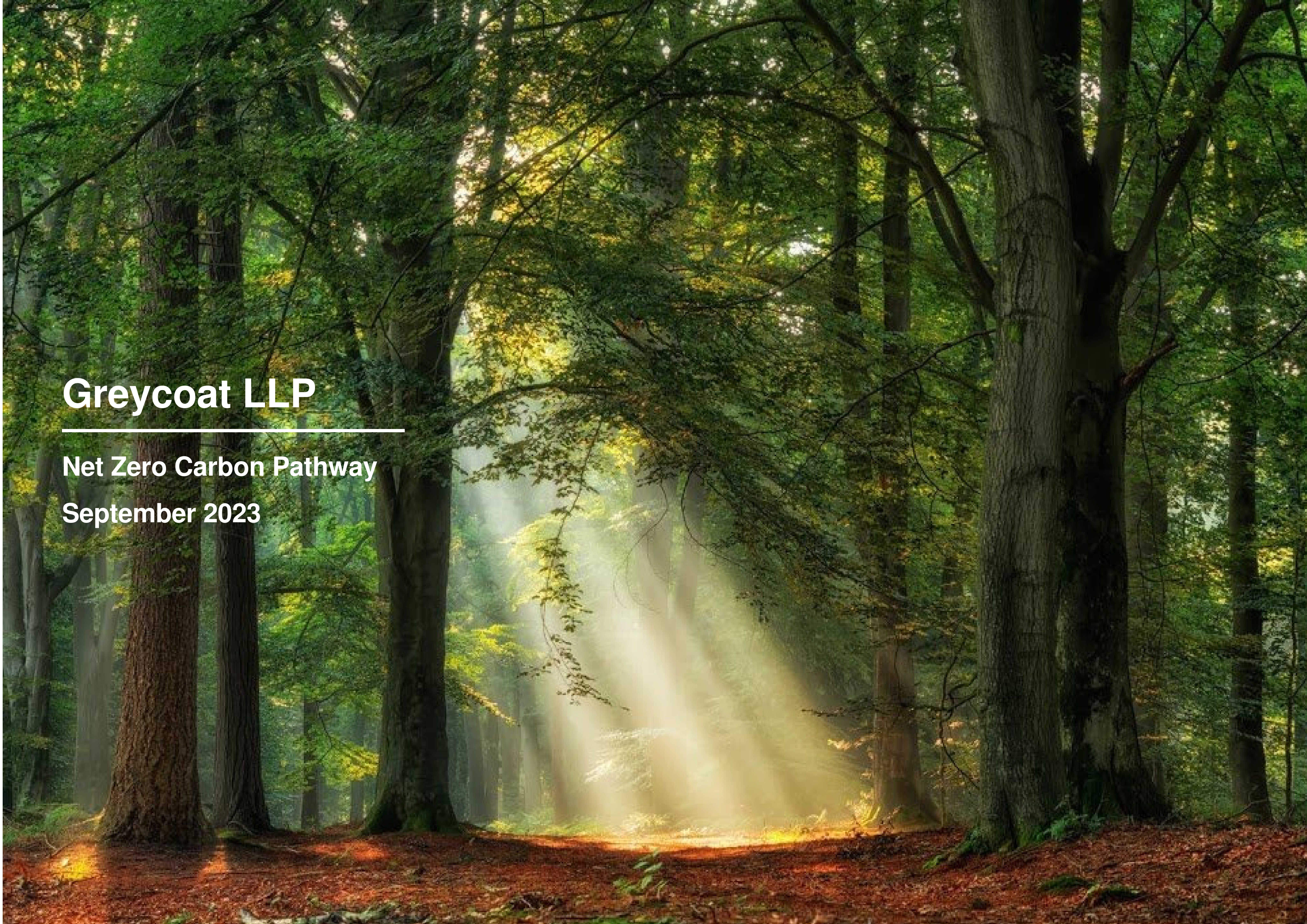


Greycoat LLP

Net Zero Carbon Pathway

September 2023

Introduction

Greycoat LLP has announced our commitment to achieve net zero carbon. To achieve this, we will reduce energy and resource consumption on a corporate level and across our assets. We will invest in renewable energy and offsetting any residual emissions we cannot eliminate.

We have showcased our commitment to pushing a sustainability agenda by assessing our Carbon Footprint for the financial year April 2021 to March 2022 for all three scopes of carbon emissions.

