Sustainable Newsletter

2026

DERWENT LONDON

Introduction

Welcome to Sustainable Newsletter 13

Created for you, our occupiers, and packed with practical ways to cut waste, save energy and reduce costs in your office.

In this issue we're...

- Providing you with information about our 'You hold the power to save' campaign and simple actions your team can take straight away
- Rounding up the latest on our Net Zero Carbon journey and decarbonisation projects
- Welcoming First Mile as our new waste management partner
- Sharing how SmartFlow is helping us spot leaks and manage water use more efficiently

Sustainability breakfast event with 20 Farringdon Road EC1 occupiers to launch our 'You hold the power to save' campaign

Front cover

Network W1, our most recently completed development, has achieved a Platinum SmartScore certification - a global standard for smart buildings recognising exceptional user experiences, cost efficiency, high standards of sustainability and future-readiness.

Occupier engagement campaign ‘You hold the power to save’

Engaging with you all in energy-saving initiatives is a key part of our journey to Net Zero Carbon by 2030. This initiative aims to foster a culture of energy efficiency, supporting each other’s sustainability ambitions and creating a more sustainable office environment.

We have developed these easy-to-use guides and resources to support you on your sustainability journey and to choose which actions to trial in your office.

Guides, resources & support available

Energy Efficiency

Provides guidelines and actionable steps that you can take for enhancing energy efficiency within your office.

Bank Holidays

Provides tips for an effective end-of-day shutdown process.

Water Management

Provides practical advice for improving water efficiency with tips on reducing consumption.

Low & No Cost Actions

List of no and low-cost office actions for energy efficiency.

Out of Hours Assessment

Assess your office space and engage with your security team or relevant staff to ensure lighting and small power equipment are turned off.

DIY Energy Use Assessment

Visual self-assessment of your office lighting, heating and cooling, IT and kitchen/ catering equipment.

Occupier engagement campaign ‘You hold the power to save’

We are here to help occupiers take practical steps to reduce energy use, lower costs and support their sustainability goals. As part of this support, we can provide data and energy-use insights where available, and practical recommendations to help identify opportunities to reduce consumption and improve energy efficiency.

We will also get in touch ahead of upcoming Bank Holidays and special events, such as Earth Hour, to remind you of opportunities to save energy.

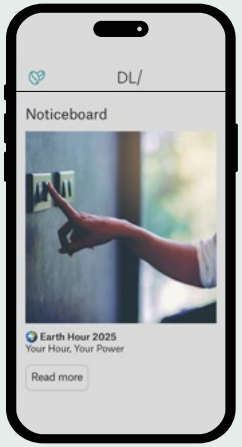
We are happy to meet with you to discuss any of the available resources, explore any ideas you may have, and help you decide where to start. Book a time with our Sustainability Manager Zanda Pipira to explore your options.

Participate and get rewarded: tell us about the changes you are making for a chance to win great prizes such as gift hampers, interactive experiences, DL/Service hospitality and more.

Please fill out this form any time you take energy efficiency actions.

If you would like other colleagues to receive upcoming sustainability communications, please email zanda.pipira@derwentlondon.com to sign up.

You can also sign up to our DL/App to find out about upcoming events taking place across the portfolio. Members can download it from the App Store by clicking here.



Net Zero Carbon update

Following the launch of our Net Zero Carbon Pathway in 2020, we published an updated version in December 2025. This update showed the substantial progress we have made over the last five years and our plans up to 2030 and beyond. We also introduced a fifth pillar focusing on nature and resilience.

A summary of our targets and the progress to date is summarised below. Further information can be found on pages 5 and 7 of our latest Responsibility Report.

We have five key targets to deliver our net zero strategy by 2030		Progress from launch to date in 2025
1 Energy intensity	**25% reduction** from our 2019 energy intensity baseline (to 123 kWh/m² CRREM-aligned)	24% reduction - 125 kWh/m²
2 Carbon	**42% reduction** in Scope 1 & 2 carbon emissions by 2030 from 2022 baseline	18% reduction achieved to date 40% of our portfolio is all electric
3 Embodied carbon intensity	**≤600 $kgCO_2e/m^2$** (+ demolition) for commercial office developments achieving practical completion from 2025	All completed developments have achieved <600 $kgCO_2e/m^2$ All on-site development projects are on track to achieve this
4 Self-generation	**≥40%** deliver and energise Lochfauld Solar Park, to self-generate ≥40% of our managed portfolio electricity	Lochfauld Solar Park scheduled to be delivered in H2 2026
5 Nature	**15% biodiversity net gain** for major developments	All our current development projects are on track to exceed this

