements, loans including Revolving Credit Facilities and other financing instruments (together known as “Green Financing Instruments”).

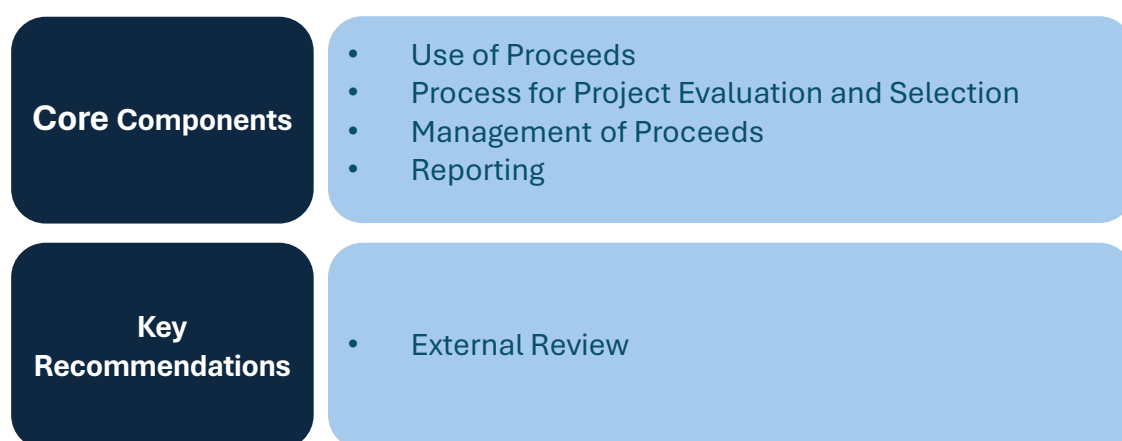
The International Capital Markets Association (“ICMA”) and the Loan Markets Association (“LMA”) provides a set of voluntary guidelines that recommend transparency and disclosure and promote integrity in the development of the sustainable finance market by clarifying the approach for raising sustainable finance.

This Green Finance Framework (“Framework”) has been established in accordance with the latest market

best practice, and is in alignment with the following ICMA and LMA principles:

- ICMA’s Green Bond Principles – June 2025 (“GBP”)
- LMA, LSTA and APLMA’s Green Loan Principles – March 2025 (“GLP”)

In alignment with these Principles, for each Green Financing Instrument(s) issued, LondonMetric asserts that it will adopt the following, as set out in this Framework:



Use of Proceeds

An amount equivalent to the net proceeds of any Green Financing Instrument issued by LondonMetric will be allocated to finance or re-finance, in whole or in part, new or existing green projects which meet the eligibility criteria of the following Eligible Green Project categories (“Eligible Green Projects”), as defined as below.

Eligible Green Projects may include the asset value of physical built assets such as Green Buildings, as well as operating expenditure or capital expenditure, including development activity, relating to Eligible Green Projects.

When assets included in the Eligible Green Portfolio are subject to joint investment or joint ventures, LondonMetric will only consider the pro-rated share (%) of its own investment in the Eligible Green Portfolio. The Green Project categories identified below are in alignment with the ICMA GBP and LMA GLP. The table below shows the alignment of the chosen categories with the UN SDGs.

¹ Green Bond Principles » ICMA 2025

² <https://www.lsta.org/content/green-loan-principles/#>

³ Determined by the latest available third-party valuation as of date of Green Financing Instrument issuance

ICMA Category: Green Buildings

Alignment to UN SDGs



Eligibility Criteria:

Investments in new developments, acquisitions or existing commercial properties that meet at least one of the following:

- The BREEAM “outstanding” or “excellent” certifications
- Energy Performance Certificate (EPC) A or B

For applicable buildings⁴ constructed post-2024, an additional criterion of being zero-emissions ready in line with CBI Building Criteria⁵ will apply, i.e., they will need to produce zero on-site carbon emissions from fossil fuels.

For Logistics buildings, the LondonMetric Responsible Business Policy⁶ will apply, which requires all developments to consider provisions for renewable energy integration (such as solar PV-enabled roofs) and other net zero readiness considerations.

ICMA Category: Clean Transportation

Alignment to UN SDGs



Eligibility Criteria:

Investment related to the installation, maintenance or repair of electric vehicle charging infrastructure, either in buildings and parking spaces attached to buildings, or part of larger scale infrastructure such as charging hubs.