Greycoat LLP is a vertically integrated real estate company with four decades of experience in the central London market, with a focus on asset management, and the redevelopment of large and complex asset classes. As part of our sustainability strategy, we are keen to understand the implications of setting a net zero carbon target for the business and corporate operations.

This pathway document provides the detail and scope of our commitment together with how we intend to measure our progress. It sets out the annual carbon footprint of operations in line with the Greenhouse Gas Protocol covering emission Scopes 1, 2 and 3. We will summarise the key recommendations for mitigating climate impacts and improving ongoing data collection and monitoring.

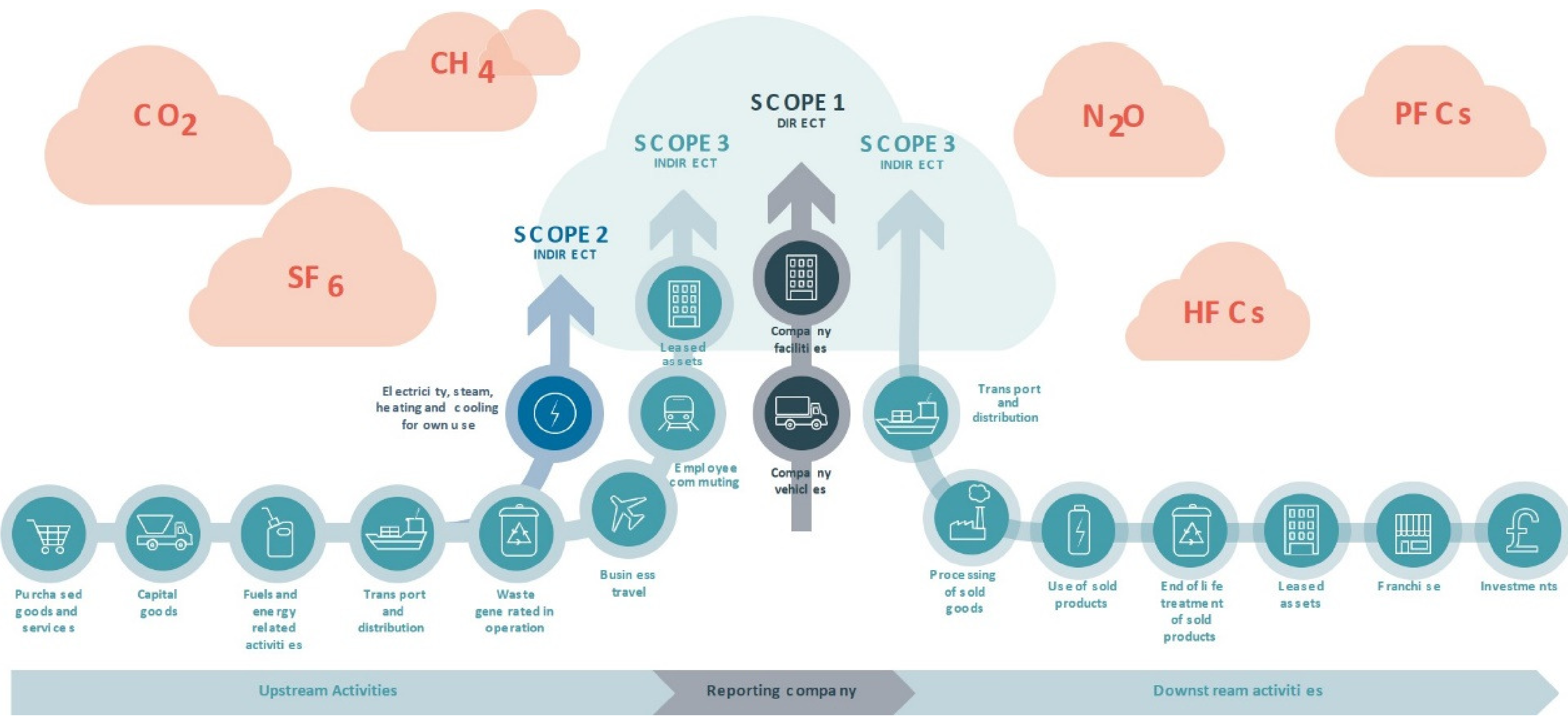
Scope

Our commitment covers all 3 scopes of the Greenhouse Gas Protocol, as we recognise that only by working with our supply chains to reduce their emission can we achieve our net zero carbon aspirations.