Decarbonisation Projects

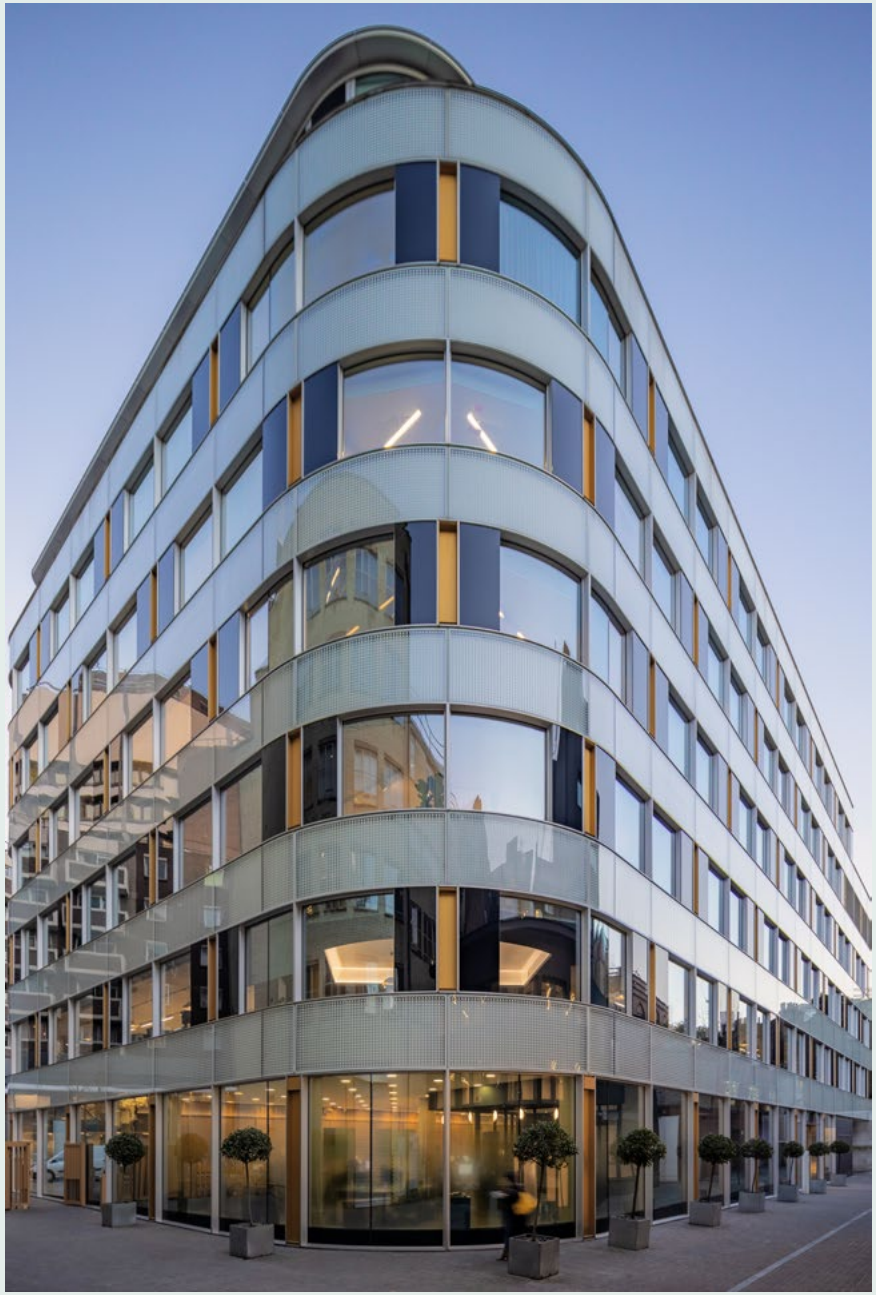
Charlotte Building W1
Replacement of chillers and boilers to air source heat pumps

The heating and cooling plant replacement at Charlotte Building began in 2024 and marks an important step in improving the building's environmental performance. Traditional gas fired boilers were decommissioned in July 2025 and replaced with a new Air Source Heat Pump system, transitioning the building to an all-electric heating and cooling solution and removing reliance on on-site fossil fuel combustion.

A key benefit of the upgrade is the reduction in direct operational carbon emissions. Air Source Heat Pumps use ambient heat from the external air and are typically more efficient than traditional combustion-based systems. As the UK electricity grid continues to decarbonise, the long-term carbon benefits of this all-electric approach are expected to increase.