⁴ Includes office buildings, retail spaces, hospitals, and hotels, excludes Logistics buildings

⁵ CBI Building Criteria – Climate Bonds | Buildings

⁶ LondonMetric, “Responsible Business Policy”, (2023), at: https://www.londonmetric.com/sites/london-metric/files/documents/responsible-documents/LondonMetric_Responsible_Business_Policy_March%202023.pdf

Project Evaluation and Selection Process

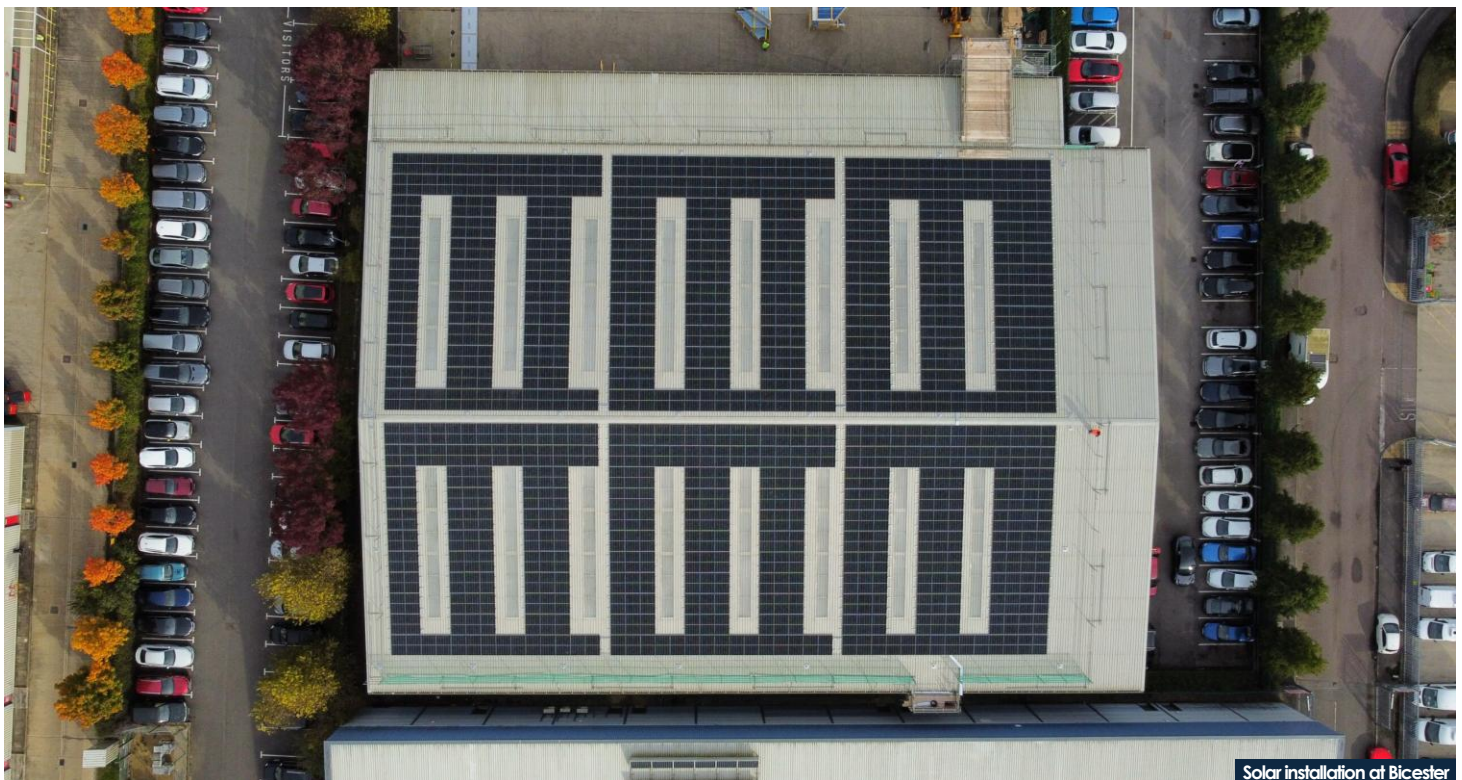
The Project Evaluation and Selection Process will ensure that the proceeds of any of LondonMetric's Green Financing Instruments are allocated to new lending or existing projects that meet the criteria set out above in Use of Proceeds.

