SEGRO

2024 CDP Corporate Questionnaire 2024

Important: this export excludes unanswered questions
This document is an export of your organization's CDP questionnaire response. It contains all data points for questions that are answered or in progress. There may be questions or data points that you have been requested to provide, which are missing from this document because they are currently unanswered. Please note that it is your responsibility to verify that your questionnaire response is complete prior to submission. CDP will not be liable for any failure to do so.
Terms of disclosure for corporate questionnaire 2024 - CDP

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02/07/2025, 10:44 am

Contents

C1. Introduction

(1.1) In which language are you submitting your response?

Select from:
☑ English

(1.2) Select the currency used for all financial information disclosed throughout your response.

Select from:
☑ GBP

(1.3) Provide an overview and introduction to your organization.

(1.3.2) Organization type

Select from:
☑ Publicly traded organization

(1.3.3) Description of organization

SEGRO is a leading owner, asset manager and developer of warehousing and light industrial property. It is a Real Estate Investment Trust (REIT) listed on the London Stock Exchange and Euronext Paris. The Group's property portfolio was valued at 17.8 billion at 31 December 2023 (20.7 billion of assets under management). The portfolio predominantly comprises modern, generic warehouses located close to major population centres and transport hubs, in the UK, France, Germany, Poland, Italy, Spain, the Czech Republic and the Netherlands. Urban warehouses account for approximately 66 percent of our portfolio value. They tend to be smaller warehouses and are located mainly in and on the edges of major cities where land supply is restricted and there is strong demand for warehouse space, particularly catering to the needs of last-mile delivery and, around London, from data centre users. Big box warehouses account for approximately 32 percent of our portfolio value. They tend to be used for storage, processing and distribution of goods on a regional, national or international basis.
[Fixed row]

(1.4) State the end date of the year for which you are reporting data. For emissions data, indicate whether you will be providing emissions data for past reporting years.

	End date of reporting year	Alignment of this reporting period with your financial reporting period	Indicate if you are providing emissions data for past reporting years
	12/31/2023	*Select from:* ☑ No	*Select from:* ☑ No

[Fixed row]

(1.4.1) What is your organization's annual revenue for the reporting period?

749000000

(1.5) Provide details on your reporting boundary.

	Is your reporting boundary for your CDP disclosure the same as that used in your financial statements?
	Select from: ☑ Yes

[Fixed row]

(1.6) Does your organization have an ISIN code or another unique identifier (e.g., Ticker, CUSIP, etc.)?

ISIN code - bond

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ Yes

(1.6.2) Provide your unique identifier

GB00B5ZN1N88

ISIN code - equity

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

CUSIP number

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

Ticker symbol

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

SEDOL code

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

LEI number

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

D-U-N-S number

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

Other unique identifier

(1.6.1) Does your organization use this unique identifier?

Select from:

☑ No

[Add row]

(1.7) Select the countries/areas in which you operate.

Select all that apply

☑ Italy
☑ Spain
☑ France
☑ Poland
☑ Czechia
☑ Germany
☑ Netherlands
☑ United Kingdom of Great Britain and Northern Ireland

(1.15) Which real estate and/or construction activities does your organization engage in?

Select all that apply

☑ New construction or major renovation of buildings

☑ Buildings management

(1.24) Has your organization mapped its value chain?

(1.24.1) Value chain mapped

Select from:

☑ Yes, we have mapped or are currently in the process of mapping our value chain

(1.24.2) Value chain stages covered in mapping

Select all that apply

☑ Upstream value chain

☑ Downstream value chain

(1.24.3) Highest supplier tier mapped

Select from:

☑ Tier 1 suppliers

(1.24.4) Highest supplier tier known but not mapped

Select from:

☑ Tier 2 suppliers

(1.24.7) Description of mapping process and coverage

Working with senior internal stakeholders, we set out SEGRO's value chain as follows: SEGRO's Value Chain – Overview Upstream (supply chain): • Land requirements for building creation • Materials used in development and refurbishment • Transport of materials • Waste creation and disposal • Supply chain workers • Financing the business Own operations: • Corporate management • Property management • Third-party asset management • Public sector relationship • Stakeholder management Downstream (customers and society): • Property letting and management • Financial performance The senior stakeholders included Director of Sustainability, Commercial Finance Director, Head of Investor Relations, Senior Legal Counsel, Head of HR Operations, Head of Procurement, Director of Customer Development and Partnership Development Director. The mapping was conducted with the support of external consultants.
[Fixed row]

(1.24.1) Have you mapped where in your direct operations or elsewhere in your value chain plastics are produced, commercialized, used, and/or disposed of?

(1.24.1.1) Plastics mapping

Select from:

☑ No, and we do not plan to within the next two years

(1.24.1.5) Primary reason for not mapping plastics in your value chain

Select from:

☑ Judged to be unimportant or not relevant

(1.24.1.6) Explain why your organization has not mapped plastics in your value chain

We are an owner, asset manager and developer of warehousing and light industrial property. As such we examine the materials we use on an ongoing basis and identify priority materials for further examination. Plastic has never been identified as of material importance.
[Fixed row]

C2. Identification, assessment, and management of dependencies, impacts, risks, and opportunities

(2.1) How does your organization define short-, medium-, and long-term time horizons in relation to the identification, assessment, and management of your environmental dependencies, impacts, risks, and opportunities?

Short-term

(2.1.1) From (years)

0

(2.1.3) To (years)

1

(2.1.4) How this time horizon is linked to strategic and/or financial planning

In line with the budget setting carried out annually in the autumn.

Medium-term

(2.1.1) From (years)

2

(2.1.3) To (years)

5

(2.1.4) How this time horizon is linked to strategic and/or financial planning

In line with the Medium-Term Planning carried out annually in the autumn.

Long-term

(2.1.1) From (years)

6

(2.1.2) Is your long-term time horizon open ended?

Select from:
☑ No

(2.1.3) To (years)

10

(2.1.4) How this time horizon is linked to strategic and/or financial planning

In line with capital investment appraisal cash flows.
[Fixed row]

(2.2) Does your organization have a process for identifying, assessing, and managing environmental dependencies and/or impacts?

	Process in place	Dependencies and/or impacts evaluated in this process
	Select from: ☑ Yes	*Select from:* ☑ Both dependencies and impacts

[Fixed row]

(2.2.1) Does your organization have a process for identifying, assessing, and managing environmental risks and/or opportunities?

	Process in place	Risks and/or opportunities evaluated in this process	Is this process informed by the dependencies and/or impacts process?
	Select from: ☑ Yes	*Select from:* ☑ Both risks and opportunities	*Select from:* ☑ Yes

[Fixed row]

(2.2.2) Provide details of your organization's process for identifying, assessing, and managing environmental dependencies, impacts, risks, and/or opportunities.

Row 1

(2.2.2.1) Environmental issue

Select all that apply

☑ Climate change

(2.2.2.2) Indicate which of dependencies, impacts, risks, and opportunities are covered by the process for this environmental issue

Select all that apply

☑ Dependencies

☑ Impacts

☑ Risks

☑ Opportunities

(2.2.2.3) Value chain stages covered

Select all that apply

☑ Direct operations

☑ Upstream value chain

☑ Downstream value chain

(2.2.2.4) Coverage

Select from:

☑ Full

(2.2.2.5) Supplier tiers covered

Select all that apply

☑ Tier 1 suppliers

(2.2.2.7) Type of assessment

Select from:

☑ Qualitative and quantitative

(2.2.2.8) Frequency of assessment

Select from:

☑ More than once a year

(2.2.2.9) Time horizons covered

Select all that apply

☑ Short-term

☑ Medium-term

☑ Long-term

(2.2.2.10) Integration of risk management process

Select from:

☑ Integrated into multi-disciplinary organization-wide risk management process

(2.2.2.11) Location-specificity used

Select all that apply

☑ Local

(2.2.2.12) Tools and methods used

International methodologies and standards

☑ IPCC Climate Change Projections

☑ Life Cycle Assessment

Databases

☑ Other databases, please specify **:**Munich Re

Other

☑ Scenario analysis

(2.2.2.13) Risk types and criteria considered

Acute physical

☑ Drought

☑ Flood (coastal, fluvial, pluvial, ground water)

☑ Heavy precipitation (rain, hail, snow/ice)

Chronic physical

☑ Heat stress

☑ Water stress

Policy

☑ Changes to national legislation

☑ Lack of mature certification and sustainability standards

☑ Poor coordination between regulatory bodies

Market

☑ Availability and/or increased cost of raw materials

☑ Changing customer behavior

Reputation

☑ Increased partner and stakeholder concern and partner and stakeholder negative feedback

Technology

☑ Data access/availability or monitoring systems

☑ Transition to lower emissions technology and products

Liability

☑ Non-compliance with regulations

(2.2.2.14) Partners and stakeholders considered

Select all that apply

☑ Customers

☑ Employees

☑ Investors

☑ Suppliers

☑ Regulators

☑ Local communities

(2.2.2.15) Has this process changed since the previous reporting year?

