

OUR ENVIRONMENTAL PERFORMANCE DATA

PORTFOLIO

Scope		Total portfolio		Offices	
Indicator	Boundaries	18/19	19/20	18/19	19/20
Electricity	Total landlord obtained energy consumption from electricity (kWh)	32,267,519	24,062,539	28,460,964	19,912,434
	Coverage	78 out of 85	77 out of 86	26 out of 27	25 out of 27
	Total like-for-like landlord obtained energy consumption from electricity (kWh)	28,845,225	22,701,421	25,358,849	19,172,609
	Coverage	72 out of 73	72 out of 73	24 out of 24	24 out of 24
Fuels	Total landlord obtained energy consumption from fuels (kWh)	14,206,188	18,210,418	12,769,849	16,281,757
	Coverage	25 out of 73	31 out of 73	16 out of 24	17 out of 24
	Total like-for-like landlord obtained energy consumption from fuels (kWh)	13,706,060	17,445,061	12,269,721	15,524,913
	Coverage	24 out of 73	30 out of 73	15 out of 24	16 out of 24
Energy Intensity	Energy intensity (kWh)/m ²	67	54	297	255
Greenhouse Gas Emissions	Scope 1 emissions from landlord obtained consumption of fuels (tCO ₂ e)	2,502	3,348	2,209	2,994
	Scope 2 emissions (location based) from landlord obtained consumption of electricity (tCO ₂ e)	7,422	5,610	6,449	4,642
	Scope 2 emissions (market based) from landlord obtained consumption of electricity (tCO ₂ e)	0	0	0	0
	GHG emissions intensity (tCO ₂ e/m ²)	0.014	0.013	0.062	0.056
Water	Total landlord obtained mains water (m ³)	129,047	118,483	88,948	79,846
	Coverage	28 out of 85	33 out of 86	18 out of 27	19 out of 27
	Total like-for-like landlord obtained mains water (m ³)	108,858	104,648	73,149	67,194
	Coverage	19 out of 21	21 out of 21	12 out of 13	13 out of 13
	Landlord obtained water (m ³ /m ²)	0.58	0.396	0.859	0.737
Waste	Total weight of waste (tonnes)	1,494	1,171	1,398	908
	Total weight recycled (tonnes)	1,486	597	1,394	492
	Total weight to energy recovery (tonnes)	-	472	-	387
	Total weight sent to landfill (tonnes)	8	102	4	29
	Proportion of waste recycled (%)	99	91	100	97
	Proportion of waste sent to landfill (%)	1	9	0	3
	Coverage	22 out of 85	25 out of 86	17 out of 27	17 out of 27

PORTFOLIO (CONT'D)

Industrial		Leisure		Retail Warehouses		Standard Retail		Shopping Centres	
18/19	19/20	18/19	19/20	18/19	19/20	18/19	19/20	18/19	19/20
398,809	716,564	632,203	650,873	1,080,092	764,990	489,253	806,285	1,206,198	1,211,394
22 out of 27	21 out of 27	2 out of 2	2 out of 2	22 out of 22	21 out of 22	4 out of 5	5 out of 5	2 out of 2	3 out of 3
391,184	694,291	632,203	650,873	767,790	764,990	489,000	453,458	1,206,198	965,202
20 out of 21	20 out of 21	2 out of 2	2 out of 2	21 out of 21	21 out of 21	3 out of 3	3 out of 3	2 out of 2	2 out of 2
169,183	127,471	202,938	627,837	14,056	251,790	-	-	1,050,162	921,564
5 out of 21	6 out of 21	1 out of 2	2 out of 2	2 out of 21	5 out of 21	0 out of 3	0 out of 3	1 out of 2	1 out of 2
169,183	118,958	202,938	627,837	14,056	251,790	-	-	1,050,162	921,564
5 out of 21	6 out of 21	1 out of 2	2 out of 2	2 out of 21	5 out of 21	0 out of 3	0 out of 3	1 out of 2	1 out of 2
2	2	36	56	5	5	40	61	78	36
35	23	41	115	3	46	-	-	215	169
102	167	162	152	276	178	125	188	308	282
0	0	0	0	0	0	0	0	0	0
0.001	0.001	0.009	0.012	0.001	0.001	0.010	0.014	0.018	0.008
660	992	31,614	30,956	4,435	395	392	402	2,998	5,892
2 out of 27	4 out of 27	1 out of 2	2 out of 2	4 out of 22	4 out of 22	1 out of 5	1 out of 5	2 out of 2	3 out of 3
660	212	31,614	30,956	64	386	392	402	2,979	5,499
2 out of 2	2 out of 2	1 out of 2	2 out of 2	2 out of 2	2 out of 2	1 out of 1	1 out of 1	1 out of 1	1 out of 1
0.024	0.014	5.930	1.350	0.092	0.014	0.046	0.047	0.103	0.099
-	-	51	172	25	37	7	8	13	46
-	-	51	84	21	4	7	7	13	11
-	-	-	54	-	28	-	1	-	1
-	-	-	34	4	5	-	0	-	35
-	-	100	80	83	87	100	99	100	25
-	-	0	20	17	13	0	1	0	75
0 out of 27	0 out of 27	1 out of 2	2 out of 2	2 out of 22	3 out of 22	1 out of 5	1 out of 5	1 out of 2	2 out of 3