Environmental and Social aspects are considered in all investment decisions during the acquisition and asset management process for all assets. Where LondonMetric undertake developments of assets, it employs a professional and reputable contractor to procure all items for the project and manage the project's supply chain and require them to follow key requirements. These include requirements to reduce social risk through upholding labour standards, human rights and health and safety legislation, as well as reducing environmental risk through minimising resource use and pollution risk. Compliance with its Responsible Development Requirements checklist is monitored, and annual audits are undertaken.

LondonMetric's "Responsible Business Working Group" will carry out the evaluation and selection process for inclusion of assets into the Eligible Green Portfolio by reviewing each proposed asset against the Responsible Business and Environmental Policy as well as the criteria above.

The Working Group is chaired by the Chief Financial Officer and will meet at least semi-annually to:

- Identify, review and approve eligible projects to be included within the Eligible Green Portfolio
- Monitor projects previously and still included within the Eligible Green Portfolio to ensure ongoing compliance with the Green Finance Framework whilst any relevant Green Financing Instruments are outstanding
- Remove projects from the Eligible Green Portfolio that have been disposed of or no longer meet the Eligibility Criteria
- Analyse any controversies that may arise related to any projects and on this basis choose to recommend the removal of projects from the Eligible Green Portfolio
- Review annual allocation and impact reporting to facilitate reporting
- Reviewing the Framework from time to time to ensure it remains aligned to market practice and LondonMetric's Responsible Business and Sustainability strategy.



Management of Proceeds

LondonMetric will ensure that the amount of Eligible Green Projects which will collectively form the “Eligible Green Portfolio”, will always be in excess of the equivalent net proceeds from the Green Financing Instruments (“Net Proceeds”). A register of Eligible Green Projects is maintained by the Responsible Business Working Group who are ultimately responsible for keeping this list up to date.

The Net Proceeds will be deposited into a general account and the amount tracked and managed on a portfolio basis via an internal register by a member of

the Responsible Business Working Group. LondonMetric intends to fully allocate the Net Proceeds as soon as reasonably practicable and no later than 24 months following issuance. This register will be monitored on a quarterly basis to reflect acquisition and disposal activity and to ensure the full allocation of the Net Proceeds.



Look Back Period:

All Eligible Green projects will have a maximum look-back period of three years:

- Buildings purchased or developments completed in the last three years will be included at their asset value⁷
- Any forward looking spend will be included based on the planned capital expenditure



Unallocated Proceeds

- Any unallocated proceeds from the Green Financing Instruments will be managed in ways that comply with LondonMetric’s existing Finance policy and will exclude investments associated with carbon-intensive assets
- Pending allocation to Eligible Green Projects, LondonMetric will invest the balance of unallocated proceeds at their own discretion



Disposals

- LondonMetric may dispose of buildings that were financed by the Green Financing Instruments. When this occurs, LondonMetric will on a best effort basis substitute any Eligible Green Projects that are no longer eligible, or which have been disposed of, as soon as is reasonably practicable with an appropriate Eligible Green Project

⁷ Determined by the latest available third party valuation as of date of green financing instrument issuance

Reporting

For all Green Financing Instrument issuances under this Framework, LondonMetric is committed to providing investors with a Green Financing Instrument Report on the allocation of proceeds towards Eligible Green Projects ("Allocation Reporting"), as well as on the positive environmental impacts of those projects ("Impact Reporting"). The Green Financing Instrument Report will be published on LondonMetric’s website.

The Green Financing Instrument Report will be updated annually, until full allocation of the proceeds of the issued Green Financing Instrument(s), and thereafter in case of material change.

The reporting will be aligned with ICMA’s GBP and the latest “Harmonised Framework for Impact Reporting”⁸ on a best effort basis.

Impact Reporting

LondonMetric will publish an impact report addressing the positive environmental impacts of the Eligible Green Projects on an annual basis.

The impact report will provide the following information

- Environmental impact indicator(s) related to the Eligible Green Projects to which the Green Financing Instrument proceeds have been allocated.
- Where appropriate, case studies outlining qualitative and/or quantitative metrics to discuss projects impacts.

Allocation Reporting

LondonMetric will provide information on the Eligible Green Projects Portfolio on LondonMetric’s website. The information will contain at least the following details:

- Net proceeds raised from each LondonMetric Green Financing Instrument;
- Aggregate amount of proceeds allocated to each eligible project category;
- The proportion of net proceeds used for financing versus refinancing;
- The balance of any unallocated proceeds invested in cash and/or cash equivalents.

The approach to impact reporting may be updated over time to align with emerging reporting standards and methodologies.

