



2012 | PERFORMANCE
DATA REPORT

SEGRO 2012
Performance Data Report

Resource Efficiency

Operational Performance - Energy, CO₂ and Water

Performance Indicator		2011	2012
Electricity consumption by property type and region (kWh) : EPRA 3.1			
Larger logistics warehouses	Total SEGRO-obtained	15,771,063	24,978,757
	Shared-services (for common parts and tenant areas on un-metered basis)	1,677,076	7,721,465
	Exclusive tenant consumption (on sub-metered and metered basis)	14,093,988	17,257,292
Smaller warehouses and light industrial space	Total SEGRO-obtained	11,947,174	13,382,314
	Shared-services (for common parts and tenant areas on un-metered basis)	10,267,339	11,738,180
	Exclusive tenant consumption (on sub-metered and metered basis)	1,679,834	1,644,134
Higher value space	Total SEGRO-obtained	16,453,751	13,995,574
	Shared-services (for common parts and tenant areas on un-metered basis)	16,453,751	13,995,574
	Exclusive tenant consumption (on sub-metered and metered basis)	0	-
External Common Areas	Total SEGRO-obtained	4,088,620	4,728,907
SEGRO Occupied	Total SEGRO-obtained	1,118,579	1,004,920
GRAND TOTAL	Total SEGRO-obtained	49,379,187	58,090,471
	Shared-services (for common parts and tenant areas on un-metered basis)	33,605,365	39,189,046
	Exclusive tenant consumption (on sub-metered and metered basis)	15,773,822	18,901,426
UK Total		20,472,653	18,800,578
CE Total		28,906,534	39,289,894

Data has been collected for assets across Continental Europe and the UK. In the UK, invoice data was provided by the energy bureau and covers all assets where SEGRO purchases the energy. In Continental Europe, data was collected using a combination of meter readings and consumption data recorded directly by Property Managers. Data was requested for all properties owned/occupied by SEGRO, using the tenancy schedule as a reference point. Where historical data cannot be matched to the tenancy schedule, this had to be excluded from analysis.

Due to our improved data collection process across Continental Europe, it has been possible to record Exclusively Metered Tenant energy consumption in Poland, Belgium, France and the Czech Republic.

Where data was provided, but was not complete for the last 3 months of the year, this was completed by taking an average of the previous months consumption and applying this to the missing months. A total of 2.5% of electricity data was estimated in 2012.

Data Commentary

2011 - For external common areas a large proportion of this 2011 data has been categorised as energy consumption for the whole estate and has therefore been applied to this consumption type. This applies to SEGRO's occupied offices in Slough, London, Manchester and Birmingham.

2012 - Electricity consumption has increased significantly due to the introduction of a new meter at a Larger logistics warehouses property Hellman, Poland. Recorded electricity consumption at this property has increased by 5.5MWh, this is a significant contribution to the increase in energy consumption across the portfolio. Electricity consumption has decreased in the UK due to a large decrease in energy consumption in Higher value space. There has however been a significant reduction on properties reported on this year compared to 2011.

Steam consumption by property type and region (kWh) : EPRA 3.2

Larger logistics warehouses	Total SEGRO-obtained	0	0
	Shared-services (for common parts and tenant areas on un-metered basis)	0	0
	Exclusive tenant consumption (on sub-metered and metered basis)	0	0
Smaller warehouses and light industrial space	Total SEGRO-obtained	167,816	106,250
	Shared-services (for common parts and tenant areas on un-metered basis)	167,816	106,250
	Exclusive tenant consumption (on sub-metered and metered basis)	0	0
Higher value space	Total SEGRO-obtained	3,287	725,562
	Shared-services (for common parts and tenant areas on un-metered basis)	3,287	725,562
	Exclusive tenant consumption (on sub-metered and metered basis)	0	0
External Common Areas	Total SEGRO-obtained	0	0
SEGRO Occupied	Total SEGRO-obtained	0	0
GRAND TOTAL	Total SEGRO-obtained	171,103	831,812
	Shared-services (for common parts and tenant areas on un-metered basis)	171,103	831,812
	Exclusive tenant consumption (on sub-metered and metered basis)	0	0
UK Total		171,103	831,812
CE Total		0	0

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Data Commentary

2012 - The large increase in steam is due to the Slough Trading Estate, 40 Liverpool Street experiencing an increase of over 720,000 kWh. Some of this increase will relate to greater data coverage.

Natural gas consumption by property type and region (kWh): EPRA 3.3

Larger logistics warehouses	Total SEGRO-obtained	33,266,667	35,130,766
	Shared-services (for common parts and tenant areas on un-metered basis)	3,348,900	3,712,707
	Exclusive tenant consumption (on sub-metered and metered basis)	29,917,766	31,418,060
Smaller warehouses and light industrial space	Total SEGRO-obtained	9,828,786	11,796,602
	Shared-services (for common parts and tenant areas on un-metered basis)	7,917,646	9,849,255
	Exclusive tenant consumption (on sub-metered and metered basis)	1,911,140	1,947,347
Higher value space	Total SEGRO-obtained	15,544,962	15,049,407
	Shared-services (for common parts and tenant areas on un-metered basis)	11,099,994	11,948,392
	Exclusive tenant consumption (on sub-metered and metered basis)	4,444,968	3,101,015
External Common Areas	Total SEGRO-obtained	20,269	44,748
SEGRO Occupied	Total SEGRO-obtained	54,625	20,430
GRAND TOTAL	Total SEGRO-obtained	58,715,309	62,041,952
	Shared-services (for common parts and tenant areas on un-metered basis)	22,441,434	25,575,531
	Exclusive tenant consumption (on sub-metered and metered basis)	36,273,875	36,466,421
UK Total		11,693,607	13,023,507
CE Total		47,021,702	49,018,445

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Data Commentary

2012 - Increase in annual gas consumption in the UK is attributable to increase in Larger logistics warehouses and Smaller warehouses and light industrial space. Within Larger logistics warehouses there is gas recorded for a single property: Forecourt Road, Gatwick. Here gas consumption has increased 265%. Increase in consumption in Smaller warehouses and light industrial space is due to large increase in consumption at 9 Bilton Industrial Estate, Bracknell and 17 Liverpool Road, Slough. There has also been a significant increase in data coverage across the portfolio which partially accounts for increased consumption.