Select from:

☑ No

(2.2.2.16) Further details of process

SEGRO has carried out materiality assessments on ESG issues for some years, including a detailed assessment involving significant external input during the design of the Responsible SEGRO strategy in 2020. We have used the newly released European Sustainability Reporting Standards (ESRS) as the basis for a Double Materiality Assessment, but we have also attempted to make the process authentic to SEGRO, using language familiar to internal and external stakeholders to ensure maximum understanding of the consideration required. The conclusions reaffirm the most material issues identified in previous assessments and the Responsible SEGRO strategy and relate primarily to: • Our changing climate • Our people • Communities living and working near our assets • Our governance We have mapped these material issues to the ESRS and conclude that the following four ESRS topics are material for SEGRO: • ESRS E1: Climate change • ESRS S1: Own workforce • ESRS S3: Affected communities • ESRS G1: Business conduct
[Add row]

(2.2.7) Are the interconnections between environmental dependencies, impacts, risks and/or opportunities assessed?

(2.2.7.1) Interconnections between environmental dependencies, impacts, risks and/or opportunities assessed

Select from:
☑ Yes

(2.2.7.2) Description of how interconnections are assessed

We have considered if there are any interconnections through our business risk process. As part of our twice-yearly business owner review of our risks and opportunities, we identify a range of dependencies that may be connected to environmental aspects, such as the availability of land, however, we assess that as a commercial consideration, rather than an environmental dependency. We monitor the societal shift to electric vehicles very closely. When our customers move to electric vehicles, the demand for (renewable) energy will increase. There is some dependence on sufficient energy to ensure we can service our customers – again, this is not necessarily an environmental dependency, but a question of energy system structures in our markets. We are mindful of interconnections and are examining any potential link on an ongoing basis.
[Fixed row]

(2.3) Have you identified priority locations across your value chain?

(2.3.1) Identification of priority locations

Select from:
☑ Yes, we are currently in the process of identifying priority locations

(2.3.2) Value chain stages where priority locations have been identified

Select all that apply

☑ Direct operations

(2.3.3) Types of priority locations identified

Sensitive locations

☑ Areas important for biodiversity

☑ Areas of rapid decline in ecosystem integrity

(2.3.4) Description of process to identify priority locations

The UK has been recognised as an area of rapid decline in ecosystem integrity, and in response, the UK Government introduced legislation to ensure that all construction meets certain targets under its new Biodiversity Net Gain legislation (BNG). BNG makes sure that habitats for wildlife are left in a measurably better state than they were before the development. Developers such as SEGRO must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development. Some smaller developments are out of scope, most larger developments are in scope and SEGRO follows the process set out by the Department for Environment, Food & Rural Affairs. Although we do not intend to disclose a list, it is anticipated that the information on BNG will be publicly available via a platform operated by Natural England.

(2.3.5) Will you be disclosing a list/spatial map of priority locations?

Select from:

☑ No, we have a list/geospatial map of priority locations, but we will not be disclosing it

[Fixed row]

(2.4) How does your organization define substantive effects on your organization?

Risks

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Revenue

(2.4.3) Change to indicator

Select from:

☑ % decrease

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Frequency of effect occurring

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

We assess the impact of risks on our business based on a range of property performance, financial, and corporate criteria defined in our risk appetite. Impacts are aligned with our risk appetite and grouped into four categories, i.e.: below appetite, within target, tolerable, and intolerable. Whilst our appetite for risk will vary over time and during the course of the property cycle, in general, the Group maintains a fairly low appetite for risk, appropriate to our strategic objectives of delivering a sustainable progressive dividend stream, supported by long-term growth in net asset value per share. In this instance, a climate-related risk would be considered substantive if it was deemed likely to have any impact on earnings over the course of the property cycle. For example, we assess new buildings against the risk of a 1 in 100-year flood risk and cost in any mitigations accordingly. Equally, we focus strongly on being a good corporate partner to our external stakeholders so a risk might be immaterial in financial terms (in the short term) but could damage our reputation. This cannot be valued in quantitative terms so we also assess impacts and risks in qualitative terms.

Opportunities

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Revenue

(2.4.3) Change to indicator

Select from:

☑ % increase

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

We assess all financial opportunities in terms of their internal rate of return as most opportunities are long-term investments. In usual circumstances, a 10 year assessment period is applied to provide consistency over all investment decisions but in almost all cases, the investment horizon is substantially longer, if not unlimited. For example, our investment in solar panels is expected to be over a longer period of time: the primary means of assessing the investment is financial, but

we are also very aware of increasing demands from our customers and other stakeholders for on-site generation of renewable energy, so the investment is viewed through a quantitative as well as a qualitative lens.

Risks

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Asset value

(2.4.3) Change to indicator

Select from:

☑ % decrease

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Frequency of effect occurring

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

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Risks

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Other, please specify **:**Adjusted earnings

(2.4.3) Change to indicator

Select from:

☑ % decrease

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Frequency of effect occurring

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

We assess the impact of risks on our business based on a range of property performance, financial, and corporate criteria defined in our risk appetite. Impacts are aligned with our risk appetite and grouped into four categories, i.e.: below appetite, within target, tolerable, and intolerable. Whilst our appetite for risk will vary over time and during the course of the property cycle, in general, the Group maintains a fairly low appetite for risk, appropriate to our strategic objectives of delivering a sustainable progressive dividend stream, supported by long term growth in net asset value per share. In this instance, a climate-related risk would be considered substantive if it was deemed likely to have any impact on earnings over the course of the property cycle. For example, we assess new buildings against the risk of a 1 in 100 year flood risk and cost in any mitigations accordingly. Equally, we focus strongly on being a good corporate partner to our external stakeholders so a risk might be immaterial in financial terms (in the short term) but could damage our reputation. This cannot be valued in quantitative terms so we also assess impacts and risks in qualitative terms.

Opportunities

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Asset value

(2.4.3) Change to indicator

Select from:

☑ % increase

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

We assess all financial opportunities in terms of their internal rate of return as most opportunities are long-term investments. In usual circumstances, a 10 year assessment period is applied to provide consistency over all investment decisions but in almost all cases, the investment horizon is substantially longer, if not unlimited. For example, our investment in solar panels is expected to be over a longer period of time: the primary means of assessing the investment is financial, but we are also very aware of increasing demands from our customers and other stakeholders for on-site generation of renewable energy, so the investment is viewed through a quantitative as well as a qualitative lens.

Opportunities

(2.4.1) Type of definition

Select all that apply

☑ Qualitative

☑ Quantitative

(2.4.2) Indicator used to define substantive effect

Select from:

☑ Other, please specify **:**Internal Rate of Return

(2.4.3) Change to indicator

Select from:

☑ % increase

(2.4.4) % change to indicator

Select from:

☑ 1-10

(2.4.6) Metrics considered in definition

Select all that apply

☑ Time horizon over which the effect occurs

☑ Likelihood of effect occurring

(2.4.7) Application of definition

We assess all financial opportunities in terms of their internal rate of return as most opportunities are long-term investments. In usual circumstances, a 10 year assessment period is applied to provide consistency over all investment decisions but in almost all cases, the investment horizon is substantially longer, if not unlimited. For example, our investment in solar panels is expected to be over a longer period of time: the primary means of assessing the investment is financial, but we are also very aware of increasing demands from our customers and other stakeholders for on-site generation of renewable energy, so the investment is viewed through a quantitative as well as a qualitative lens.
[Add row]

C3. Disclosure of risks and opportunities

(3.1) Have you identified any environmental risks which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future?