Examples of the potential environmental impact indicators are provided below. This list is non-exhaustive and metrics may be amended in the future. Note where no actual data is available, estimates might be used.

Green Project Categories	Example Impact Indicators
Green Buildings	<ul style="list-style-type: none">• Area of certified Green Buildings in square feet and by certification level• Average energy intensity of the Buildings included in the Eligible Green Portfolio (in kWh/sqm/year)
Clean Transportation	<ul style="list-style-type: none">• Number of charging stations

⁸ <https://www.icmagroup.org/sustainable-finance/impact-reporting/>

External Review

Second Party Opinion

LondonMetric engaged Sustainalytics to provide an independent Second Party Opinion ("SPO") on the Framework prior to the first issuance of a LondonMetric Green Financing Instrument under this Framework. The SPO provides investors with an independent assessment of the expected environmental benefits of the Green Project Categories and the alignment of this Framework with the ICMA Principles.

The Second Party Opinion report is available on LondonMetric's Website.

Post issuance external verification

LondonMetric's annual reporting will also be subject to external verification. The external reviewer will verify and provide third-party assurance on the following:

- The compliance of assets financed by the Green Financing Instrument(s) proceeds with eligibility criteria defined in the use of proceeds section in this Framework;
- Allocated amount related to the Eligible Green Projects financed by the LondonMetric Green Financing Instrument(s);
- The management of proceeds and unallocated proceeds amount.

The verification report(s) will be made publicly available on LondonMetric's website.

Amendments to this Framework

The Responsible Business Working Group will review this Framework on a regular basis, including its alignment to updated versions of the Principles as and when they are released, with the aim of adhering to best practices in the market.

The updates, if not minor in nature, will be subject to the prior approval of LondonMetric and a second party opinion provider. The updated Framework, if any, will be published on LondonMetric's website and will replace this Framework. Any Green Financing Instrument subsequently issued will be subject to the updated Framework.



Disclaimer

The Framework does not constitute, or form part of, a prospectus or other offering document. The information, statements and opinions contained in this document are for information and reference purposes only and do not constitute a public offer under any applicable legislation, an offer to sell or solicitation of any offer to buy any securities or financial instruments or inducement to enter into investment activity, or any advice or recommendation with respect to such securities or other financial instruments.

This document is intended to provide non-exhaustive, general information. It does not purport to be comprehensive nor render any form of legal, tax, investment, accounting, financial or other advice, has been provided by LondonMetric Property plc (together with its consolidated subsidiaries, "LondonMetric") and has not been independently verified by any person. You should consult your own advisers as to legal, tax, investment, accounting, financial or other related matters concerning any investment in any securities. No responsibility, liability or obligation (whether in tort, contract or otherwise) is accepted by LondonMetric or any member of LondonMetric or any of their affiliates or any of its or their officers, employees, agents or advisers (each an "Identified Person") as to or in relation to this document (including the accuracy, completeness or sufficiency thereof) or any other written or oral information made available or any errors contained therein or omissions therefrom, and any such liability is expressly disclaimed.

No representations or warranties, express or implied, are given by any Identified Person as to, and no reliance should be placed on, the fairness, accuracy or completeness or correctness of any information contained in this document, or opinions contained herein, any other written or oral information provided in connection therewith or any data which such information generates.

The information contained herein may be subject to updating, revision, verification and amendment and such information may change materially, however no Identified Person undertakes, or is under any obligation, to provide the recipient with access to any additional information, to update, revise or supplement this document or any additional information or to remedy any inaccuracies in or omissions from this document.

The distribution of this document and the information it contains may be the subject of legal restrictions in some countries. Persons who might come into possession of it must inquire as to the existence of such restrictions and comply with them. The recipient is solely liable for any use of the information contained herein and LondonMetric shall not be held responsible for any damages, direct, indirect or otherwise, arising from the use of this document by the recipient.

LondonMetric notes that there is currently no global framework or definition (legal, regulatory or otherwise) of, nor clear market consensus as to what constitutes, a "green", "sustainable" or an equivalently-labelled product, or as to what precise attributes are required for a particular investment, product or asset to be defined as "green", "sustainable" or such other equivalent label nor can any assurance be given that such a clear global definition or consensus will develop over time, nor if a definition or consensus develops, that it will not change over time. As a result, LondonMetric is making this statement in order to assist third parties with regard to its own current position in view of the possibility that different interpretations of these terms may develop over time.