Performance Indicator		2011	2012
Group wide annual energy consumption breakdown by property type (kWh) : EPRA 4.5			
Larger logistics warehouses	Total SEGRO-obtained	49,037,730	60,109,524
	Shared-services (for common parts and tenant areas on un-metered basis)	5,025,976	11,434,172
	Exclusive tenant consumption (on sub-metered and metered basis)	44,011,754	48,675,352
Smaller warehouses and light industrial space	Total SEGRO-obtained	21,943,775	25,285,165
	Shared-services (for common parts and tenant areas on un-metered basis)	18,352,801	21,693,684
	Exclusive tenant consumption (on sub-metered and metered basis)	3,590,974	3,591,481
Higher value space	Total SEGRO-obtained	32,002,000	29,770,542
	Shared-services (for common parts and tenant areas on un-metered basis)	27,557,032	26,669,527
	Exclusive tenant consumption (on sub-metered and metered basis)	4,444,968	3,101,015
External Common Areas	Total SEGRO-obtained	4,108,889	4,773,654
SEGRO Occupied	Total SEGRO-obtained	1,173,204	1,025,350
GRAND TOTAL	Total SEGRO-obtained	108,265,598	120,964,235
	Shared-services (for common parts and tenant areas on un-metered basis)	56,217,902	65,596,388
	Exclusive tenant consumption (on sub-metered and metered basis)	52,047,697	55,367,847
UK Total		32,337,363	32,655,897
CE Total		75,928,236	88,308,338
Coverage (Properties)		738 / 766	604 / 638
Coverage (m²)		1,703,464	1,601,880

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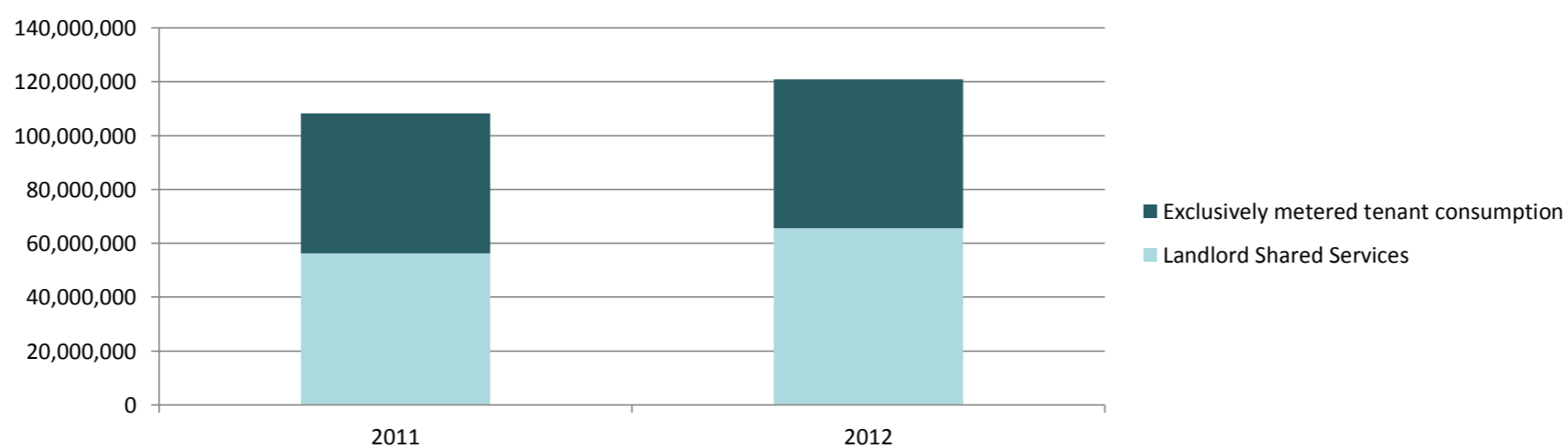
In 2011, data was collected for 738 out of a total of 766 properties for which we would expect to receive the data. In 2012, data was collected for 604 out of a total of 638 properties.

Data Commentary

This data covers all SEGRO-purchased electricity and gas, including where costs are passed on to customers through service charges. Higher value spaces comprise SEGRO multi-let offices as well as Retail Units.

2012 - The increase in energy consumption is primarily due to the increase in electricity consumption caused by a new meter in the Hellman, Poland property. This accounts for 5.5MWh of increased consumption.