	Environmental risks identified
Climate change	*Select from:* ☑ Yes, both in direct operations and upstream/downstream value chain

[Fixed row]

(3.1.1) Provide details of the environmental risks identified which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future.

Climate change

(3.1.1.1) Risk identifier

Select from:

☑ Risk1

(3.1.1.3) Risk types and primary environmental risk driver

Policy

☑ Changes to regulation of existing products and services

(3.1.1.4) Value chain stage where the risk occurs

Select from:

☑ Direct operations

(3.1.1.6) Country/area where the risk occurs

Select all that apply

☑ United Kingdom of Great Britain and Northern Ireland

(3.1.1.9) Organization-specific description of risk

Nature of risk driver: The nature of this risk driver relates to the energy efficiency of our existing and future assets on the minimum energy efficiency of buildings will have on our existing portfolio. Notable geographic/regional examples: In the UK, the MEES (Minimum Energy Efficiency Standard) regulations require buildings to achieve a certain standard of energy performance for them to be leased. At a high level, by 2030, properties will need to achieve a minimum Energy Performance Certificate rating of 'B' before they can be leased, and C by 2028. The UK also contains some of our older properties which are built to historic standards which may not be consistent with the MEES regulations. This presents a risk both to our direct operations and our downstream value chain.

(3.1.1.11) Primary financial effect of the risk

Select from:

☑ Other, please specify **:**Loss of rental income

(3.1.1.12) Time horizon over which the risk is anticipated to have a substantive effect on the organization

Select all that apply

☑ Medium-term

☑ Long-term

(3.1.1.13) Likelihood of the risk having an effect within the anticipated time horizon

Select from:

☑ Virtually certain

(3.1.1.14) Magnitude

Select from:

☑ Medium-low

(3.1.1.16) Anticipated effect of the risk on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The anticipated effect of this risk is loss of rental income due to inability to lease assets. The current UK requirements (which are the most advanced) mean that we wouldn't be able to rent properties below an EPC C from 2028 and EPC B from 2030.

(3.1.1.17) Are you able to quantify the financial effect of the risk?

Select from:

☑ Yes

(3.1.1.21) Anticipated financial effect figure in the medium-term – minimum (currency)

0

(3.1.1.22) Anticipated financial effect figure in the medium-term – maximum (currency)

63000000

(3.1.1.23) Anticipated financial effect figure in the long-term – minimum (currency)

0

(3.1.1.24) Anticipated financial effect figure in the long-term – maximum (currency)

699000000

(3.1.1.25) Explanation of financial effect figure

*The only jurisdiction with clear regulations related to the energy efficiency of buildings in our sector is the UK. Therefore, the calculation is based on the UK portfolio only. The UK portfolio has annualised cash rent roll of 374 million (31 December 2023), of which approximately 63 million is associated with buildings either unrated or with an EPC below C-grade, and approximately 159 million is associated with buildings either unrated or with an EPC below B-grade. MEDIUM-TERM Our 1–5-year medium-term horizon runs to 2028, which is the year that the EPC C minimum requirement comes into effect. So, the maximum financial effect figure assumes 100% of rental loss for properties in the UK with an EPC below a C for one year. 63m*1 year 63m. The minimum figure of 0 risk reflects the likely scenario that we*

*will have upgraded all of our properties to above a C before 2028 and therefore there will be no financial effect except for the cost of the upgrades, which is covered below. LONG-TERM Our 6-10-year long-term horizon runs from 2029 to 2033. The EPC B minimum requirement comes into effect in 2030. So, the maximum financial effect figure assumes 100% of rental loss for properties in the UK with an EPC below a C for one year (2029), and below EPC B for four years (2030-2033). 63m*1 year 159m*4 years 699m of rental loss. The minimum figure of 0 risk reflects the likely scenario that we will have upgraded all of our properties to above a C before 2028, and above a B before 2030, and therefore there will be no financial effect except for the cost of the upgrades, which is covered below.*

(3.1.1.26) Primary response to risk

Compliance, monitoring and targets

☑ Establish organization-wide targets

(3.1.1.27) Cost of response to risk

66000000

(3.1.1.28) Explanation of cost calculation

The estimated cost to upgrade the UK portfolio to at least EPC B-grade is 66 million in the period to 2030.

(3.1.1.29) Description of response

The Mandatory Sustainability Policy requires that properties which are unrated or have an EPC below B are expected to be upgraded when they become vacant (approximately half of such buildings in the UK are expected to be vacated by 2027). SEGRO's strategy seeks to obtain an EPC for a space if not currently held. Our Slough and London portfolios contain some of our best located but oldest buildings. The structure of these buildings are often still fit for purpose but they require refurbishment to meet current occupier requirements. During 2023 we undertook the refurbishment of a recently vacated unit in SEGRO Park Greenford, one of our West London estates. The refurbishment, improved the EPC rating from a C to A and was awarded BREEAM 'Outstanding' certification, achieving the highest score ever lodged by the Building Research Establishment for a refurbished industrial unit. This newly modernised, sustainable space will now become home to a new business and will deliver a significant reduction in carbon footprint for both our customers and SEGRO.

Climate change

(3.1.1.1) Risk identifier

Select from:

☑ Risk1

(3.1.1.3) Risk types and primary environmental risk driver

Policy

☑ Changes to regulation of existing products and services

(3.1.1.4) Value chain stage where the risk occurs

Select from:

☑ Downstream value chain

(3.1.1.6) Country/area where the risk occurs

Select all that apply

☑ United Kingdom of Great Britain and Northern Ireland

(3.1.1.9) Organization-specific description of risk

Nature of risk driver: The nature of this risk driver relates to the energy efficiency of our existing and future assets on the minimum energy efficiency of buildings will have on our existing portfolio. Notable geographic/regional examples: In the UK, the MEES (Minimum Energy Efficiency Standard) regulations require buildings to achieve a certain standard of energy performance for them to be leased. At a high level, by 2030, properties will need to achieve a minimum Energy Performance Certificate rating of 'B' before they can be leased, and C by 2028. The UK also contains some of our older properties which are built to historic standards which may not be consistent with the MEES regulations. This presents a risk both to our direct operations and our downstream value chain.

(3.1.1.11) Primary financial effect of the risk

Select from:

☑ Other, please specify **:**Loss of rental income

(3.1.1.12) Time horizon over which the risk is anticipated to have a substantive effect on the organization

Select all that apply

☑ Medium-term

☑ Long-term

(3.1.1.13) Likelihood of the risk having an effect within the anticipated time horizon

Select from:

☑ Virtually certain

(3.1.1.14) Magnitude

Select from:

☑ Medium-low

(3.1.1.16) Anticipated effect of the risk on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The anticipated effect of this risk is loss of rental income due to inability to lease assets. The current UK requirements (which are the most advanced) mean that we wouldn't be able to rent properties below an EPC C from 2028 and EPC B from 2030.

(3.1.1.17) Are you able to quantify the financial effect of the risk?

Select from:

☑ Yes

(3.1.1.21) Anticipated financial effect figure in the medium-term – minimum (currency)

0

(3.1.1.22) Anticipated financial effect figure in the medium-term – maximum (currency)

63000000

(3.1.1.23) Anticipated financial effect figure in the long-term – minimum (currency)

0

(3.1.1.24) Anticipated financial effect figure in the long-term – maximum (currency)

699000000

(3.1.1.25) Explanation of financial effect figure

*The only jurisdiction with clear regulation related to the energy efficiency of buildings in our sector is the UK. Therefore, the calculation is based on the UK portfolio only. The UK portfolio has annualised cash rent roll of 374 million (31 December 2023), of which approximately 63 million is associated with buildings either unrated or with an EPC below C-grade, and approximately 159 million is associated with buildings either unrated or with an EPC below B-grade. MEDIUM-TERM Our 1–5-year medium-term horizon runs to 2028, which is the year that the EPC C minimum requirement comes into effect. So, the maximum financial effect figure assumes 100% of rental loss for properties in the UK with an EPC below a C for one year. 63m*1 year 63m. The minimum figure of 0 risk reflects the likely scenario that we will have upgraded all of our properties to above a C before 2028 and therefore there will be no financial effect except for the cost of the upgrades, which is covered below. LONG-TERM Our 6-10-year long-term horizon runs from 2029 to 2033. The EPC B minimum requirement comes into effect in 2030. So, the maximum financial effect figure assumes 100% of rental loss for properties in the UK with an EPC below a C for one year (2029), and below EPC B for four years (2030-2033). 63m*1 year 159m*4 years 699m of rental loss. The minimum figure of 0 risk reflects the likely scenario that we will have upgraded all of our properties to above a C before 2028, and above a B before 2030, and therefore there will be no financial effect except for the cost of the upgrades, which is covered below.*

(3.1.1.26) Primary response to risk

Compliance, monitoring and targets

☑ Establish organization-wide targets

(3.1.1.27) Cost of response to risk

66000000

(3.1.1.28) Explanation of cost calculation

The estimated cost to upgrade the UK portfolio to at least EPC B-grade is 66 million in the period to 2030.

