

## Statement of verification

Shaftesbury Capital Plc  
Regal House  
14 James Street  
London  
WC2E 8BU

12 February 2026

### Scope

Shaftesbury Capital Plc (henceforth referred to as Shaftesbury Capital) engaged Carbon Footprint Ltd to verify its GHG inventory and supporting evidence for the period **1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2025**. Shaftesbury Capital is responsible for the information within the GHG inventory. The responsibility of Carbon Footprint Ltd is to provide a conclusion as to whether the statements made are in accordance with the GHG Protocol Corporate Standard.

### Methodology

The verification was led by Georgina Whitlock & Alex Pell, Senior Environmental Consultants, Carbon Footprint Ltd. Carbon Footprint Ltd completed the review in accordance with the [‘ISO 14064 Part 3 \(2019\): Greenhouse Gases: Specification with guidance for the verification and validation of greenhouse gas statements’](#). The work was undertaken to provide a limited level of assurance with respect to the GHG statements made. Carbon Footprint Ltd believes that the review of the assessment and associated evidence, coupled with this subsequent report, provides a reasonable and fair basis for our conclusion. The following data was within the scope of the verification (below shows the post-audit results):

	GHG emissions source	Tonnes CO <sub>2</sub> e
<b>Scope 1:</b>	Natural gas consumption, refrigerants, other fuels	365.36
<b>Scope 2:</b>	Purchased electricity (location-based)	802.91
	Purchased electricity (market-based)	114.33
<b>Scope 3:</b>	Cat. 1. Purchased goods and services (including water)	11,688.26
	Cat. 2. Capital goods	2,224.98
	Cat. 3. Fuel- and energy-related activities (not included in scope 1 or scope 2)	347.02
	Cat. 4. Upstream transport	0.96
	Cat. 5. Waste generated in operations	34.66
	Cat. 6. Business travel	70.30
	Cat. 7. Employee commuting	29.10
	Cat. 13. Downstream leased assets	21,908.35
<b>Scopes 1,2 and 3 Total (location-based)</b>		<b>37,471.90</b>
<b>Scopes 1,2 and 3 Total (market-based)</b>		<b>36,783.32</b>
<b>Total energy consumption (MWh)</b>		<b>5,740.59</b>
<b>Intensity: Scope 1 &amp; 2 location-based emissions per '000 sq ft (tCO<sub>2</sub>e)</b>		<b>0.42</b>
<b>Intensity: MWh per '000 sq ft (MWh)</b>		<b>2.05</b>
<b>Water consumption (m<sup>3</sup>)</b>		<b>41,722.03</b>
<b>Waste (tonnes)</b>		<b>6,045.33</b>
<b>Out of scope: Long Leasehold Assets (tCO<sub>2</sub>e)</b>		<b>6,075.66</b>

### Carbon Footprint Ltd confirms the following:

- EPC A-B coverage (commercial): 84.7% by Estimated Rental Value (ERV).
- EPC A-C coverage (all assets): 94.4% by ERV.

**Assurance opinion**

Based on the results of our verification process, Carbon Footprint Ltd provides limited assurance of the GHG emissions statement, **and found no evidence that the GHG emissions statement:**

- is not materially correct and is not a fair representation of the GHG emissions data and information;
- has not been prepared in accordance with the GHG Protocol Corporate Standard.

It is our opinion that Shaftesbury Capital Plc has established appropriate systems for the collection, aggregation and analysis of quantitative data for determination of GHG emissions for the stated period and boundaries.

A handwritten signature in black ink, appearing to read "G. Whitlock".

Georgina Whitlock, *MEnvSci (Hons)*  
Senior Environmental Consultant  
Carbon Footprint Ltd

A handwritten signature in black ink, appearing to read "A. Pell".

Alex Pell, *BSc (Hons), MSc*  
Senior Environmental Consultant  
Carbon Footprint Ltd