No assurance is given that the Eligible Green Projects (as such term is defined herein) will satisfy any present or future investment criteria or guidelines with which an investor is required, or intends, to comply, in particular with regard to any direct or indirect environmental or sustainability impact of any business or project, nor that it will meet investor expectations or requirements regarding such "green", "sustainable" or similarly labelled performance objectives (including in relation to Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the "EU Taxonomy Regulation") and any related technical screening criteria, Regulation (EU) 2023/2631 on European Green Bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (the "EU Green Bond Regulation"), Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("SFDR") and any implementing legislation and guidelines, or any similar legislation in the United Kingdom (together, the "Sustainability Legislation")).

While LondonMetric has obtained information from sources considered to

be reliable, LondonMetric neither represents that any third-party environmental or sustainability information or data is accurate or complete, nor that LondonMetric has (itself or via a third party) taken any steps independently or otherwise to verify such information and data. Accordingly, LondonMetric does not accept any liability whatsoever for any direct, indirect or consequential loss arising from any actions or inactions undertaken in reliance on third party information or any other content contained herein or in relation to determinations made under the Sustainability Legislation by investors, users and other relevant persons. Investors, users and other relevant persons are reminded that differences in interpretation are possible. Different persons (including third party data providers, investors and other financial institutions) may apply different interpretations, standards and criteria, including through use of internal methodologies, and arrive at different conclusions. Investors, users and other relevant persons are advised to obtain their own independent financial, legal, regulatory, tax or other advice as necessary in order to make their own investment decision as to whether an index, investment, product or asset meets their environmental or sustainability needs, including environmental or sustainability performance, environmental or sustainability alignment, and alignment to or compliance with any regulatory regime (including without limitation, the Sustainability Legislation).

No representation or assurance is given as to the relevance, suitability or reliability of any opinion or certification of any third party made available in connection with the Framework. Any such opinion or certification is not a recommendation by LondonMetric or any other person to buy, sell, hold or invest in any assets that may be comprised in Eligible Green Projects. As at the date of the Framework, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight. Prospective investors must determine for themselves the relevance, suitability and reliability of any such opinion or certification and/or the information contained therein.

While it is the intention of LondonMetric to apply an amount equivalent to the net proceeds of any Green Financing Instrument that it issues to finance new or re-finance, in whole or in part, new or existing Eligible Green Projects and to report on the Eligible Green Projects as described herein, there is no contractual obligation to do so. There can be no assurance that any such Eligible Green Projects will be available, or capable of being implemented in, or substantially in, the manner and timeframe anticipated and, accordingly, that LondonMetric will be able to use an amount equivalent to the net proceeds for such Eligible Green Projects as intended. Furthermore, no assurance is given that any Eligible Green Projects will be completed as expected or achieve the impacts or outcomes (environmental, sustainable or otherwise) originally expected or anticipated. None of these events, nor a failure by LondonMetric to allocate an amount equivalent to the net proceeds of any Green Financing Instrument to finance or re-finance, in whole or in part, new or existing Eligible Green Projects, nor to report on Eligible Green Projects as described herein, nor a failure by a third party to issue (or its withdrawal of) an opinion or certification in connection with any Green Financing Instrument, nor the failure of any Green Financing Instrument to meet investor requirements, will constitute an event of default or breach of contract with respect to any Green Financing Instrument. Any such event may have a material adverse effect on the value of the relevant investment and/or may have consequences for investors with certain requirements.

The Framework contains both historical and forward-looking statements. All statements other than statements of historical fact are, or may be deemed to be, forward-looking statements. Forward-looking statements may be identified by the use of terms such as 'expects,' 'targets,' 'believes,' 'seeks,' 'estimates,' 'may,' 'intends,' 'plan,' 'will,' 'should,' 'potential,' 'reasonably possible' or 'anticipates,' or a variation of these words, the negative thereof or similar expressions. LondonMetric has based the forward-looking statements on current plans, information, data, estimates, expectations and projections about future events, and therefore undue reliance should not be placed on them. These forward-looking statements are subject to risks, uncertainties and assumptions. LondonMetric undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. In light of these risks, uncertainties and assumptions, the forward-looking events discussed herein might not occur. Investors are cautioned not to place undue reliance on any forward-looking statements, which speak only as of their dates.

LondonMetric Property Plc
One Curzon Street
London W1J 5HB
United Kingdom
Telephone +44 (0) 20 7484 9000



If you have any questions about our sustainability strategy or the information contained within this report, please contact the LondonMetric Sustainability Team at: sustainability@LondonMetric.com