**Total SEGRO Obtained Energy Consumption
Tenant vs Landlord split**

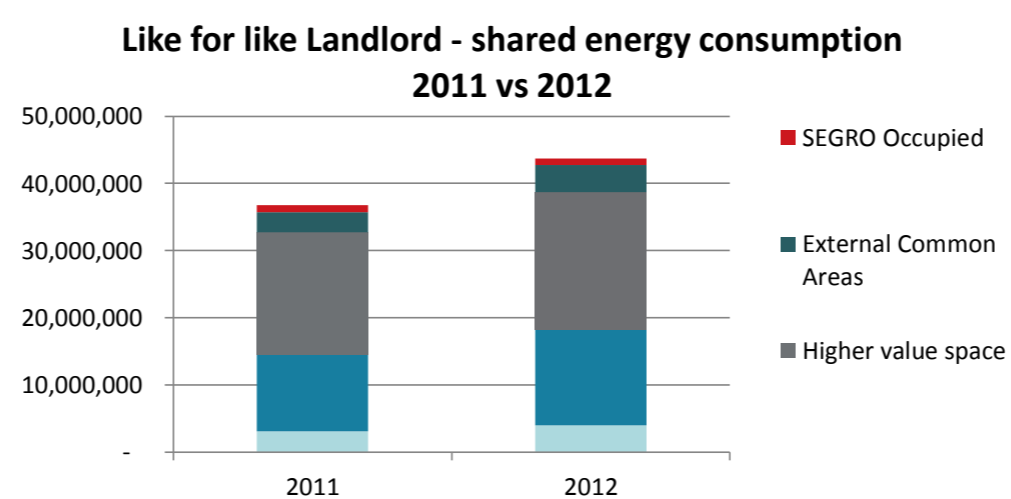


Performance Indicator		2011	2012
Group wide like-for-like energy consumption breakdown by property type (kWh): EPRA 4.4			
Larger logistics warehouses	Total SEGRO-obtained	46,215,274	49,425,322
	Shared-services (for common parts and tenant areas on un-metered basis)	3,092,904	3,934,514
	Exclusive tenant consumption (on sub-metered and metered basis)	43,122,370	45,490,807
Smaller warehouses and light industrial space	Total SEGRO-obtained	14,917,063	17,751,068
	Shared-services (for common parts and tenant areas on un-metered basis)	11,487,367	14,258,863
	Exclusive tenant consumption (on sub-metered and metered basis)	3,429,696	3,492,205
Higher value space	Total SEGRO-obtained	22,491,824	23,624,875
	Shared-services (for common parts and tenant areas on un-metered basis)	18,154,508	20,523,860
	Exclusive tenant consumption (on sub-metered and metered basis)	4,337,316	3,101,015
External Common Areas	Total SEGRO-obtained	2,978,888	4,028,978
SEGRO Occupied	Total SEGRO-obtained	1,008,145	982,904
GRAND TOTAL	Total SEGRO-obtained	87,611,194	95,813,147
	Shared-services (for common parts and tenant areas on un-metered basis)	36,721,812	43,729,121
	Exclusive tenant consumption (on sub-metered and metered basis)	50,889,382	52,084,027
UK Total		15,138,619	17,716,103
CE Total		72,472,575	78,097,044
Coverage (No. Properties)		150 / 738	150 / 604
Coverage (m²)		943,476	943,476

Like for like analysis has been undertaken where a complete data set was available for two consecutive years. This was the case for 150 properties across the portfolio between 2011 and 2012, with a total coverage of 943,476 m²

Data Commentary

Total consumption on a like-for-like basis increased across the portfolio in 2012. However, in SEGRO's own occupied offices, total consumption decreased year-on-year.



Group wide like-for-like energy intensity breakdown by property type (kWh / m² / year): EPRA 3.4, 4.4

Larger logistics warehouses	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Smaller warehouses and light industrial space	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Higher value space	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)	328	361
	Exclusive tenant consumption (on sub-metered and metered basis)		
External Common Areas	Total SEGRO-obtained		
SEGRO Occupied	Total SEGRO-obtained	165	161
GRAND TOTAL	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Coverage (Properties)		21	21
Coverage (m²)		112,364	112,364

Larger logistics warehouses warehouses and Industrial

- It is not possible to calculate intensity metrics for this property type due to the difficulties associated with matching the energy consumption reported to the floor area for which the energy serves.

Offices and Other business space and SEGRO occupied offices:

- Intensity metrics can be provided where a full year of consumption data is provided and full knowledge that the consumption is serving the given floor area.

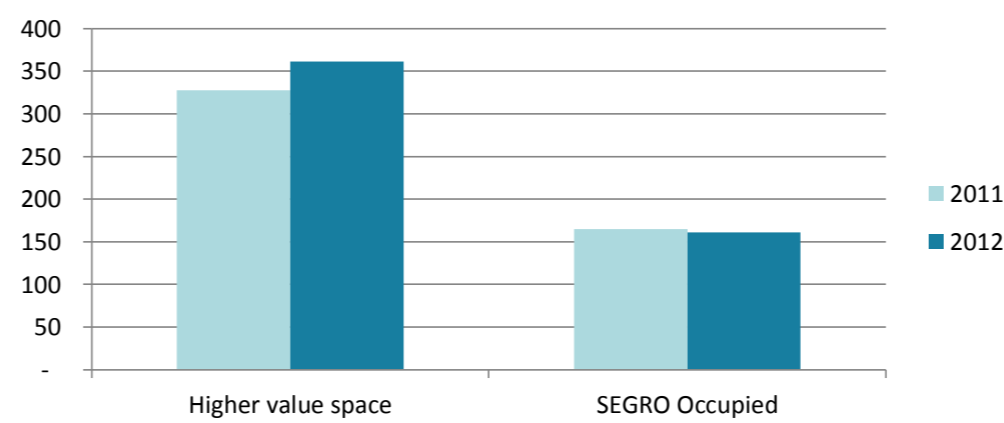
External Common Areas:

- The EPRA Guidance states that for properties where the landlord only buys electricity for the purposes of external/street lighting, companies should not use internal building area for the purposes of energy intensity Sustainability Performance Measures. Rather, they should normalise the consumption by either number of car park spaces, or m² area covering external areas (if available). However, this information was not available and therefore intensity metrics cannot be calculated.

Data Commentary

Where building intensity like-for-like analysis can be calculated, kWh consumption per m² increased in the Higher value space but decreased in SEGRO's own occupied offices.

