

Shaftesbury Capital Sustainable Timber Procurement Policy

Introduction

Shaftesbury Capital is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. As of 31 December 2025, our property portfolio extends to 2.8 million square feet of lettable space across the most vibrant areas of London's West End. With a diverse mix of restaurants, cafés, bars, shops, residential and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho, and Chinatown.

We prioritise the need to meet legislative requirements and our responsibility towards the environment. We aim to use natural resources both efficiently and effectively, and to protect valuable habitats and ecosystems. We support communities where we operate and develop constructive partnerships with local authorities, supporting where practical their sustainability objectives.

Our Sustainable Timber Procurement Policy is reviewed annually and approved by the Executive Committee.

This policy is mandatory for all Shaftesbury Capital business activities and must be communicated to all Shaftesbury Capital timber suppliers and all suppliers who provide timber-based goods and/or packaging materials.

We report the volume and sustainable certification of annual timber procurement in our EPRA Sustainability Data Report which is published on our website [Policies and Reports - Shaftesbury Capital PLC](#).

The Directors of the Company will monitor and review the operation of this policy on an annual basis to endeavour that it remains relevant and appropriate to the Company, and this policy will be communicated to all employees and other interested parties.

Mandatory requirements for timber procurement

Shaftesbury Capital is committed to procuring all its forestry products from both legal and sustainable sources.

Legal forestry products are defined as "Harvested in accordance with the applicable legislation in the country of harvest."

Sustainably sourced products are defined as "Timber that has been harvested responsibly from well managed forests that are continuously replenished and ensure that there is no damage to the surrounding environment, or to native flora and fauna."

This is achieved by procuring timber with the following sources:

- Acknowledged third party certifications system – FSC¹, PEFC², SFI³
- Reused timber from a known source – with documented evidence of original use.
- Evidence of compliance with the CPET⁴.

The following points will apply to our purchasing practices:

- We specify in orders and contracts that suppliers must provide evidence that timber and timber products have been lawfully obtained from forests or plantations that are being sustainably managed.
- To be accepted, all timber invoices will need to include a valid Chain-of Custody number and evidence of supplier registration with the relevant certification system.
- Acceptable evidence can include Category A (third party, independent certification) and Category B evidence (all other credible evidence, in accordance with CPET⁴ guidance).
- Suppliers and sub-contractors must be able to provide evidence to Shaftesbury Capital that the wood or wood products they supply are from legal and sustainable sources.
- Hired equipment developed for multiple uses will be considered reused timber.

- Paper and stationery used in the business must be certified to FSC or PEFC standard. Assurance of compliance will be achieved through a timber register which must be updated by any member of staff purchasing relevant products.

Reporting:

- All timber invoices must be retained and shared with Shaftesbury Capital Sustainability Team, or appointed agents, within monthly reporting or at the end of the project if the duration is less than three months.
- Shaftesbury Capital Sustainability Team, or appointed agents, will undertake periodic checks that timber procured has the correct certification.
- FSC or PEFC standard paper and stationery products do not need to be recorded at this stage.

1 FSC Forest Stewardship Council

2 PEFC Programme for the Endorsement of Forest Certification

3 SFI Sustainable Forestry Initiative

4 CPET Central Point of Expertise on Timber