



EPRA Sustainability Best Practice Recommendations

Compliance tables and narrative on performance

OVERARCHING RECOMMENDATIONS & NARRATIVE ON PERFORMANCE

INTRODUCTION

We report on our energy and GHG emissions in accordance with the 3rd edition of the EPRA Sustainability Best Practice Recommendations (sBPR). Our reporting response has been split into two sections:

1. Overarching recommendations
2. Sustainability performance measures

OVERARCHING RECOMMENDATIONS

Organisational boundaries

We report our environmental performance data using the operational control approach, meaning we have financial and management control over all the properties we report data for.

Coverage

We report on all properties within the organisational boundary defined above for which we are responsible for utilities consumption, and for which we are able to collect data. Details on coverage for each performance measure are provided in the performance tables below.

Estimation of landlord-obtained utility consumption

Consumption data is based on meter readings and invoices. Estimations are applied for months where these may be missing. Details on the proportion of data estimated for each performance measure are provided in the performance tables below.

Boundaries – reporting on landlord and tenant consumption

All electricity data represents landlord obtained utilities that supply landlord shared services. Fuel data represents landlord obtained fuels that supply landlord shared services as well as some tenant areas through whole building heating and cooling systems. There are no sub-meters in place so U+I are unable to separate consumption by tenants from landlord shared services.

Analysis - normalisation

Energy and GHG emissions intensity have been calculated using landlord obtained energy where data is available for twelve months (including allowable estimation for missing months) as the numerator and the sum of the landlord shared services area and the gross lettable area as the denominator for both offices and retail. U+I is aware of the mismatch between the numerator and the denominator when calculating intensity as the numerator does not include tenant obtained electricity, whilst the denominator includes floor area leased to tenants.

Analysis – segmental analysis (by property type, geography)

The performance data covers our investment portfolio and has been segmented according to our significant asset types: office and retail.

Third party assurance

We do not have third party assurance.

Disclosure on own offices

The data covers our investment portfolio only and does not include utilities consumption and associated GHG emissions from our own occupied offices.

Narrative on performance

Please see the sustainability section of our Annual Report 2018 (pages 60 to 66) for a narrative on our performance in 2017/18. The report is available to download on our website at:

<http://www.uandiplc.com/investors/year-in-review>

Location of EPRA sustainability performance measures

EPRA sustainability performance measures can be found in the tables below with the following exceptions:

- DH&C-Abs and DH&C-LfL is not reported as no assets use district heating or cooling and therefore this utility type is considered not applicable.
- Water-Abs and Water-LfL is not reported as we do not consider landlord-obtained water consumption to be material, but we have not carried out a formal materiality review to determine this.
- Waste-Abs and Waste-LfL is not reported as data for 2017/18 is not available.
- Cert-Tot is not reported.

SUSTAINABILITY BEST PRACTICE PERFORMANCE MEASURES

Absolute and like-for-like performance measures

Impact area	EPRA Sustainability Performance Measures				Absolute performance						Like-for-like								
	Units of measurement	EPRA code	Indicator	Description	Total		Office		Retail		Office			Retail			Total		
					2016/17	2017/18	2016/17	2017/18	2016/17	2017/18	2016/17	2017/18	% change	2016/17	2017/18	% change	2016/17	2017/18	% change
Energy	MWh	Elec-Abs, Elec-LFL	Electricity	Total landlord obtained for landlord shared services	3,251	2,620	2,465	1,915	786	704	2,014	1,915	-4.9%	730	704	-3.56%	2,743	2,619	-4.5%
		Fuels-Abs, Fuels-LFL	Fuels	Total landlord obtained for whole building heating and cooling	1,767	1,666	1,767	1,538	0	128	1,759	1,538	-12.6%	0	128		1,759	1,666	-5.3%
	No. of applicable properties			Energy and associated GHG disclosure coverage	19 of 20	14 of 14	11 of 11	7 of 7	8 of 9	7 of 7	8 of 8	7 of 7		7 of 8	7 of 7		15 of 16	14 of 14	
	%			Proportion of energy and associated GHG estimated	3%	16%	2%	8%	5%	21%	2%	8%		28%	21%		4%	16%	
Greenhouse gas emissions	tonnes CO _e	GHG-Dir-Abs	Direct	Scope 1	348	307	348	283	0	24									
		GHG-Indir-Abs	Indirect	Scope 2 (location-based)	1,340	922	1,016	674	324	248									

Intensity performance measures

Impact area	EPRA Sustainability Performance Measures		Intensity performance measures					
	Units of measurement	EPRA code	Office		Retail		Total	
			2016/17	2017/18	2016/17	2017/18	2016/17	2017/18
Energy	kWh/m	Energy-Int	109.95	128.88	14.31	15.98	51.77	54.33
Applicable properties	Number	Energy and associated GHG disclosure coverage	11 of 11	7 of 7	8 of 9	7 of 7	19 of 20	14 of 14
	Percentage	Proportion of energy and associated GHG estimated	2%	8%	5%	21%	3%	16%
Greenhouse gas emissions	kgCO ₂ e/m	GHG-Int	33.90	35.72	5.90	5.21	16.87	15.57

Data qualifying notes

There are no green tariffs or power purchase agreements in place to procure electricity or fuels from renewable sources. Consequently, Scope 2 GHG emissions are reported using location-based emissions factors only.

Emissions factors used to calculate GHG emissions are provided by DEFRA.