Energy Intensity (kWh / m² / year) of SEGRO's multi let offices and own occupied offices

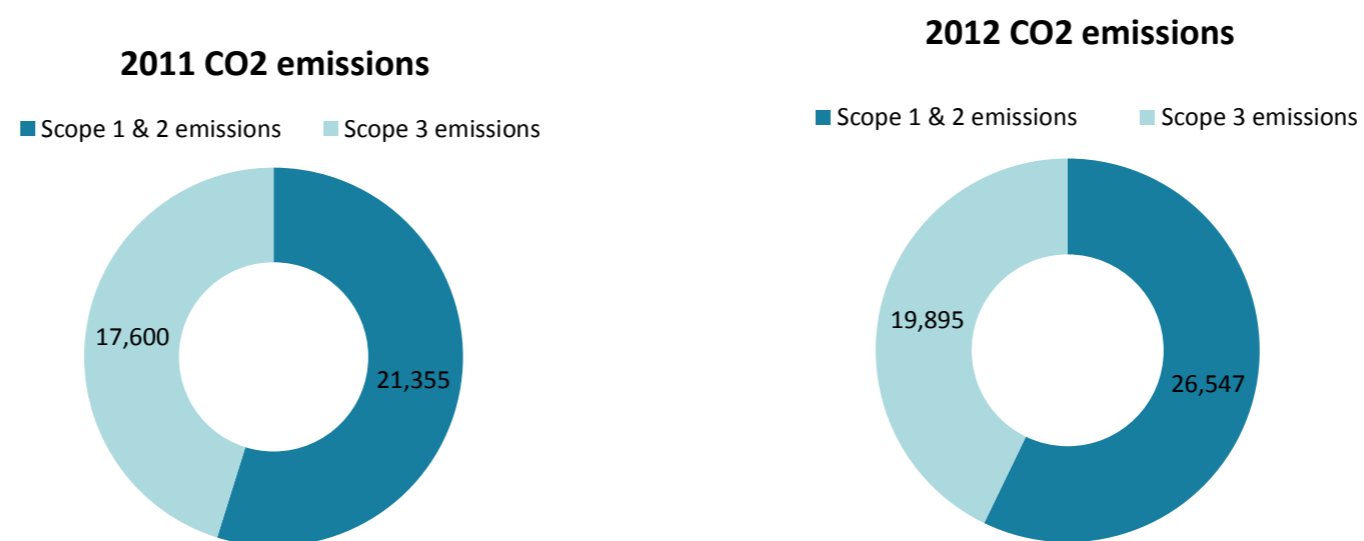


Performance Indicator		2011	2012
Group wide GHG emissions breakdown by property type (tonnes CO2-e): EPRA 3.5, 3.6			
Larger logistics warehouses	Total Emissions	16,968	23,790
	Scope 1 & 2 emissions	1,663	5,942
	Scope 3 emissions	15,305	17,848
Smaller warehouses and light industrial space	Total Emissions	8,247	9,618
	Scope 1 & 2 emissions	6,775	8,146
	Scope 3 emissions	1,472	1,473
Higher value space	Total Emissions	10,693	9,483
	Scope 1 & 2 emissions	9,869	8,909
	Scope 3 emissions	823	574
External Common Areas	Total Emissions (Scope 1 & 2)	2,463	3,033
SEGRO Occupied	Total Emissions (Scope 1 & 2)	584	517
GRAND TOTAL	Total Emissions	38,954	46,442
	Scope 1 & 2 emissions	21,355	26,547
	Scope 3 emissions	17,600	19,895
Coverage (Properties)		738 / 766	604 / 638
Coverage (m²)		1,703,464	1,601,880

The total kWh of electricity, steam and gas consumption has been converted to kgCO₂ using the DEFRA 2012 conversion factors. The 2011 data has been restated using the 2012 factors to ensure consistency of reporting against the target.

Data Commentary

In 2011, the Scope 1&2 emissions (direct) represented 55% of total emissions. This increased to 57% in 2012. Scope 3 emissions (indirect) represented 45% of total emissions in 2011, decreasing to 43% in 2012.



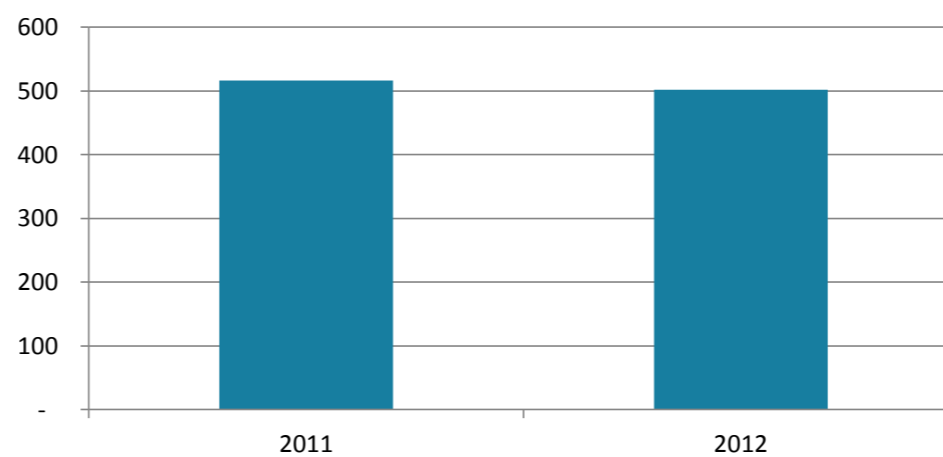
Performance Indicator		2011	2012
Group wide like-for-like GHG emissions breakdown by property type (tonnes co2-e): EPRA 4.4			
Larger logistics warehouses	Total Emissions	15,882	18,138
	Scope 1 & 2 emissions	1,089	1,350
	Scope 3 emissions	14,793	16,788
Smaller warehouses and light industrial space	Total Emissions	5,711	6,797
	Scope 1 & 2 emissions	4,274	5,343
	Scope 3 emissions	1,436	1,454
Higher value space	Total Emissions	7,038	7,282
	Scope 1 & 2 emissions	6,235	6,707
	Scope 3 emissions	803	574
External Common Areas	Total Emissions (Scope 1 & 2)	1,940	2,661
SEGRO Occupied	Total Emissions (Scope 1 & 2)	516	502
GRAND TOTAL	Total Emissions	31,087	35,380
	Scope 1 & 2 emissions	14,054	16,564
	Scope 3 emissions	17,033	18,816
Coverage (Properties)		150 / 738	150 / 604
Coverage (m²)		943,476	943,476

Like for like analysis has been undertaken where a complete data set was available for two consecutive years. This was the case for 150 properties within the portfolio between 2011 and 2012, providing a total coverage of 943,476 m²

Data Commentary

Total like-for-like emissions increased between 2011 and 2012, although those for SEGRO's own occupied offices decreased by 3%

Like for like CO2 emissions from SEGRO Occupied Offices



Performance Indicator

2011

2012

Group wide GHG emissions intensity (kg CO₂-e / m² / year): EPRA 3.7

		2011	2012
Larger logistics warehouses	Total Emissions		
	Scope 1 & 2 emissions		
	Scope 3 emissions		
Smaller warehouses and light industrial space	Total Emissions		
	Scope 1 & 2 emissions		
	Scope 3 emissions		
Higher value space	Total Emissions		
	Scope 1 & 2 emissions	101	107
	Scope 3 emissions		
External Common Areas	Total Emissions (Scope 1 & 2)		
SEGRO Occupied	Total Emissions (Scope 1 & 2)	76	73
GRAND TOTAL	Total Emissions		
	Scope 1 & 2 emissions	178	180
	Scope 3 emissions		
Coverage (Properties)		21	21
Coverage (m²)		112,364	112,364

Larger logistics warehouses and Industrial

- It is not possible to calculate intensity metrics for this property type due to the difficulties associated with matching the energy consumption reported to the floor area for which the energy serves.

Offices and Other business space and SEGRO occupied offices:

- Intensity metrics can be provided where a full year of consumption data is provided and full knowledge that the consumption is serving the given floor area.

External Common Areas:

- The EPRA Guidance states that for properties where the landlord only buys electricity for the purposes of external/street lighting, companies should not use internal building area for the purposes of energy intensity Sustainability Performance Measures. Rather, they should normalise the consumption by either number of car park spaces, or m2 area covering external areas (if available). However, this information was not available and therefore intensity metrics cannot be calculated.

Data Commentary

Where building intensity like-for-like analysis can be calculated, kg CO₂-e emissions per m2 increased in the Higher value space but decreased in SEGRO's own occupied offices.

Performance Indicator		2011	2012
Absolute GHG emissions (tonnes CO2-e) by Scope of emissions and Country: EPRA 4.5			
UK	Scope 1	2,166	2,412
	Scope 2	10,678	9,904
	Scope 3	-	-
Belgium	Scope 1	520	674
	Scope 2	810	814
	Scope 3	1,102	899
Czech Republic	Scope 1	497	459
	Scope 2	2,086	2,673
	Scope 3	29	36
France	Scope 1	16	15
	Scope 2	48	4
	Scope 3	2	1
Germany	Scope 1	43	25
	Scope 2	216	18
	Scope 3	155	14
Italy	Scope 1	-	-
	Scope 2	575	490
	Scope 3	-	-
Netherlands	Scope 1	344	601
	Scope 2	313	302
	Scope 3	62	92
Poland	Scope 1	569	551
	Scope 2	2,472	7,605
	Scope 3	16,250	18,852
Grand Total	Scope 1	4,155	4,737
	Scope 2	17,198	21,810
	Scope 3	17,600	19,894

Scope 3 emissions are from energy consumption recharged to tenants in Continental Europe only. Therefore, this does not represent group-wide coverage.

Data Commentary

Overall absolute CO₂ emissions have increased in line with energy consumption across the group-wide portfolio.

Performance Indicator		2011	2012
Average degree days per year by region			
UK	Heating Degree Days	1,677	2,023
	Cooling Degree Days	301	267
CE	Heating Degree Days	1,757	2,196
	Cooling Degree Days	535	537
Average	Heating Degree Days	1,717	2,109
	Cooling Degree Days	418	402

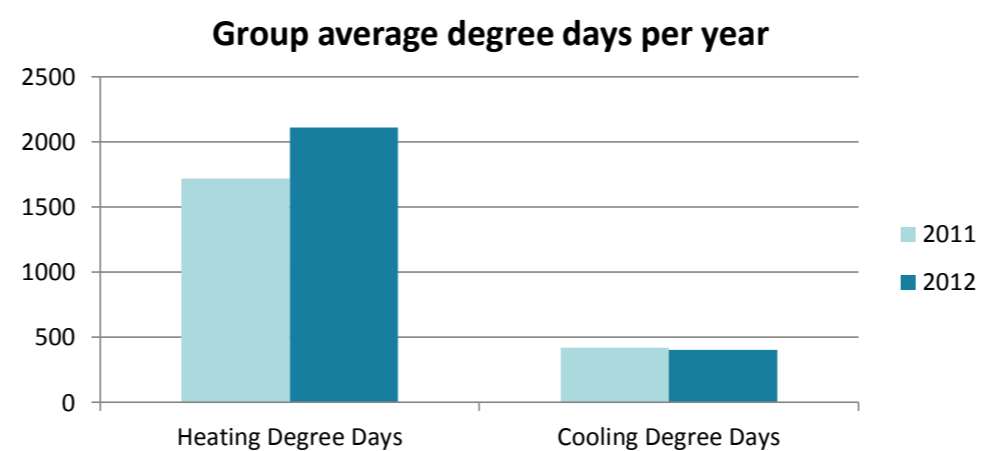
UK Degree day information gathered for the following areas: Slough, Middlesex and Basingstoke/Farnborough.

Continental Europe Degree day information gathered for the following areas: Czech Republic - Hostvice, Ostavara; Netherlands - Aachen; Germany - Monchengladbach, Berlin, Düsseldorf, Frankfurt, Dortmund, Hamburg; Belgium - Antwerp, Brussels; France - Paris, Lyon; Italy - Milan

The average was calculated by totalling the degree days across the regions detailed and averaging it out by the total number of regions where data has been recorded.

Data Commentary

2012- The Heating degree days were on average significantly higher in 2012 than in 2011. This would lead to an overall increased use of HVAC systems, group wide. Cooling degree days experienced a relatively minor decrease having a smaller effect on group wide energy consumption.



Performance Indicator		2011	2012
Group wide water consumption breakdown by property type (m3): EPRA 3.8			
Larger logistics warehouses	Total SEGRO-obtained	78,392	61,112
	Shared-services (for common parts and tenant areas on un-metered basis)	6,733	1,516
	Exclusive tenant consumption (on sub-metered and metered basis)	71,659	59,595
Smaller warehouses and light industrial space	Total SEGRO-obtained	51,195	52,629
	Shared-services (for common parts and tenant areas on un-metered basis)	43,020	46,028
	Exclusive tenant consumption (on sub-metered and metered basis)	8,175	6,602
Higher value space	Total SEGRO-obtained	49,741	77,765
	Shared-services (for common parts and tenant areas on un-metered basis)	34,298	40,902
	Exclusive tenant consumption (on sub-metered and metered basis)	15,442	36,863
External Common Areas	Total SEGRO-obtained	16,635	13,273
SEGRO Occupied	Total SEGRO-obtained	85	1,373
GRAND TOTAL	Total SEGRO-obtained	196,048	206,153
	Shared-services (for common parts and tenant areas on un-metered basis)	100,772	103,092
	Exclusive tenant consumption (on sub-metered and metered basis)	95,277	103,060
Coverage (Properties)		252	252
Coverage (m²)		998,369	1,001,809

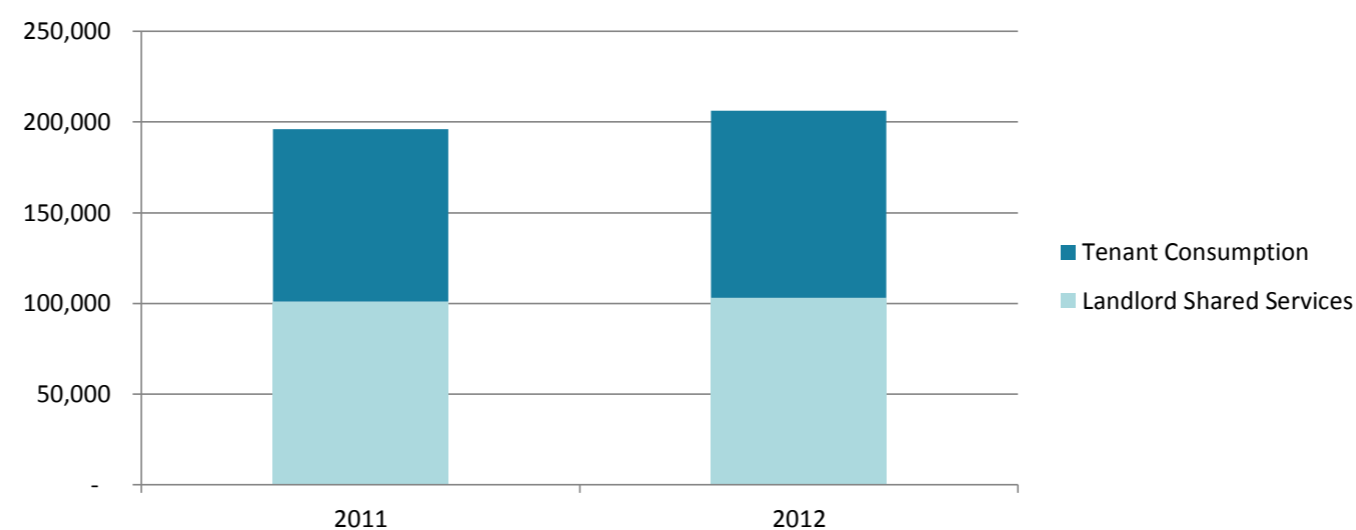
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Where data was provided, but was not complete for the last 3 months of the year, this was completed by taking an average of the previous months consumption and applying this to the missing months. A total of 1.8% of water data was estimated in 2012.

Data Commentary

Total water consumption increased between 2011 and 2012. However, SEGRO controlled (shared-services) consumption increased by less (2%) than exclusive tenant consumption (8% increase).

**Absolute water consumption - 2011 vs 2012
Landlord vs Tenant**

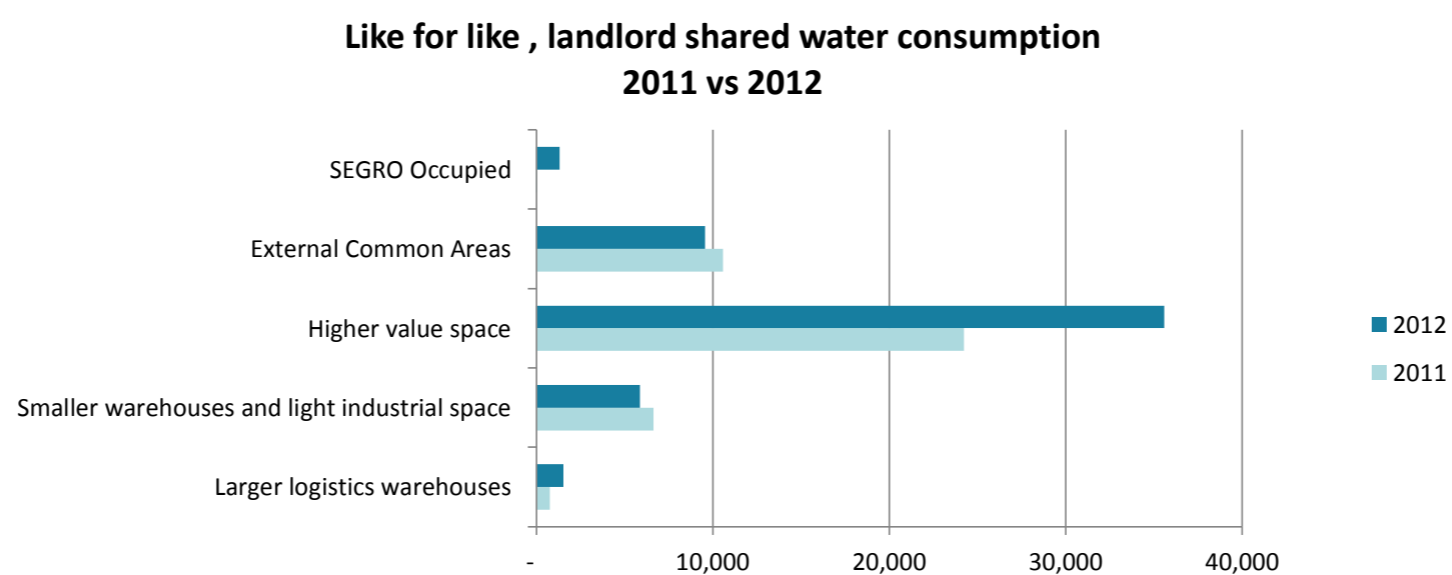


Performance Indicator		2011	2012
Group wide like-for-like water consumption breakdown by property type (m3): EPRA 4.4			
Larger logistics warehouses	Total SEGRO-obtained	35,052	39,524
	Shared-services (for common parts and tenant areas on un-metered basis)	766	1,516
	Exclusive tenant consumption (on sub-metered and metered basis)	34,286	38,007
Smaller warehouses and light industrial space	Total SEGRO-obtained	14,032	12,218
	Shared-services (for common parts and tenant areas on un-metered basis)	6,629	5,851
	Exclusive tenant consumption (on sub-metered and metered basis)	7,403	6,367
Higher value space	Total SEGRO-obtained	39,499	67,559
	Shared-services (for common parts and tenant areas on un-metered basis)	24,223	35,582
	Exclusive tenant consumption (on sub-metered and metered basis)	15,276	31,977
External Common Areas	Total SEGRO-obtained	10,574	9,548
SEGRO Occupied	Total SEGRO-obtained	63	1,318
GRAND TOTAL	Total SEGRO-obtained	99,219	130,167
	Shared-services (for common parts and tenant areas on un-metered basis)	42,254	53,815
	Exclusive tenant consumption (on sub-metered and metered basis)	56,965	76,352
Coverage (Properties)		87	87
Coverage (m²)		726,179	726,179

Like for like analysis has been undertaken where a complete data set was available for two consecutive years. This was the case for 86 properties within the portfolio between 2011 and 2012, providing a total coverage of 164,043 m²

Data Commentary

Like-for-like shared water consumption decreased for External Common Areas and Smaller warehouses and light industrial space between 2011 and 2012.



Performance Indicator

2011

2012

Group wide like-for-like building water intensity (m³ / m² / year): EPRA 3.9

		2011	2012
Larger logistics warehouses	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Smaller warehouses and light industrial space	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Higher value space	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)	0.48	1.57
	Exclusive tenant consumption (on sub-metered and metered basis)		
External Common Areas	Total SEGRO-obtained		
SEGRO Occupied	Total SEGRO-obtained	0.01	0.14
GRAND TOTAL	Total SEGRO-obtained		
	Shared-services (for common parts and tenant areas on un-metered basis)		
	Exclusive tenant consumption (on sub-metered and metered basis)		
Coverage (Properties)		21	21
Coverage (m²)		112,364	112,364

Larger logistics warehouses warehouses and Industrial
 - It is not possible to calculate intensity metrics for this property type due to the difficulties associated with matching the energy consumption reported to the floor area for which the energy serves.

Offices and Other business space and SEGRO occupied offices:
 - Intensity metrics can be provided where a full year of consumption data is provided and full knowledge that the consumption is serving the given floor area.

External Common Areas:
 - The EPRA Guidance states that for properties where the landlord only buys electricity for the purposes of external/street lighting, companies should not use internal building area for the purposes of energy intensity Sustainability Performance Measures. Rather, they should normalise the consumption by either number of car park spaces, or m2 area covering external areas (if available). However, this information was not available and therefore intensity metrics cannot be calculated.

Data Commentary

For the property types where building water intensity can be measured, cubic metre / m2 consumption has increased in SEGROs multi-let and own-occupied offices since 2011.