(3.1.1.29) Description of response

The Mandatory Sustainability Policy requires that properties which are unrated or have an EPC below B are expected to be upgraded when they become vacant (approximately half of such buildings in the UK are expected to be vacated by 2027). SEGRO's strategy seeks to obtain an EPC for a space if not currently held. Our Slough and London portfolios contain some of our best-located but oldest buildings. The structure of these buildings are often still fit for purpose but they require refurbishment to meet current occupier requirements. During 2023 we undertook the refurbishment of a recently vacated unit in SEGRO Park Greenford, one of our West London estates. The refurbishment, improved the EPC rating from a C to A and was awarded BREEAM 'Outstanding' certification, achieving the highest score

ever lodged by the Building Research Establishment for a refurbished industrial unit. This newly modernised, sustainable space will now become home to a new business and will deliver a significant reduction in carbon footprint for both our customers and SEGRO.
[Add row]

(3.1.2) Provide the amount and proportion of your financial metrics from the reporting year that are vulnerable to the substantive effects of environmental risks.

Climate change

(3.1.2.1) Financial metric

Select from:
☑ Revenue

(3.1.2.2) Amount of financial metric vulnerable to transition risks for this environmental issue (unit currency as selected in 1.2)

44000000

(3.1.2.3) % of total financial metric vulnerable to transition risks for this environmental issue

Select from:
☑ 1-10%

(3.1.2.4) Amount of financial metric vulnerable to physical risks for this environmental issue (unit currency as selected in 1.2)

44000000

(3.1.2.5) % of total financial metric vulnerable to physical risks for this environmental issue

Select from:
☑ 1-10%

(3.1.2.7) Explanation of financial figures

In 2022, working with Savills Sustainability in conjunction with climate change physical risk and scenario data from global reinsurer Munich Re, we carried out a climate change physical risk study to assess the acute and chronic physical risks to our portfolio by geography, by Representative Concentration Pathway (RCP) scenario and across four time horizons: • Current: provides a baseline for acute and chronic physical risks to the portfolio • 2030: primarily acute risks which need to be addressed immediately, such as River Flood • 2050: comfortably within the lifespan of a typical building (60 years) and allows us to assess whether an existing property requires action to mitigate or adapt to the (primarily chronic) risks • 2100: assessment of chronic risks to a location informing long-term investment decision-making. For this study, the physical risk from hazards under RCP 2.6 (less than 2ºC warming by 2100), 4.5 (3ºC warming by 2100) and RCP 8.5 (4-5ºC warming by 2100) were modelled on 197 estates, covering 99 percent of our floor area (at 100 percent) and rental value (based on SEGRO wholly-owned properties and its share of properties in joint ventures and associates). The level of exposure risk was judged based on the likelihood of the specific physical hazards as modelled under a range of scenarios and time periods. This analysis gave us % of Estimated Rental Value (ERV) that was at risk from different physical climate change risks under the different scenarios. The maximum ERV at risk based on no building mitigation was 5%, which equates to 44m (5% of 879m). On the basis that many of our properties in areas of higher physical risk from climate change have been built during the last five years, the exposure is likely to be significantly less than this.
[Add row]

(3.5) Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?

Select from:
☑ No, and we do not anticipate being regulated in the next three years

(3.6) Have you identified any environmental opportunities which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future?

	Environmental opportunities identified
Climate change	*Select from:* ☑ Yes, we have identified opportunities, and some/all are being realized

[Fixed row]

(3.6.1) Provide details of the environmental opportunities identified which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future.

Climate change

(3.6.1.1) Opportunity identifier

Select from:

☑ Opp1

(3.6.1.3) Opportunity type and primary environmental opportunity driver

Energy source

☑ Use of renewable energy sources

(3.6.1.4) Value chain stage where the opportunity occurs

Select from:

☑ Direct operations

(3.6.1.5) Country/area where the opportunity occurs

Select all that apply

☑ Italy
☑ Spain
☑ France
☑ Poland
☑ Czechia
☑ Germany
☑ Netherlands
☑ United Kingdom of Great Britain and Northern Ireland

(3.6.1.8) Organization specific description

With significant roof space, our portfolio is capable of supporting on-site renewable energy capacity through the use of photovoltaic (solar) panels. We are installing solar panels on our new developments and on appropriate existing assets to ensure compliance with upcoming changes to Minimum Energy Efficiency Standards

Regulations and provide low-cost renewable energy to our customers. We have identified solar PV as a technology that has improved and reduced in costs over the past few years to the point that it is now a viable technology for our business. In 2023 we generated 36 GWh of electricity from solar PV across our assets with an installed capacity of 59 MW. During 2023 we have primarily installed solar where there is a clear return on investment case to be made. This has been recognised as a potential new revenue source for SEGRO and during 2024 a new team is being set up to further identify our approach and opportunities across renewable energy generation.

(3.6.1.9) Primary financial effect of the opportunity

Select from:

☑ Returns on investment in low-emission technology

(3.6.1.10) Time horizon over which the opportunity is anticipated to have a substantive effect on the organization

Select all that apply

☑ Medium-term

(3.6.1.11) Likelihood of the opportunity having an effect within the anticipated time horizon

Select from:

☑ More likely than not (50–100%)

(3.6.1.12) Magnitude

Select from:

☑ Medium-low

(3.6.1.14) Anticipated effect of the opportunity on the financial position, financial performance and cash flows of the organization in the selected future time horizons

We think that provided the economics of solar remain favourable, we can install sufficient solar across our portfolio to generate c20m of additional income/rent p.a. in the next 5 years. However as solar "as standard" becomes increasingly prevalent and a requirement of Grade A logistics buildings, the value from solar will likely shift to being one of creating and maintaining building value rather than a separate revenue stream – other than for large installations where there are opportunities for significant and potentially profitable export of solar (currently limited to certain jurisdictions due to Grid constraints, regulations and energy prices).

(3.6.1.15) Are you able to quantify the financial effects of the opportunity?

Select from:

☑ Yes

(3.6.1.19) Anticipated financial effect figure in the medium-term - minimum (currency)

2000000

(3.6.1.20) Anticipated financial effect figure in the medium-term - maximum (currency)

20000000

(3.6.1.23) Explanation of financial effect figures

We estimate the cost of solar ranging from between 750-1,200 per KWp depending on both the cost of the panels and the installation costs, which can vary considerably depending on both the size of the scheme and whether it is being installed as part of the overall building development or as a retrofit (which may require roof reinforcement, additional infrastructure costs). The returns from solar can either take the form of additional rent/lower tenant incentives or a separate income stream from both the customer and sale of surplus energy to the Grid depending on the agreement with the underlying customer and the ability to export surplus solar. Generally, in order to generate attractive risk adjusted returns (10%-15% y-o-c) schemes will be sized for majority customer usage other than in regions where long-term Grid agreements (at sufficiently attractive prices) can be negotiated. We anticipate installing a further 150MWp over the next 5 years under these parameters but have the scope to install significantly more than this (500MWp) if customer demand increases significantly and/or sale of surplus via the Grid becomes more widely attractive.

(3.6.1.24) Cost to realize opportunity

150000000

(3.6.1.25) Explanation of cost calculation

Installation of 150 MWp at an average installation cost of 1,000 per KWp

(3.6.1.26) Strategy to realize opportunity

In addition to the mandatory sustainability policy which covers a requirement to ensure that all new developments are capable of taking full roof solar we have recently issued solar guidelines to provide support and guidance to local teams in relation to solar installation for both new developments, refurbishments and retrofit opportunities. We are setting targets for each region to encourage solar installation.
[Add row]

(3.6.2) Provide the amount and proportion of your financial metrics in the reporting year that are aligned with the substantive effects of environmental opportunities.

