

# A strategy to embed sustainability across all our activities

Our vision for sustainability is to demonstrate leadership in sustainable logistics, working in collaboration with our stakeholders, to create a positive change and value in the long term

Our sustainability strategy encompasses four focus areas with detailed objectives and targets for each...

Healthy and sustainable buildings To ensure and demonstrate sustainability credentials of our

assets

**Net Zero Carbon** 

To become net carbon zero across all direct activities

Nature and Wellbeing To enhance wellbeing and nature on our land and for our

stakeholders

Social Value

To create and demonstrate social value in our investments

Sustainability is embedded across all parts of our business

How we invest

How we manage

How we add value

How we innovate

Creating long term sustainable value for all of our stakeholders

Through key initiatives that achieve our four focus areas

We will be known as a leader in responsible investment. and developing space for

We take the lead by investing in occupiers, communities and the environment to succeed.

- Responsible investment practices
- Achieving high standards for ESG ratings
- Green building accreditations

We manage our funds to have leading sustainability ratings. We focus our energy and

expertise, understanding where we can directly impact and where we need to influence.

- Green leases
- EPC improvement
- Climate resilience
- Biodiversity measures
- Sustainable transport
- Supply chain management

We create social value in all communities we invest in. By delivering a clear sustainability strategy we will deliver improved financial returns to our investors and deliver value to society.

- · Tenant engagement and awareness
- Health and wellbeing for Customers and communities
- Skills and jobs in developments
- Community investment

We innovate to ensure our funds are net carbon neutral.

We use our ingenuity to find new and creative ways to enhance our communities.

- Net zero carbon construction
- Sponsorship of sustainability innovation award
- Piloting innovations with partners that share high sustainability goals

Creating value for all our stakeholders



# With four ESG objectives to create a positive impact for all of our stakeholders

### Net zero carbon for direct activities

- Achieve net zero carbon for our direct operations
- Measure and reduce our indirect (Scope 3) carbon emissions
- Manage our assets to a minimum of EPC C Grade
- 4. Invest in onsite renewable energy for the benefit of our tenants
- 5. Invest in EV charging for our tenants and customers

### Healthy and sustainable buildings

- Ensure our investments align with our ESG Investment Principles
- 2. Achieve high ESG investor ratings
- 3. Implement green leases with our tenants
- 4. Engage our stakeholders to further sustainability throughout our value chain

## Enhancing nature and wellbeing on our land and for our communities

- Install measures to enhance biodiversity including support for pollinating species and habitat corridors
- Identify opportunities to engage the local community in these enhancements
- Where possible, install further measures to support nature and wellbeing

## Measuring and demonstrating the social value created through our investments

- Support local causes relevant to the local community, providing space for local charities and community organisations to fundraise and raise awareness
- Support skills and employment for our tenants where requested, and in development activity
- 3. Measure the social value created through these activities

## Healthy and sustainable buildings

A healthy and sustainable portfolio that has high sustainability ratings and considers ESG in its investment strategy.



Commitment to participate in GRESB



3 green leases agreed with tenants



#### **ESG** investment principles

√Conduct an ESG Due Diligence

✓ Align with ESG Policy

✓ Acquisitions: Achieve minimum

EPC B on acquisition or through

asset management

✓ New Construction: Target BREEAM Very Good and EPC A



Tritax Management LLP accredited to ISO 140001 Environmental Management System



Tenant sustainability survey conducted to understand opportunities to collaborate on ESG initiatives

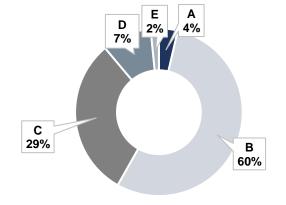
### Net zero carbon for our direct activities

of overall portfolio (by sq ft) Rated A-C EPCs

100% Reflewable energy for our direct operations



Retail parks identified





EV charging to be installed for tenants and customers



Net zero carbon for operations

# Enhance nature and wellbeing on our land and for our communities

### Each retail park has a bespoke biodiversity plan to support the local environment

#### Strategy in action: Enhancing biodiversity at Horsham

On the park, there is an area of dense woodland on the edge of the site that provided the fund with an opportunity to install wildlife enhancements. We engaged a local ecologist to assess the site and create a plan to enhance the biodiversity. The site plan includes:

- 1. **Hedgehog homes**: Two hedgehog homes have been installed to provide winter hibernation for hedgehogs, which are critical to the UK's ecology.
- 2. Bug huts: Four bug huts have been created to make the woodland more attractive to visiting insects, such as ladybirds and lacewings.
- 3. Bee hotels: Four bee hotels have been installed to encourage this pollinating species to hibernate and breed.
- **4. Bird boxes:** Five bird boxes have been installed to provide nesting sites for bird species that protect them from predators and are located near food sources.
- **5. Planting native species:** 100 woodland bluebell and snowdrop bulbs have been planted to support early pollinators emerging from winter hibernation.





# Measure and demonstrate the social value created through our investments



Local schools engaged to create insect hotels to support our biodiversity enhancements



Social Value Charter in place for new development activity to support skills and employment

Some of the local charities supported through our retail parks:







