Shaftesbury Sustainability and Net Zero Carbon Commitment

Shaftesbury



Net zero carbon business by 2030

STREET

CARNABY

WELCOME TO

CARNABY

CARNABY

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Sustainability focus areas

Sustainable building re-use



Supporting our community



Influence, motivate and collaborate



Sustainability governance



Our commitment will be reinforced across the business, including being factored into the remuneration of the senior leadership team

External Guidelines

Net zero carbon commitment overview

Net zero carbon 2030

Corporate emissions

Embodied emissions

Occupier emissions

2025 target

We have set a science-based target, **aligned with a 1.5°C or better scenario**, to reduce our absolute Scope 1, 2 & 3 emissions by 50% by 2030, from our 2018 baseline.

Sustainability focus areas

Sustainable building re-use



Supporting our community



Influence, motivate and collaborate



Understanding our stakeholders



Sustainability focus: buildings



Sustainable building re-use	Supporting our community	Influence, motivate and collaborate
Circular economy	Adaptability & resilience	Net Zero carbon 2030

Our commitment to net zero carbon and how we get there...

Roadmap includes:

Commitment Baseline

Scope

Actions

Shaftesbury

NOVEMBER 2021

Governance



Baseline

Our 2018 carbon emissions baseline is estimated at **30k tonnes CO₂e**

Scope 1 emissions

Direct emissions from operations that are owned or controlled by us, such as gas used for heating our own corporate office

Scope 2 emissions

Indirect emissions from our consumption of purchased energy



1%

Scope 3 emissions

Indirect emissions (not included in Scope 2) that occur in our value chain but are not controlled by us

96%

74.5%

Purchased goods and services such as the materials and construction operations for our refurbishment projects

Downstream leased assets, such as the emissions from the occupiers' energy use in our buildings

24%

Other, including business travel, waste and water

1.5%



Our commitment

Reducing our own emissions will always take priority over carbon offsetting

1 Operational carbon emissions



2 Embodied carbon emissions

3 Increase quantity of renewable energy generated onsite



Key Actions: Operational emissions

Current

Annual targets in line with 1.5 degrees Refurbishment cycle Minimum EPC targets

2022

Supplier carbon targets Occupier guidelines and support Set energy use intensities

2025

Smart meters and data Supply chain SBTs



Key Actions: Embodied emissions

Current

Refurbishment first strategy Embodied carbon data collection Timber re-use

2022

Whole life carbon reviews Embodied carbon targets End of life timber treatment

2025

Bespoke embodied carbon targets Occupier fit out targets Explore shadow price of carbon



Key Actions: Renewable energy

Current

Landlord supplies on renewable tariff Installations of renewables

2022

Occupier renewable energy procurement review Assess PPA opportunity

2025

Increase occupiers on renewable tariffs Portfolio renewables review



Sustainability focus: community



Sustainable building re-use	Supporting our community	Influence, motivate and collaborate
Young people and local communities	Inequality and diversity	Health & Wellbeing







Sustainability focus: collaborate



Sustainable building re-use	Supporting our community	Influence, motivate and collaborate
Inform and promote	Share best practice	Consolidate services







NZC costs not expected to be material in context of portfolio value

Energy efficient refurbs	Low embodied carbon	Carbon offsetting
 10% annual portfolio refurb Annual capex spend circa. £35m includes existing spend on energy improvements Total portfolio value £3bn Costs not expected to be material in the context of portfolio value Tenant engagement investment 	 Cost benefit of reduced material use Post 2030 limited work still required Continues focus on refurbishment Reduces off set costs 	 2025 target to help understand costs Modelled on conservative cost of carbon (£95t CO₂) would be c.£1.4m based on 50% carbon reduction

- decade
 Much greater cost of not taking action
- Reduces offset costs



Any questions?

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