Climate change

(3.6.2.1) Financial metric

Select from:

☑ CAPEX

(3.6.2.2) Amount of financial metric aligned with opportunities for this environmental issue (unit currency as selected in 1.2)

397000000

(3.6.2.3) % of total financial metric aligned with opportunities for this environmental issue

Select from:

☑ 91-99%

(3.6.2.4) Explanation of financial figures

The Mandatory Sustainability Policy requires that new buildings are BREEAM Excellent or better – 92% of our development completions during 2023, equating to 397 million of capex, achieved (or are expected to achieve) BREEAM Excellent or better. These buildings are constructed to high standards, with life cycle assessments to minimise embodied carbon emissions during construction, and strong energy efficiency and sustainability standards in operation, aligned with the widely recognised BREEAM certification requirements.
[Add row]

C4. Governance

(4.1) Does your organization have a board of directors or an equivalent governing body?

(4.1.1) Board of directors or equivalent governing body

Select from:

☑ Yes

(4.1.2) Frequency with which the board or equivalent meets

Select from:

☑ More frequently than quarterly

(4.1.3) Types of directors your board or equivalent is comprised of

Select all that apply

☑ Executive directors or equivalent

☑ Non-executive directors or equivalent

(4.1.4) Board diversity and inclusion policy

Select from:

☑ Yes, and it is publicly available

(4.1.5) Briefly describe what the policy covers

The Policy incorporates a broad range of diversity factors as set out in the Disclosure Guidance and Transparency Rules, specifies diversity targets with which the Board aims to comply, and considers how the Policy is applied to the Audit, Nomination and Remuneration Committees as well as the Board as a whole.
[Fixed row]

(4.1.1) Is there board-level oversight of environmental issues within your organization?

	Board-level oversight of this environmental issue	Primary reason for no board-level oversight of this environmental issue	Explain why your organization does not have board-level oversight of this environmental issue
Climate change	*Select from:* ☑ Yes	*Select from:*	*Rich text input [must be under 2500 characters]*
Biodiversity	*Select from:* ☑ No, but we plan to within the next two years	*Select from:* ☑ Not an immediate strategic priority	*We are currently assessing the need for more oversight of this issue*

[Fixed row]

(4.1.2) Identify the positions (do not include any names) of the individuals or committees on the board with accountability for environmental issues and provide details of the board's oversight of environmental issues.

Climate change

(4.1.2.1) Positions of individuals or committees with accountability for this environmental issue

Select all that apply

☑ Chief Executive Officer (CEO)

☑ Other C-Suite Officer

(4.1.2.2) Positions' accountability for this environmental issue is outlined in policies applicable to the board

Select from:

☑ Yes

(4.1.2.3) Policies which outline the positions' accountability for this environmental issue

Select all that apply

☑ Other policy applicable to the board, please specify **:**Mandatory Sustainability Policy

(4.1.2.4) Frequency with which this environmental issue is a scheduled agenda item

Select from:

☑ Scheduled agenda item in some board meetings – at least annually

(4.1.2.5) Governance mechanisms into which this environmental issue is integrated

Select all that apply

☑ Reviewing and guiding annual budgets

☑ Overseeing and guiding scenario analysis

☑ Overseeing the setting of corporate targets

☑ Monitoring progress towards corporate targets

☑ Overseeing and guiding public policy engagement

☑ Overseeing and guiding acquisitions, mergers, and divestitures

☑ Overseeing and guiding the development of a climate transition plan

☑ Reviewing and guiding the assessment process for dependencies, impacts, risks, and opportunities

☑ Overseeing and guiding public policy engagement

☑ Approving and/or overseeing employee incentives

☑ Overseeing and guiding major capital expenditures

☑ Monitoring the implementation of the business strategy

☑ Overseeing and guiding the development of a business strategy

(4.1.2.7) Please explain

The Board is responsible for setting the strategic direction of the Company to ensure its long-term success which includes the delivery and integration of its eight strategic priorities, three of which relate to Responsible SEGRO, and their associated targets. Specifically, the Board has oversight of climate-related performance, risks and opportunities and takes into consideration all elements of Responsible SEGRO, including climate-related risks and opportunities, when reviewing and guiding on annual budget and long-term planning matters as well as major strategic and investment decisions. The Board has access to advice relating to climate-related risks and opportunities from internal and external bodies including the in-house Sustainability Team, CBRE which values the portfolio, Longevity Partners as environmental and energy consultants and SLR Consulting as providers of partial assurance of Group environmental data, among others. The Chief Executive has overall responsibility for the Responsible SEGRO strategic priorities. The Group Customer and Operations Director is responsible for climate-related risks and opportunities as they may relate to the portfolio.
[Fixed row]

(4.2) Does your organization’s board have competency on environmental issues?

Climate change

(4.2.1) Board-level competency on this environmental issue

Select from:

☑ Yes

(4.2.2) Mechanisms to maintain an environmentally competent board

Select all that apply

☑ Consulting regularly with an internal, permanent, subject-expert working group

☑ Engaging regularly with external stakeholders and experts on environmental issues

☑ Regular training for directors on environmental issues, industry best practice, and standards (e.g., TCFD, SBTi)

☑ Having at least one board member with expertise on this environmental issue

(4.2.3) Environmental expertise of the board member

Experience

☑ Experience in an organization that is exposed to environmental-scrutiny and is going through a sustainability transition

☑ Active member of an environmental committee or organization

[Fixed row]

(4.3) Is there management-level responsibility for environmental issues within your organization?

	Management-level responsibility for this environmental issue
Climate change	*Select from:* ☑ Yes
Biodiversity	*Select from:*

	Management-level responsibility for this environmental issue
	☑ Yes

[Fixed row]

(4.3.1) Provide the highest senior management-level positions or committees with responsibility for environmental issues (do not include the names of individuals).

Climate change

(4.3.1.1) Position of individual or committee with responsibility

Executive level

☑ Other C-Suite Officer, please specify :Group Customer & Operations Director (member of Executive Committee)

(4.3.1.2) Environmental responsibilities of this position

Dependencies, impacts, risks and opportunities

☑ Assessing environmental dependencies, impacts, risks, and opportunities

Engagement

☑ Managing public policy engagement related to environmental issues

☑ Managing value chain engagement related to environmental issues

Policies, commitments, and targets

☑ Measuring progress towards environmental corporate targets

☑ Setting corporate environmental policies and/or commitments

☑ Setting corporate environmental targets

Strategy and financial planning

☑ Developing a climate transition plan

☑ Managing major capital and/or operational expenditures relating to environmental issues

☑ Conducting environmental scenario analysis

☑ Managing annual budgets related to environmental issues

☑ Implementing the business strategy related to environmental issues

☑ Managing acquisitions, mergers, and divestitures related to environmental issues

Other

☑ Providing employee incentives related to environmental performance

(4.3.1.4) Reporting line

Select from:

☑ Reports to the board directly

(4.3.1.5) Frequency of reporting to the board on environmental issues

Select from:

☑ Annually

(4.3.1.6) Please explain

The Group Customer and Operations Director reports directly to the CEO and is part of SEGRO's Executive Committee. The Executive Committee meets on at least a monthly basis; it also meets as sub committees to deal with specific environmental aspects, such as the governance of reviewing science based targets for example. The Director of Sustainability reports to the Group Customer and Operations Director and brings the Group Customer and Operations Director up to speed will all environmental issues on a weekly basis.
[Add row]

(4.5) Do you provide monetary incentives for the management of environmental issues, including the attainment of targets?

Climate change

(4.5.1) Provision of monetary incentives related to this environmental issue

Select from:

☑ Yes

(4.5.2) % of total C-suite and board-level monetary incentives linked to the management of this environmental issue

10

(4.5.3) Please explain

The Executive Directors' 2023 Bonus was paid in April 2024 and comprised three components: Adjusted Profit Before Tax (37.5%); rent roll growth (37.5%) and ESG (25%). The total outturn for the 2023 Bonus was 81.6% of the maximum award (150% of base salary), with 50% of the Bonus deferred as shares under the Deferred Share Bonus Plan. The 10% figure is a % of the single total figure of remuneration for 2023.
[Fixed row]

(4.5.1) Provide further details on the monetary incentives provided for the management of environmental issues (do not include the names of individuals).