Our Scope 1, 2 and 3 emissions were reviewed to determine the level of effective influence we have over them and their contribution to our overall footprint. Following this review process the scope of our net zero commitment includes emissions as shown in the chart opposite.

We have taken the equity share approach due to the structure of our organisational boundary. As such, data concerning Downstream Leased Assets has been listed within the Investments category, as they contribute directly to equity investments where we have neither financial control nor significant influence over the emitting entity.

The Greenhouse Gas Protocol



Our Scoping

Emission Scope	Emission Category	Data Quality	Level of Confidence	Approximate % of site-specific data received
Scope 1	Stationary Combustion: Gas	Primary	Very High	>80
	Fugitive Emissions: Refrigerants	No Data	Very Low	<20
Scope 2	Purchased Energy: Electricity	Primary	Very High	>80
Scope 3	1 Purchased Goods and Services	Primary	Moderate	41-59
	3 Fuel- and Energy-Related Activities: T&D Losses	Primary	High	60-80
	5 Waste Generated in Operations	Primary	Moderate	41-59
	6 Business Travel	Primary	Moderate	41-59
	7 Employee Commuting	Primary	Moderate	41-59
	15 Investments: Equity Investments of Assets	Primary	High	60-80
	Home Working	Estimated	Low	20-40

Emissions

When considering the scope of our net zero commitment, we reviewed in detail the emission sources behind our total carbon footprint. We have now committed to report our scope 1, 2 and 3 emissions annually. We will work with our supply chain to improve the quality of data collection year on year.

Every year we will report the entire range of measurable carbon emissions associated with our portfolios. These include the ones we control, like when we use energy to heat and power our properties, as well as emissions indirectly associated with our business, like the embodied carbon emissions produced by construction companies and suppliers when they work with us to develop a property.

The scope of our net-zero carbon commitment includes carbon emissions from:

- **Corporate-level** — Greycoat LLP's operations, office-based activities such as setting decarbonisation targets, establishing internal governance structure, etc.
- **Asset-level** — for Greycoat LLP's asset and development projects such as whole life and embodied carbon, renewable energy strategy of new developments, refurbishments, and managed fit outs.