Resource Efficiency

Development Activities

Performance Indicator	2011	2012
Total weight of waste by disposal route (tonnes) : EPRA 3.10		
Composting	231,011	14
Reuse	30,656	70,573
Recycling	4,765	19,607
Recovery	0	7,810
Incineration (or use as fuel)	10	0
Landfill (beneficial use)	2,900	60,772
Landfill (non hazardous or inert)	6,629	257
Deep well injection	0	0
On-site storage	63,000	80,421
Hazardous waste treatment facility	616	3,995
Sent to Materials Recovery Facility (MRF)	778	86,385
Sub-total non-hazardous waste	339,749	325,838
Sub-total hazardous waste	616	3,995
Total (tonnes)	340,365	329,834
Number of developments reporting waste	15	16

2011 - 18 development sites were in operation. 15 of these submitted waste data

2012 - 16 development site were in operation for which waste data was collected

Where data was submitted in m3, this has been converted to tonnes using the Environment Agency and WRAP conversion factors. Where the waste type was not known, a general construction material rate was applied. This has been applied to 6% of the waste reported above

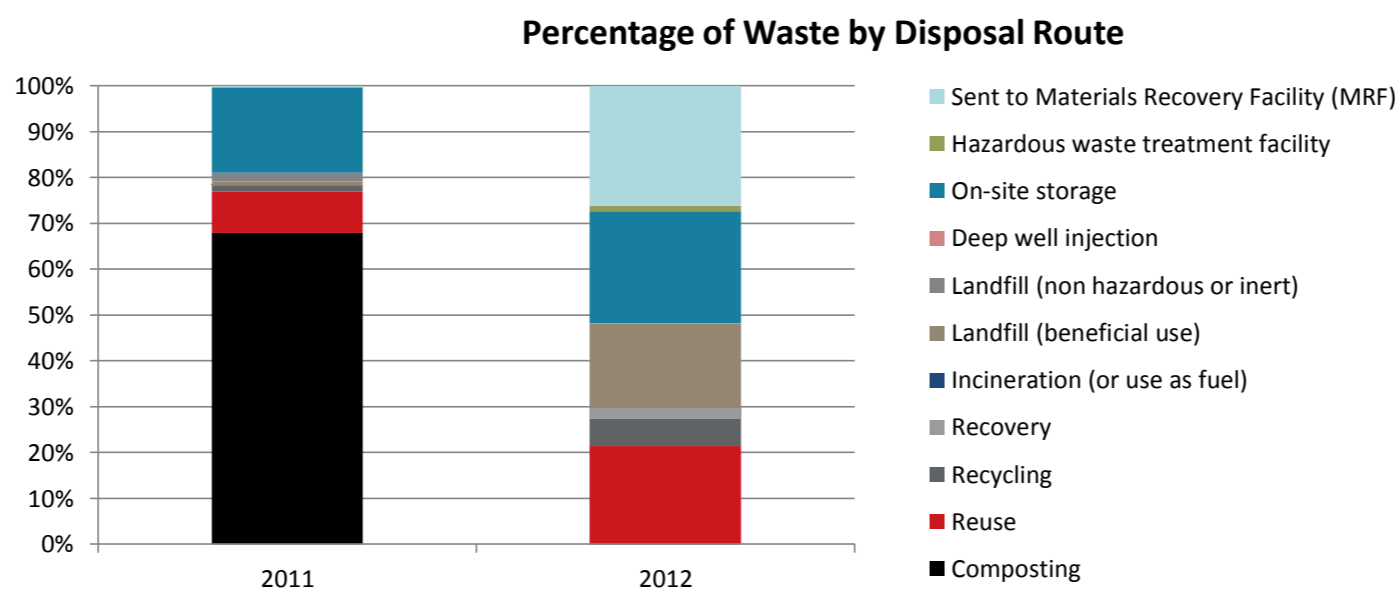
Data Commentary

Two sites accounted for 55% of the development waste in 2012. These were Segro Business Park II, Gliwice and Segro Industrial Park, Tychy. Overall, development was decreased slightly, although the number of sites reporting waste increased by 1 site to 16.

Performance Indicator	2011	2012
Proportion of waste by disposal route (% of total by weight) : EPRA 3.11		
Composting	68%	0.0%
Reuse	9.0%	21%
Recycling	1.4%	5.9%
Recovery	0.0%	2.4%
Incineration (or use as fuel)	0.0%	0.0%
Landfill (beneficial use)	0.9%	18%
Landfill (non hazardous or inert)	1.9%	0.1%
Deep well injection	0.0%	0.0%
On-site storage	19%	24%
Hazardous waste treatment facility	0.2%	1.2%
Sent to Materials Recovery Facility (MRF)	0.2%	26%
Sub-total non-hazardous waste	100%	99%
Sub-total hazardous waste	0.2%	1%
Total (tonnes)	100%	100%

Data Commentary

Between 2011 and 2012, the amount of waste directly reused has increased by 12% and the waste sent to landfill for beneficial use has increased by nearly 17%. In part, this may be due to reporting accuracy, as the amount of waste reported as being composted has decreased.



Performance Indicator	2011	2012
Development waste re-used or recycled and diverted from landfill (tonnes) : EPRA 3.10, 3.11		
Total waste re-used or recycled (tonnes)	332,721	260,808
Proportion of waste re-used or recycled (%)	98%	79%
Total waste diverted from landfill	333,347	264,804
Proportion of waste diverted from landfill (%)	98%	80%

Waste re-used or recycled includes: composting, reuse, recycling, recovery, landfill (beneficial use), on-site storage, the proportion of waste sent to the material recovery facility which was subsequently recycled. Where the recycling rate was not provided, the average rate for 2012 was applied. This relates to 2 development sites in 2012.

Waste diverted from landfill includes: composting, reuse, recycling, recovery, incineration, landfill (beneficial use), on-site storage, deep well injection, hazardous waste treatment facility, the proportion of waste sent to the material recovery facility which was subsequently recycled. Where the recycling rate was not provided, the average rate for 2012 was applied. This relates to 2 development sites in 2012.

Data Commentary

The proportion of waste re-used or recycled in 2012 fell to 79%. This figure is influenced by the recycling rates of the material recycling facilities, which was reported as being less than 30% for 5 developments.

2012 Percentage of Waste Recycled or Reused