Climate change

(4.5.1.1) Position entitled to monetary incentive

Board or executive level

☑ Other C-Suite Officer, please specify **:**Group Customer & Operations Director (member of Executive Committee)

(4.5.1.2) Incentives

Select all that apply

☑ Bonus - % of salary

(4.5.1.3) Performance metrics

Strategy and financial planning

☑ Achievement of climate transition plan

Emission reduction

☑ Reduction in absolute emissions

(4.5.1.4) Incentive plan the incentives are linked to

Select from:

☑ Short-Term Incentive Plan, or equivalent, only (e.g. contractual annual bonus)

(4.5.1.5) Further details of incentives

Contribute fully to the path to Net Zero Carbon. Specifically, for your BU: Achieve the required objectives of the Net Zero plan and more generally lead the BU and our customers in our approach to reduce all forms of carbon within the portfolio, including the use of low carbon materials, inclusion of renewables, consumption reduction and installation of advanced technologies. Promote increased biodiversity in new developments and on existing estates.

(4.5.1.6) How the position's incentives contribute to the achievement of your environmental commitments and/or climate transition plan

We have identified that most SEGRO employees have an opportunity and a role to play to contribute to the achievement of our environmental commitments. For example, the corporate executive team: their adoption of the Mandatory Sustainability Policy, which mandates SEGRO's environmental commitments has a direct impact on the achievement of these.

Climate change

(4.5.1.1) Position entitled to monetary incentive

Board or executive level

☑ Chief Executive Officer (CEO)

(4.5.1.2) Incentives

Select all that apply

☑ Bonus - % of salary

(4.5.1.3) Performance metrics

Strategy and financial planning

☑ Achievement of climate transition plan

Emission reduction

☑ Reduction in absolute emissions

(4.5.1.4) Incentive plan the incentives are linked to

Select from:

☑ Short-Term Incentive Plan, or equivalent, only (e.g. contractual annual bonus)

(4.5.1.5) Further details of incentives

Contribute fully to the path to Net Zero Carbon. Specifically, for your BU: Achieve the required objectives of the Net Zero plan and more generally lead the BU and our customers in our approach to reduce all forms of carbon within the portfolio, including the use of low carbon materials, inclusion of renewables, consumption reduction and installation of advanced technologies. Promote increased biodiversity in new developments and on existing estates.

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We have identified that most SEGRO employees have an opportunity and a role to play to contribute to the achievement of our environmental commitments. For example, the corporate executive team: their adoption of the Mandatory Sustainability Policy, which mandates SEGRO's environmental commitments has a direct impact on the achievement of these.

Climate change

(4.5.1.1) Position entitled to monetary incentive

Board or executive level

☑ Chief Financial Officer (CFO)

(4.5.1.2) Incentives

Select all that apply

☑ Bonus - % of salary

(4.5.1.3) Performance metrics

Strategy and financial planning

☑ Achievement of climate transition plan

Emission reduction

☑ Reduction in absolute emissions

(4.5.1.4) Incentive plan the incentives are linked to

Select from:

☑ Short-Term Incentive Plan, or equivalent, only (e.g. contractual annual bonus)

(4.5.1.5) Further details of incentives

Contribute fully to the path to Net Zero Carbon. Specifically, for your BU: Achieve the required objectives of the Net Zero plan and more generally lead the BU and our customers in our approach to reduce all forms of carbon within the portfolio, including the use of low carbon materials, inclusion of renewables, consumption reduction and installation of advanced technologies. Promote increased biodiversity in new developments and on existing estates.

(4.5.1.6) How the position's incentives contribute to the achievement of your environmental commitments and/or climate transition plan

We have identified that most SEGRO employees have an opportunity and a role to play to contribute to the achievement of our environmental commitments. For example, the corporate executive team: their adoption of the Mandatory Sustainability Policy, which mandates SEGRO's environmental commitments has a direct impact on the achievement of these.

Climate change

(4.5.1.1) Position entitled to monetary incentive

Senior-mid management

☑ Environment/Sustainability manager

(4.5.1.2) Incentives

Select all that apply

☑ Bonus - % of salary

(4.5.1.3) Performance metrics

Strategy and financial planning

☑ Achievement of climate transition plan

Emission reduction

☑ Reduction in absolute emissions

(4.5.1.4) Incentive plan the incentives are linked to

Select from:

☑ Short-Term Incentive Plan, or equivalent, only (e.g. contractual annual bonus)

(4.5.1.5) Further details of incentives

Supporting the ESG and helping to deliver SEGRO's goals in this area is included in individual objectives. 25% of an individual's bonus is dependent on the Performance Development Review (PDR) which assesses performance against individual objectives.

(4.5.1.6) How the position's incentives contribute to the achievement of your environmental commitments and/or climate transition plan

We have identified that most SEGRO employees have an opportunity and a role to play to contribute to the achievement of our environmental commitments. Our Asset Management team have a crucial role to play in engaging with our customers and facilitating customer data sharing to ensure plans are underpinned by good quality data.
[Add row]

(4.6) Does your organization have an environmental policy that addresses environmental issues?

	Does your organization have any environmental policies?
	Select from: ☑ Yes

[Fixed row]

(4.6.1) Provide details of your environmental policies.

Row 1

(4.6.1.1) Environmental issues covered

Select all that apply
☑ Climate change
☑ Biodiversity

(4.6.1.2) Level of coverage

Select from:
☑ Organization-wide

(4.6.1.3) Value chain stages covered

Select all that apply

☑ Direct operations

☑ Upstream value chain

☑ Downstream value chain

☑ Portfolio

(4.6.1.4) Explain the coverage

The Policy is mandatory for all SEGRO: • Developments, including all forward funding forward commitments, and Joint Ventures • Refurbishments, including for Joint Ventures • Disposals of new assets where forward funded • Forward commitments • Design & Build for customers and Joint Ventures • Purchased goods and services. • Acquisitions of developments by forward funding, forward commitment, and Joint Ventures. • Lettings, lease renewals, renegotiations of existing leases.

(4.6.1.5) Environmental policy content

Environmental commitments

☑ Commitment to stakeholder engagement and capacity building on environmental issues

Climate-specific commitments

☑ Commitment to net-zero emissions

☑ Commitment to not invest in fossil-fuel expansion

(4.6.1.6) Indicate whether your environmental policy is in line with global environmental treaties or policy goals

Select all that apply

☑ Yes, in line with the Paris Agreement

(4.6.1.7) Public availability

Select from:

☑ Publicly available

(4.6.1.8) Attach the policy

SEGRO Mandatory Sustainability Policy Document.pdf

[Add row]

(4.10) Are you a signatory or member of any environmental collaborative frameworks or initiatives?

(4.10.1) Are you a signatory or member of any environmental collaborative frameworks or initiatives?

Select from:

☑ Yes

(4.10.2) Collaborative framework or initiative

Select all that apply

☑ Science-Based Targets Initiative (SBTi)

☑ Task Force on Climate-related Financial Disclosures (TCFD)

☑ The Climate Pledge

(4.10.3) Describe your organization's role within each framework or initiative

The Climate Pledge: SEGRO has been a signatory to the Climate Pledge since October 2021. TCFD: SEGRO has reported under TCFD since 2019.
[Fixed row]

(4.11) In the reporting year, did your organization engage in activities that could directly or indirectly influence policy, law, or regulation that may (positively or negatively) impact the environment?