CORPORATE OFFICE

Scope		Corporate Office
Indicator	Boundaries	19/20
Energy	Total Orchard Street obtained electricity consumption (kWh)	36,302
Fuels	Total Orchard Street obtained fuels consumption (kWh)	919,910
Energy Intensity	Energy intensity (kWh/m ²)	215
Greenhouse Gas Emissions	Scope 1 emissions from Orchard Street obtained fuels consumption (tCO ₂ e)	169
	Scope 2 emissions from Orchard Street obtained electricity consumption (tCO ₂ e)	8
	GHG emissions intensity (Scopes 1 & 2) (tCO ₂ e)	0.04
Water	Total water consumption (m ³)	6,202
	Water intensity (m ³ /m ²)	1.40

METHODOLOGICAL NOTES

Our environmental indicators are reported according to the methodology set out in the 3rd edition of the EPRA Sustainability Best Practices Recommendations (sBPR).

Organisational boundaries and scope of data (reporting on landlord and tenant consumption)

The information and data in this report covers assets under our direct operational control. As of 30 September 2020, this comprised a £3.94 billion portfolio of commercial assets covering offices, industrial sites, leisure/ other facilities, retail warehouses, standard retail units and shopping centres.

All landlord obtained utilities consumption relates to consumption that we purchase and/or control as the landlord, including common areas and shared services.

We have reported environmental data from our own office consumption separately as this does not form part of our portfolio under management. Data relating to our employees covers our Partners and all direct employees employed by Orchard Street Investment Management.

Coverage

Absolute and like-for-like portfolio environmental data is only reported for assets that fall within our organisational boundaries and for which we can collect utilities data.

In 2020, this included 86 assets covering a net lettable area of 787,750 m² out of a total portfolio covering a net lettable area of 1,147,515 m².

The levels of coverage for each indicator are provided in the tables presented on pages 28 and 29.

Analysis – segmental analysis (by property type, geography)

Segmental analysis by geography is not relevant for our portfolio. Segmental analysis is instead provided by asset type and is consistent with our financial reporting.

Reporting period

All data relates to our financial year which runs from 1st October to 30th September.

Estimation of landlord-obtained utility consumption

We have applied estimations where consumption data is not available for the full reporting year. The following estimations apply to data covering 2018/19: 2% of total electricity consumption, 1% of total gas consumption and 12% of total water consumption. In 2019/20, 2% of electricity consumption, 30% of gas consumption, and 15% of water consumption data were estimated. Estimated data is calculated on a pro-rata basis where invoices and meter readings are not available at the time of publication.

Units of measurement

Utilities data are reported based on absolute consumption measured in kWh (energy), tCO₂e (GHG emissions), m³ (water). GHG emissions are reported using location-based conversion factors published by the DEFRA.

Where consumption is normalised, we calculate intensity indicators using floor area (m²) for whole buildings, including tenant areas. We are aware there is a mismatch between the nominator and denominator in our methodology for calculating intensities, as we receive utility bills for electricity consumed only in common areas, but we receive utility bills for fuel consumed both in the common and tenant areas (it is not possible to separate these consumptions).

Assurance

A third-party assurance of the 2019/20 environmental data has been carried out by JLL according to the AA1000 limited assurance standard. The statement is available on page 32.



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Right
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