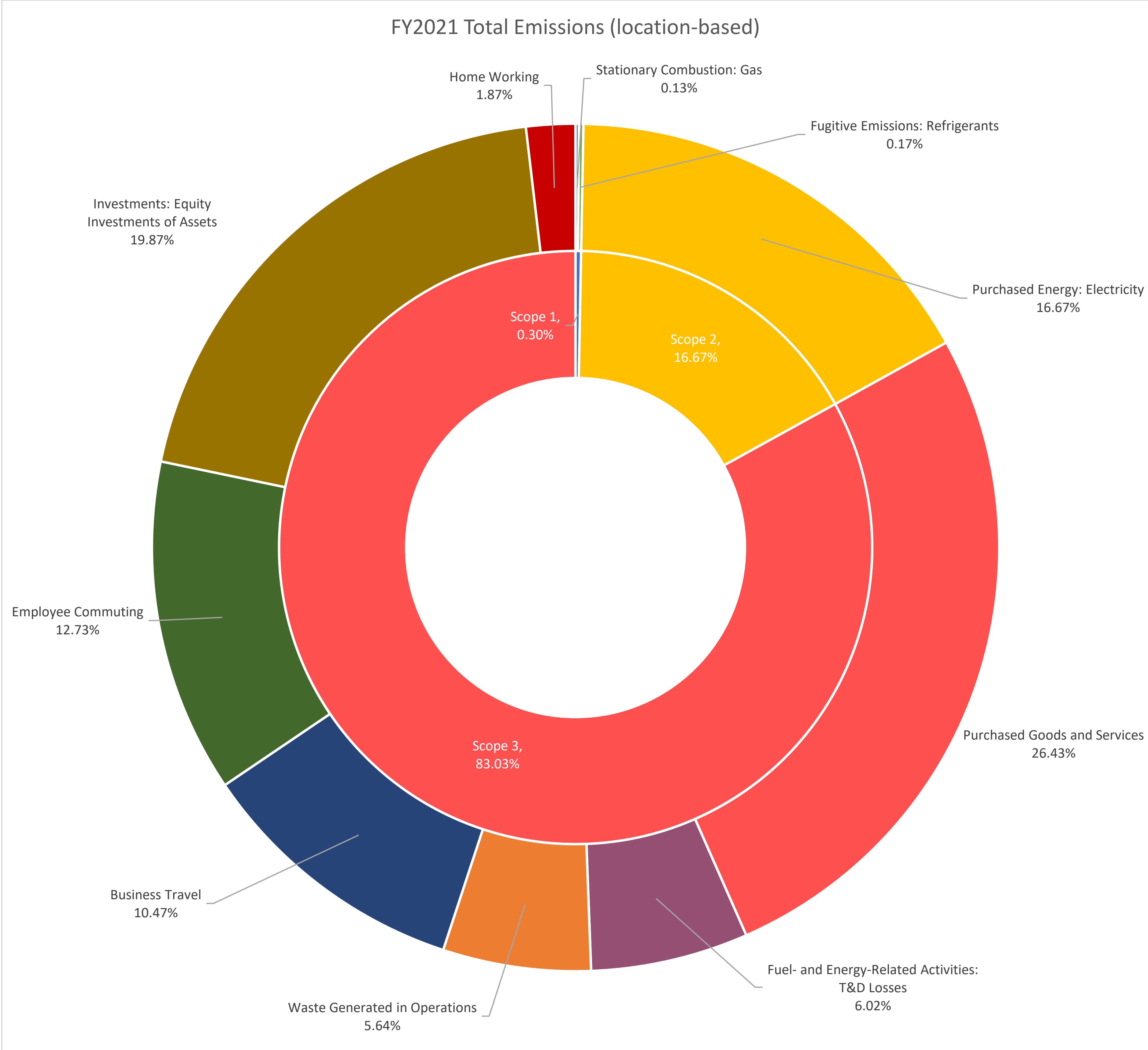
Baseline Emissions

In the financial year 2021-2022 Greycoat LLP was responsible for 177,277 tonnes CO_2 of emissions which can be broken as shown opposite.

Reduction Strategies

Reduction recommendations have been suggested using the 'Paris Proof' methodology to reduce emissions in line with the Paris Agreements 1.5ºC scenario. These reduction strategies must be implemented in use before offsets can be used.

Our Emissions Breakdown (2021-2022)



Net Zero Carbon

Our understanding has enabled us to produce a detailed transitional plan to net zero carbon in 2040, a summary of which is outlined below:

— Improving data collection and reporting

--- Establishing decarbonisation targets

— Developing design standards and energy intensity targets

— Developing bespoke improvement pathways based on development, acquisition and assert management activities