(4.11.1) External engagement activities that could directly or indirectly influence policy, law, or regulation that may impact the environment

Select all that apply

☑ Yes, we engaged indirectly through, and/or provided financial or in-kind support to a trade association or other intermediary organization or individual whose activities could influence policy, law, or regulation

(4.11.2) Indicate whether your organization has a public commitment or position statement to conduct your engagement activities in line with global environmental treaties or policy goals

Select from:

☑ Yes, we have a public commitment or position statement in line with global environmental treaties or policy goals

(4.11.3) Global environmental treaties or policy goals in line with public commitment or position statement

Select all that apply

☑ Paris Agreement

(4.11.4) Attach commitment or position statement

SEGRO_ Climate Pledge Statement.pdf

(4.11.5) Indicate whether your organization is registered on a transparency register

Select from:

☑ Unknown

(4.11.8) Describe the process your organization has in place to ensure that your external engagement activities are consistent with your environmental commitments and/or transition plan

The Policy Implementation Group (P.I.G.), consisting of Partnership Development Director, Asset & Property Group Operations Director, Head of Tax, Planning Development Associate Director and Sustainability Director meets quarterly to discuss current UK Government policies and white papers and whether these are aligned to various parts of SEGRO strategy, including SEGRO's Sustainability Commitments. SEGRO's commitment is in line with the Paris Agreement (The Paris Agreement sets out a global framework to avoid dangerous climate change by limiting global warming to well below 2C and pursuing efforts to limit it to 1.5C. It also aims to strengthen countries' ability to deal with the impacts of climate change and support them in their efforts.) The aim of the P.I.G. is to inform the Policy Advisory Group (P.A.G.), consisting of CFO, CEO and Group Customer and Operations and other, senior SEGRO directors, on where current or evolving government policy does not align with SEGRO's strategy or commitments and where it may be possible for the GAP to influence politicians and advisors of challenges or misalignment. The P.A.G. too meets quarterly. In between the formal meetings, the P.I.G. receives weekly updates on developing and current UK legislation and key discussion points from our external advisors. Our proactive lobbying activities seek to achieve either greater policy clarity; alignment with EU policies where possible; and particular outcomes on specific topics, such as the budget and planning frameworks on UK energy infrastructure, which currently does not fully support a transition to renewable energy as it limits the amount of energy companies like SEGRO are able to export from its ambitious onsite generation plans.
[Fixed row]

(4.11.2) Provide details of your indirect engagement on policy, law, or regulation that may (positively or negatively) impact the environment through trade associations or other intermediary organizations or individuals in the reporting year.

Row 1

(4.11.2.1) Type of indirect engagement

Select from:

☑ Indirect engagement via a trade association

(4.11.2.4) Trade association

Europe

☑ Other trade association in Europe, please specify **:**European Public Real Estate Association (EPRA)

(4.11.2.5) Environmental issues relevant to the policies, laws, or regulations on which the organization or individual has taken a position

Select all that apply

☑ Climate change

(4.11.2.6) Indicate whether your organization's position is consistent with the organization or individual you engage with

Select from:

☑ Consistent

(4.11.2.7) Indicate whether your organization attempted to influence the organization or individual's position in the reporting year

Select from:

☑ No, we did not attempt to influence their position

(4.11.2.8) Describe how your organization’s position is consistent with or differs from the organization or individual’s position, and any actions taken to influence their position

EPRA provides guidance on the barriers and drivers to sustainability reporting and have developed best practice guidance. EPRA has a Sustainability Reporting Committee that consists of listed property company representatives, major investors and advisors. The committee meets throughout the year to discuss key sustainability reporting issues affecting property companies. For example, SEGRO has participated in a number of recent EU Taxonomy focused sessions and we found that EPRA’s position is consistent with ours.

(4.11.2.9) Funding figure your organization provided to this organization or individual in the reporting year (currency)

10000

(4.11.2.10) Describe the aim of this funding and how it could influence policy, law or regulation that may impact the environment

To ensure that the industrial and logistics sector remains part of the conversation about best practice sustainability in real estate.

(4.11.2.11) Indicate if you have evaluated whether your organization’s engagement is aligned with global environmental treaties or policy goals

Select from:

☑ Yes, we have evaluated, and it is aligned

(4.11.2.12) Global environmental treaties or policy goals aligned with your organization’s engagement on policy, law or regulation

Select all that apply

☑ Paris Agreement

[Add row]

(4.12) Have you published information about your organization’s response to environmental issues for this reporting year in places other than your CDP response?

Select from:

☑ Yes

(4.12.1) Provide details on the information published about your organization's response to environmental issues for this reporting year in places other than your CDP response. Please attach the publication.

Row 1

(4.12.1.1) Publication

Select from:

☑ In mainstream reports, in line with environmental disclosure standards or frameworks

(4.12.1.2) Standard or framework the report is in line with

Select all that apply

☑ GRI

☑ TCFD

(4.12.1.3) Environmental issues covered in publication

Select all that apply

☑ Climate change

☑ Biodiversity

(4.12.1.4) Status of the publication

Select from:

☑ Complete

(4.12.1.5) Content elements

Select all that apply

☑ Governance

☑ Risks & Opportunities
☑ Strategy
☑ Emissions figures
☑ Emission targets

(4.12.1.6) Page/section reference

Page 8-18

(4.12.1.7) Attach the relevant publication

Responsible SEGRO Report 2023.pdf

(4.12.1.8) Comment

N/A
[Add row]

C5. Business strategy

(5.1) Does your organization use scenario analysis to identify environmental outcomes?

Climate change

(5.1.1) Use of scenario analysis

Select from:

☑ Yes

(5.1.2) Frequency of analysis

Select from:

☑ Every two years

[Fixed row]

(5.1.1) Provide details of the scenarios used in your organization's scenario analysis.

Climate change

(5.1.1.1) Scenario used

Physical climate scenarios

☑ RCP 8.5

(5.1.1.2) Scenario used SSPs used in conjunction with scenario

Select from:

☑ No SSP used

(5.1.1.3) Approach to scenario

Select from:

☑ Qualitative and quantitative

(5.1.1.4) Scenario coverage

Select from:

☑ Organization-wide

(5.1.1.5) Risk types considered in scenario

Select all that apply

☑ Acute physical

☑ Chronic physical

☑ Policy

☑ Market

(5.1.1.6) Temperature alignment of scenario

Select from:

☑ 4.0°C and above

(5.1.1.7) Reference year

2022

(5.1.1.8) Timeframes covered

Select all that apply

☑ 2030

☑ 2050

☑ 2100

(5.1.1.9) Driving forces in scenario

Local ecosystem asset interactions, dependencies and impacts

☑ Speed of change (to state of nature and/or ecosystem services)

☑ Climate change (one of five drivers of nature change)

Finance and insurance

☑ Other finance and insurance driving forces, please specify :- How may a changing climate impact SEGRO's physical assets? - How may a changing climate impact SEGRO's acquisition or divestment appetite? - How may a changing climate impact SEGRO's asset valuation?

Direct interaction with climate

☑ On asset values, on the corporate

(5.1.1.10) Assumptions, uncertainties and constraints in scenario

For this assessment, SEGRO has used the modelled physical hazard data under climate scenario 8.5 and four time periods (current, 2030, 2050 and 2100) provided in Munich Re's Location Risk Intelligence Platform. Using the Munich Re datasets, the assets were modelled for their exposure risk to the seven physical hazards. These were acute hazards such as River Flood and Tropical Cyclone, and chronic hazards such as Sea Level Rise, Drought Stress, Precipitation Stress, Heat Stress and Fire Weather Stress. For the country and portfolio calculations, all assets were included as equal binary units. At this stage, no specific asset vulnerability modelling was undertaken nor any financial impact assessment modelling for acute or chronic risks.

(5.1.1.11) Rationale for choice of scenario

SEGRO have included the RCP 8.5 scenario to map out 'worst case scenario'. This has been selected primarily to potentially inform long-term investment and divestment decisions. All scenarios start from 'current' and model projected changes from 'as is'. At site-level analysis, this allows SEGRO to take into consideration any adaptive measures already in place.

Climate change

(5.1.1.1) Scenario used

Climate transition scenarios

☑ Bespoke climate transition scenario

(5.1.1.3) Approach to scenario

Select from:

☑ Qualitative and quantitative

(5.1.1.4) Scenario coverage

Select from:

☑ Organization-wide

(5.1.1.5) Risk types considered in scenario

Select all that apply

☑ Acute physical

☑ Chronic physical

☑ Liability

(5.1.1.6) Temperature alignment of scenario

Select from:

☑ 1.5°C or lower

(5.1.1.7) Reference year

2022

(5.1.1.8) Timeframes covered

Select all that apply

☑ 2030

☑ 2050

☑ 2100

(5.1.1.9) Driving forces in scenario

Finance and insurance

☑ Other finance and insurance driving forces, please specify :- How may a changing climate impact SEGRO's physical assets? - How may a changing climate impact SEGRO's acquisition or divestment appetite? - How may a changing climate impact SEGRO's asset valuation?