The new system also improves operational efficiency and resilience by providing heating and cooling through a single integrated solution. In addition, building common areas lighting was upgraded with LED to further enhance energy efficiency (in 2025).

For occupiers, the project supports a lower-carbon workplace and strengthens the building's ESG credentials. This is increasingly important for occupiers seeking to reduce the environmental impact of their leased space and align their operations with wider sustainability commitments.



Decarbonisation Projects

1+2 Stephen Street W1
Phased decarbonisation

Working with our Asset and Property Management teams, c.80% of 1+2 Stephen Street has now been converted to be all-electric, through the installation of Air Source Heat Pumps (ASHP) and removal of gas fired services. Below shows the rolling programme since 2024 with full decarbonisation targeted for 2029.

Spring 2024
Hot water decarbonised ASHP installed

Summer 2024
ASHP provides cooling to the whole building

Winter 2024
ASHP provides 70% heating to the building

2029
Tenant lease event – full building decarbonised

Further embodied carbon & circular economy initiatives are:

- Raised access floors retained and re-used where possible; re-used materials sourced where retention was not feasible
- Re-use of existing on-floor Mechanical services maximised
- Developed a custom design-led low carbon ceiling tile
- Lower carbon wall and floor finishes installed
- Benchmark established for ongoing refurbishments

Accelerating Concrete Decarbonisation Group (ACDG)

TEST SHARE BUILD
Accelerating Concrete Decarbonisation Group

- Concrete is an essential building material, however it comes with a significant carbon footprint. Up to 55% of a building's upfront embodied carbon is generally from its sub-and super-structure (basements, walls, columns and floors).
- No single organisation can solve the carbon impact of concrete, so Derwent London has set up a developer-led cross-supply chain group (ACDG) to cut barriers and accelerate the adoption of low carbon concrete. It does this through knowledge sharing and building prototypes, which undergo extensive testing to enable confident specification and reduced risk profile.
- ACDG has now built three prototypes with lower carbon concrete mixes and we are carrying out performance testing to demonstrate performance.
- ACDG is now a 36 strong group made up of developers, contractors and structural engineers.
- Test results are expected towards the end of 2026.

For more information please visit the ACDG website here.

Funded by ACDG, built by Kilnbridge (supplied by Capital Concrete), testing by LoveConcrete

ACDG Collaborators (as to June '26)

Circular Economy
Holden House W1 Case Study

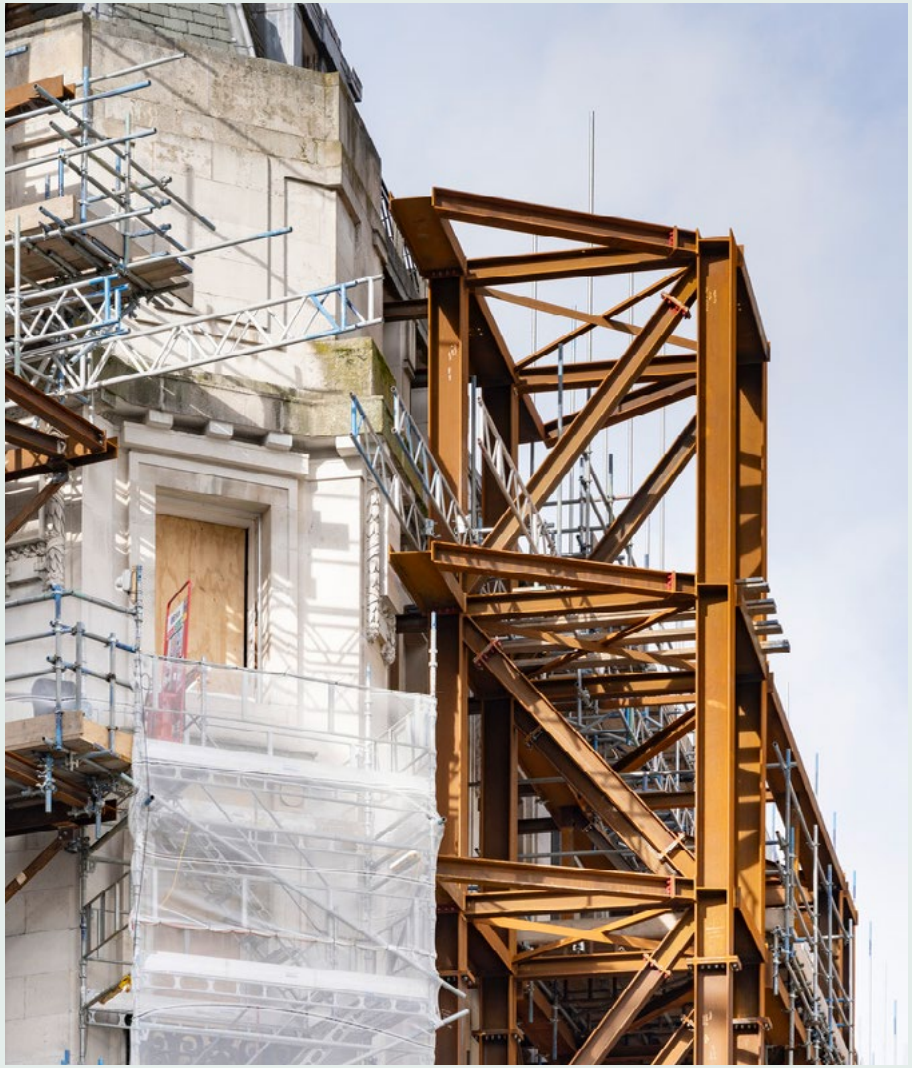
Derwent London's circular economy strategy is to reduce embodied carbon in our developments by giving elements a second life wherever possible – without compromising on quality for our occupiers. To support us in our mission, we've partnered with Material Index, whose digital platform empowers organised reuse at scale. Here we spotlight what we've been doing on Holden House.