— Eliminating on-site fossil fuel combustion

--- Switching to low GWP refrigerants for cooling systems

— Undertaking climate risk assessments on all new developments

— Implementing a renewable electricity strategy

— Engaging with our occupiers and supply chains

— Setting internal carbon pricing scheme

— Undertaking verified annual offsetting of residual emissions

— Reducing embodied carbon intensities in line with best practice targets

— Monitoring, reporting, and disclosing our annual performance

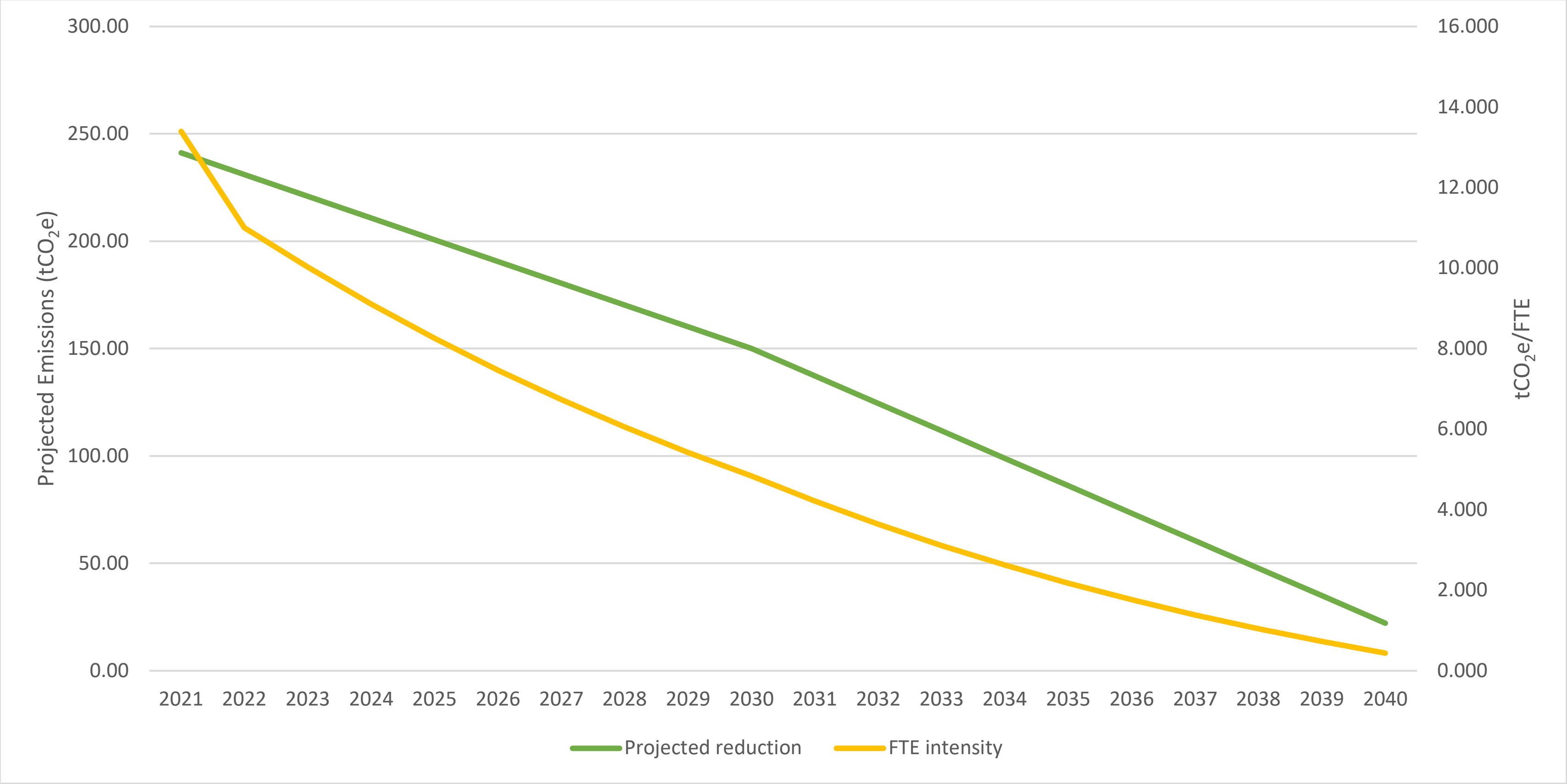
Asset-level: New developments, Major refurbishments and Acquisitions

We have a developed a sustainable development brief to be implemented by our design and construction teams to drive energy and resource efficiency throughout each project's design stage and in use stage.

We will report all emissions annually from our existing assets, including a full breakdown of energy consumption by end use and all operational carbon from their use, maintenance, repair, and refurbishment.

Corporate-level: Decarbonisation Targets

Based on the footprint data for 2020-2021, we will develop a reduction strategy in line with the IPCC 1.5ºC warming scenario. This means that our decarbonisation targets will be consistent with the 4.2% linear reduction in carbon intensity across all scopes.



The proposed relocation of the Greycoat LLP headquarters provides noteworthy gains in energy efficiency and carbon reduction. Moving to more efficient premises in 2023 will reduce the annual operational consumption for Greycoat LLP and showcases a commitment to reduced energy consumption.

Reporting and Public Disclosure

We will report annually the performance of our assets and portfolios, with all data independently verified.

