

# NET ZERO

WE HAVE SET A TARGET TO ACHIEVE NET ZERO CARBON BY 2030. WE PLAN TO DO THIS THROUGH DRIVING DOWN ENERGY DEMAND ACROSS OUR PORTFOLIO, INVESTING IN RENEWABLE ENERGY AND OFFSETTING THE RESIDUAL EMISSIONS WE CANNOT ELIMINATE.

## OUR APPROACH

### 2013–2019

- Verified our science-based targets with the Science Based Target Initiative (SBTi)
- Joined the RE100 and committed to procuring 100% renewable electricity
- Became one of the Mayor of London's II Business Climate Leaders
- Signed the Better Building Partnership's (BBP) Climate Commitment
- Undertook embodied carbon assessments of new developments
- Joined the BBP's 'Design for Performance' pilot scheme
- Became the first UK REIT to launch a Green Revolving Credit Facility

### 2020

- Launch and communicate our Net Zero Carbon strategy and targets
- Mandate the use of Design for Performance (DfP) in new developments
- Specify all electric heating and cooling systems for new developments
- Undertake feasibility studies to develop our plans for:
  - Reducing the energy demand of our managed and unmanaged investment portfolio
  - Investing in self-generated renewable energy
  - Reducing the embodied carbon of our new developments
  - Offsetting the residual carbon emissions we cannot eliminate
- Offset any residual carbon emissions we cannot eliminate

### 2021

- Rebase our existing science-based target to align with a 1.5°C climate scenario
- Set operational energy intensity targets for our investment portfolio
- Finalise our strategy for self-generated renewable energy
- Identify properties in the investment portfolio for retrofit to all electric heating and cooling systems
- Review and update our Green Finance Framework to align with our Net Zero Carbon Strategy
- Finalise our strategy for carbon accounting of new acquisitions and schemes
- Offset any residual carbon emissions we cannot eliminate
- Publicly disclose our progress towards net zero carbon annually

### 2022–2030

- Monitor, review and develop our approach to net zero carbon across the investment portfolio, including new acquisitions
- Adapt our strategy to align with evolving science, regulations and technologies
- Support our staff so they have the skills and knowledge to deliver the strategy
- Offset annually any residual carbon emissions we cannot eliminate



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## OUR NET ZERO CARBON STRATEGY

### DELIVERING GREEN DEVELOPMENTS

- Set targets to reduce operational and embodied carbon
- Specify all electric heating and cooling systems
- Set carbon budgets during appraisals

### ACHIEVING A GREEN INVESTMENT PORTFOLIO

- All electric programme for feasible assets
- Collaborate with occupiers and building managers to reduce energy demand

### FUTURE PROOFING ENERGY

- Procure 100% renewable energy (electricity and gas) for managed portfolio
- Explore opportunities for direct investment in renewable energy

### CARBON OFFSETS

- Offset residual emissions that can't be eliminated through verified schemes

## NET ZERO

## HOW TO DELIVER NET ZERO CARBON BUILDINGS

### NEW DEVELOPMENTS

#### Utilities

Supplied with renewable energy

#### On-site renewables

Design in on-site renewable technologies

#### Embodied carbon

Offset the embodied carbon of the building

#### Energy intensity target

Utilise DfP and set a mandatory operational energy intensity target and disclose performance in annual reports



Soho Place

W1

### INVESTMENT PORTFOLIO

#### Electrification

Assess the feasibility of moving to all electric heating and cooling systems and include in the building management plan

#### Energy reduction target

Set an energy intensity reduction target to drive down consumption

#### Utilities

Supply with renewable electricity, and gas if not an all-electric scheme

#### Occupier carbon emissions

Offset carbon emissions from any occupier managed energy supplies that are from a non-renewable source



TEA