You may have recently walked down Oxford Street and noticed the 'golden' steel. The steels supporting the retained façade at Holden House comprises 64% temporary works steel from reused sources.

Reusing existing steel saved 250 tonnes of carbon. This is equivalent to the carbon absorbed by 100 oak trees living for 100 years, covering an area roughly equal to four football pitches.

Not only are we retaining the façade, we are also reinstating the existing chimneys and slates onto the next building. These have been dismantled and are currently being stored in the basement of another of our properties, The White Chapel Building E1. For those materials that cannot be reused, 28% have been redistributed to the circular economy via Material Index, including glazing, furniture and raised access floors.

Please watch our Material Index film here.



Introducing First Mile

Since 1 April 2026 we have partnered with First Mile to provide waste management services in our portfolio, covering most of our managed buildings.

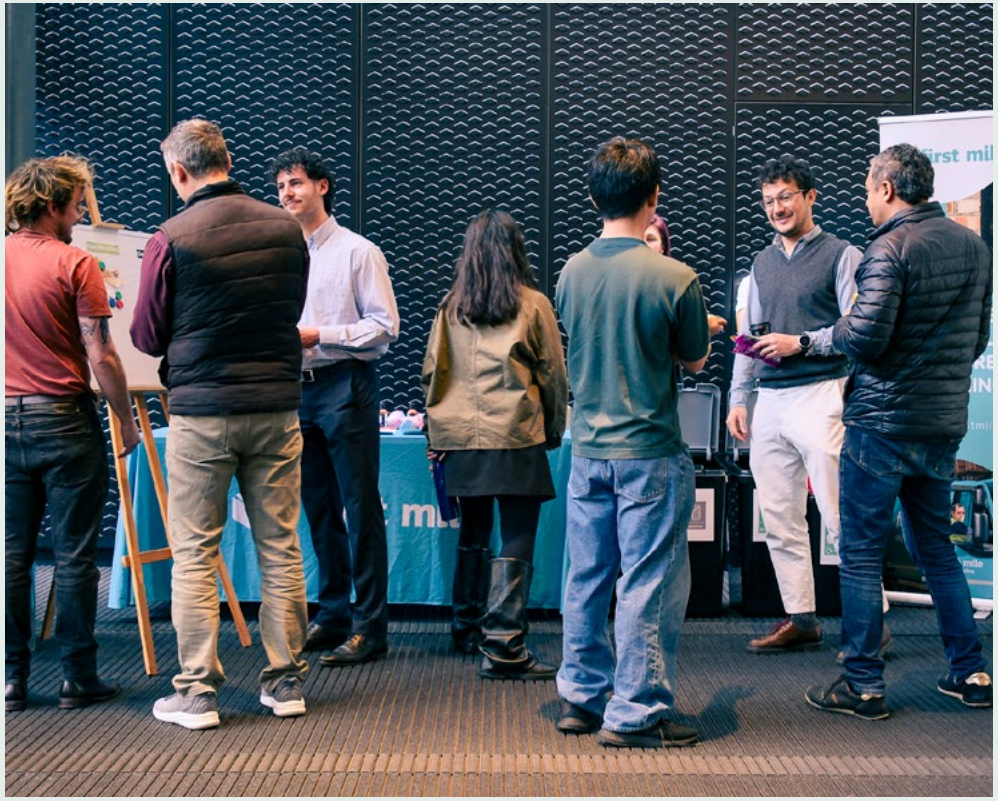
First Mile are B Corp certified and one of the first businesses in waste management to achieve this. Achieving B Corp status recognises not only the performance of the range of products and services, but how they conduct all of their business practices too. They are passionate about building a greener and more sustainable world with their own in-house tech-led solutions to help you recycle more and to ensure First Mile delivers on our values.