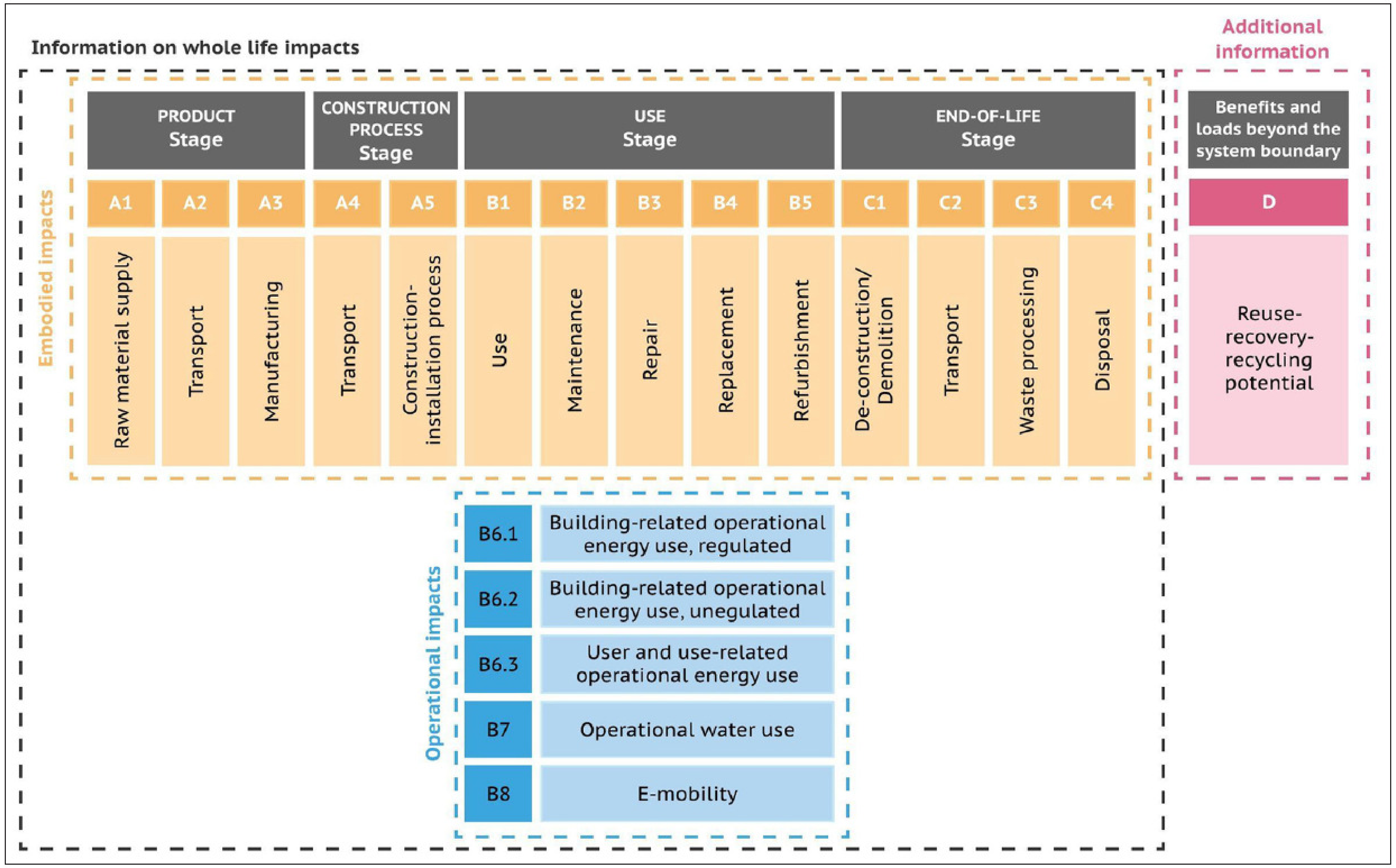
All emissions will be measured and reported against the RICS Whole Life Carbon modules and the Greenhouse Gas Protocol emission streams, with all data sources clearly indicated.

The performance of all assets will be reported individually so that they can be compared to their peers and individual asset action plans developed as required.

The extent of reliance on offsite renewables and carbon offsetting schemes will be reported separately for transparency, and details of all offsetting projects provided.

As part of our disclosure strategy we will report a summary showing progress against the net zero carbon roadmap, with individual summaries for each asset.

Reporting framework



Summary

Greycoat LLP's pathway to net zero increases our resilience to climate change related risks, whilst providing opportunities to demonstrate industry leadership. Our commitment sends a clear message to our occupiers and stakeholders that we are proactively tackling the aspects of our business that contribute to climate change. Given that the built environment contributes significantly to the overall carbon footprint, it is more important than ever for us to take action and use our influence to help our supply chain to do the same.

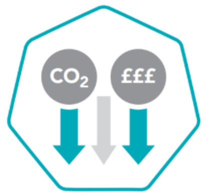
Our pathway actions

1 Encourage building managers to produce a metering strategy for their assets

2 Any onsite energy generation should be separately sub-metered and reported so that poor energy intensity performance is not hidden using onsite generation.

3 All data should be collated on any data-collection platform developed to demonstrate the annual performance of each asset.

4 All emissions across all three scopes should be measured and reported, ideally using the same system.



5 Setting internal carbon prices across our portfolios, including the carbon cost of our acquisitions

6 Invest in renewable energy generation and procure renewable energy through Power Purchase Agreements

7 Publicly disclose annual performance and offset residual emissions

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