We continue to deliver Zero To Landfill service through First Mile and invite you to take a look at ' Where does my recycling go' information leaflet.

First Mile provides over 30 different recycling streams and will offer consistent support to you and your building.

Through clear bin infrastructure, consistent communication and hands-on support, First Mile helps companies maintain an efficient waste system that is easy to use every day, while also improving sustainability outcomes across the building portfolio.

We will keep you informed of legislative changes before they happen so you can stay ahead. We will also support you in making any necessary changes and ensure recycling in your office is as easy as possible for you.



First Mile recycling awareness event

Introducing First Mile

What does a good set-up look like?

Clearly separated waste streams

Mixed recycling, food waste and general waste, with additional streams for items such as batteries and vapes.

Clear signage at point of disposal

Making it obvious what goes where, reducing confusion and contamination. First Mile signage here.

Well-placed recycling stations

Located in convenient, high-use areas such as kitchens, break-out spaces and print rooms.

Simple guidance and regular reminders

Reinforcing correct recycling habits and supporting compliance with UK waste regulations.

Support for specialist waste streams

Ensuring harder-to-recycle items (like batteries and vapes) are safely and correctly handled.

Are you reviewing your recycling set up this year or would you like to refresh the signage?

Please view our sustainability portal to download latest office posters.

Top tips for best practice recycling in the office:

Switch to bulk supplies

Cut packaging waste by ordering larger sizes of office staples, cleaning products or food items.

Ditch disposables

Bring in reusable mugs, glasses and plates for the staff kitchen or customer areas.

Encourage a reuse culture

Provide enough kitchen space for reusable lunch containers and coffee mugs.

Be aware

Familiarise yourself with the waste streams your building recycles and always ask questions.

Would you like to improve recycling and behaviour change in your office?

First Mile offer a range of activities developed with occupiers in mind to improve recycling and awareness. Please reach out to keyaccounts@thefirstmile.co.uk and Hannah.webb@thefirstmile.co.uk for any further information such as booking recycling improvement visits, developing recycling improvement plans or recycling workshops.

SMART FLOW

What is SMART FLOW?

Good question.... as part of a wider initiative to improve water management across the portfolio, we have introduced SMART FLOW water monitoring for the main incoming water meters.

SMART FLOW is an intelligent monitoring system that tracks water usage in real time, allowing us to identify unusual activity such as continuous flow or potential leaks much earlier than would otherwise be possible. The data provides an accurate snapshot of water usage and can be utilised to review consumption against historic usage to determine trends.

Why have we installed it?

The decision to install this system is to move from a reactive approach to a more proactive and data-led way of managing water consumption throughout our buildings. Historically, water issues can go unnoticed for extended periods, often only coming to light once costs have already been incurred or disruption has occurred. By introducing real-time monitoring, we can respond more quickly, reduce unnecessary waste, and maintain a more consistent and reliable service for our occupiers.

What are the key benefits and how does this improve water efficiency?

Early identification of leaks or abnormal usage helps to minimise the risk of damage and reduces the likelihood of unplanned disruption. At the same time, improved visibility of water consumption allows us to manage usage more efficiently across the building, which in turn supports tighter control of operating costs. This contributes to stabilising service charge pressures while also aligning with broader sustainability objectives through a measurable reduction in water consumption.

Overall, the introduction of SMART FLOW represents a targeted step towards more efficient, sustainable, and responsive building management, with the intention of delivering long-term benefits for both occupiers and the wider managed portfolio.

Easter Cadder - Scotland

Our Easter Cadder office achieved an EPC A+ rating meaning it is a net-exporter of energy. The building generates more electricity than it consumes, with excess energy exported into the national grid.

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