Direct interaction with climate

☑ On asset values, on the corporate

(5.1.1.10) Assumptions, uncertainties and constraints in scenario

The narrative on transitional risk is developed as part of SEGRO's risk assessment process conducted at the 'middle range' of RCP scenarios, however, for physical risks, we broadened our assessment this year and included RCP2.6, 4.5 and 8.5. The main driving forces identified are financial risk related, the macroeconomic trends we have identified see an increasing appetite for resilient and efficient assets that do not require fossil fuels for heating. We see this with both customers and shareholders. The assumptions we have made are that these driving forces will increase in the near future. We have assumed that this is very likely to occur, so are actively working on decarbonising our estate. We understand that there is significant uncertainty as to the actual climate change scenarios occurring in the mid to long term, we have therefore adopted a bookend approach, i.e. best case and worst-case scenario to orientate our risk scenario. Although our scenario covers our entire organisation, the physical effects of climate change will be felt differently in different locations, we have assumed that the financial risks scenarios are nevertheless equally relevant.

(5.1.1.11) Rationale for choice of scenario

The number of RCP scenarios covered varies between hazards due to the lack of granularity and the difference between scenarios for certain hazards. All risk categories cover RCP 4.5. SEGRO have included the RCP 4.5 scenario to map out 'mid-level scenario'. This has been selected both to potentially inform long-term investment and divestment decisions and as a priority list for asset-specific adaptation or mitigation measures. At site-level analysis, this allows SEGRO to take into consideration any adaptive measures already in place. RCP 8.5. SEGRO have included the RCP 8.5 scenario to map out 'worst case scenario'. This has been selected primarily to potentially inform long-term investment and divestment decisions. All scenarios start from 'current' and model projected changes from 'as is'. At site-level analysis, this allows SEGRO to take into consideration any adaptive measures already in place.
[Add row]

(5.1.2) Provide details of the outcomes of your organization's scenario analysis.

Climate change

(5.1.2.1) Business processes influenced by your analysis of the reported scenarios

Select all that apply

☑ Risk and opportunities identification, assessment and management
☑ Strategy and financial planning
☑ Resilience of business model and strategy
☑ Capacity building
☑ Target setting and transition planning

(5.1.2.2) Coverage of analysis

Select from:
☑ Organization-wide

(5.1.2.3) Summarize the outcomes of the scenario analysis and any implications for other environmental issues

The result of our scenario analysis has prompted us to investigate if climate hazards should be included in our location scoring approach. Location scoring is an inhouse tool which looks to guide the business towards future investment/development/disposal opportunities by pulling together a wide range of insightful aspects, such as proximity to roads/rail, closeness to customers, etc. The Climate risk tools allow SEGRO to add an additional lens to its acquisition and disposal process and feed into business processes such as our risk and opportunities identification, assessment and management. Central Europe - Temperature increase, High variability in weather patterns, Decreased precipitation (particularly in summer). This means that properties in this region will have to be prepared for less rainfall requiring greater water saving measures, potentially increase flood defences and rainwater run-off and thermal gain mitigation measures. Mediterranean Europe - Increase in temperatures, Sea level rise, & water availability. this means that properties in this region will have to be prepared for potential drought and wildfires; greater water saving, sea level rise risk analysis and focus on thermal heat gain mitigation measures. During 2023 we added a climate change view as an additional 'lens' for the location scoring tool, providing SEGRO with a more holistic view of likely climate-related changes, which may impact on final locations selected or buildings ready built with relevant adaptive measures. We undertook a manual exercise in 2023 and look to automate this going forward
[Fixed row]

(5.2) Does your organization's strategy include a climate transition plan?

(5.2.1) Transition plan

Select from:
☑ Yes, we have a climate transition plan which aligns with a 1.5°C world

(5.2.3) Publicly available climate transition plan

Select from:

☑ Yes

(5.2.4) Plan explicitly commits to cease all spending on, and revenue generation from, activities that contribute to fossil fuel expansion

Select from:

☑ No, and we do not plan to add an explicit commitment within the next two years

(5.2.6) Explain why your organization does not explicitly commit to cease all spending on and revenue generation from activities that contribute to fossil fuel expansion

We are removing the provision of natural gas at our sites wherever possible, and rolling out efficient electrical heating systems. We have no fleet except for a small number of company cars. We do not undertake any of the following: • Investment in infrastructure for extraction of fossil fuels e.g. oil and gas wells, pipelines, liquefied natural gas terminals, etc. • Investment in new fossil fuel power plants • Investment in research and development of products that rely on fossil fuels to function • Investment in capital goods such as ships, factories, cement kilns, blast furnaces, and others, which have medium to long lifetimes and lack the capability to be retrofitted with alternative power sources to fossil fuels. • Construction and operation of buildings with inefficient energy systems that will result in the increased use of fossil fuels.

(5.2.7) Mechanism by which feedback is collected from shareholders on your climate transition plan

Select from:

☑ We have a different feedback mechanism in place

(5.2.8) Description of feedback mechanism

We have frequent direct meetings with our shareholders on a wide range of ESG topics on request, including our climate transition plans. These meetings are jointly conducted with our Head of Investor Relations and our Director, Sustainability. We have a number of institutional shareholders with whom we have been very active discussions on transition plans, priorities for a sustainable business and governance of climate transition plans.

(5.2.9) Frequency of feedback collection

Select from:

☑ More frequently than annually

(5.2.10) Description of key assumptions and dependencies on which the transition plan relies

One of the key assumptions we have used is centred on governments' ongoing commitments to net zero electricity by no later than 2050. We are also assuming a continued focus by regulators to exclude the use of fossil fuels. Our key dependencies are the cooperation of our two key stakeholder groups: 1. Our customers: we need our customers to embrace data sharing, be committed to purchasing renewable electricity, and collaborate to eliminate any gas use for heating currently in our assets. 2. Our suppliers and contractors: we need deep collaboration for many years to come to tackle embodied carbon. We need our supply chain partners to invest in innovation to allow us to develop nearly net zero buildings. SEGRO's transition plan consists of succinct and separate elements that – taken together- will deliver net zero. SEGRO, in its 'Championing Low Carbon Growth' strategic priority work stream works with the different business owners to deliver all aspects. The Sustainability team provides the methodology, structure and governance to ensure the work delivers the expected outputs. From 2023 onwards, SEGRO has been building capacity to forecast its emissions and in response has made changes to its Mandatory Sustainability Policy to ensure we adjust our plans where necessary. The forecasting exercise also includes forecasted spend, ensuring budgets are adjusted to deliver the necessary projects.

(5.2.11) Description of progress against transition plan disclosed in current or previous reporting period

We have made good progress against our transition plan. Specifically, the uptake of green leases has improved and with it more of our customers are committing to purchasing renewable electricity. This is a key lever in our strategy.

(5.2.12) Attach any relevant documents which detail your climate transition plan (optional)

SEGRO Annual Report 2023.pdf

(5.2.13) Other environmental issues that your climate transition plan considers

Select all that apply

☑ No other environmental issue considered

[Fixed row]

(5.3) Have environmental risks and opportunities affected your strategy and/or financial planning?

(5.3.1) Environmental risks and/or opportunities have affected your strategy and/or financial planning

Select from:

☑ Yes, both strategy and financial planning

(5.3.2) Business areas where environmental risks and/or opportunities have affected your strategy

Select all that apply

☑ Products and services

☑ Upstream/downstream value chain

☑ Operations

[Fixed row]

(5.3.1) Describe where and how environmental risks and opportunities have affected your strategy.

Products and services

(5.3.1.1) Effect type

Select all that apply

☑ Risks

☑ Opportunities

(5.3.1.2) Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Select all that apply

☑ Climate change

(5.3.1.3) Describe how environmental risks and/or opportunities have affected your strategy in this area

Occupiers of our buildings are increasingly demanding higher sustainability standards, particularly energy efficiency measures both to comply with their own climate-related ambitions but also to save money by using energy more efficiently. There is little factual evidence so far of customers paying a higher rent for, or being more likely to take space in, more sustainable buildings, but we are pursuing opportunities that can enhance our revenues and save our customers money through retrofitting solar panels on buildings. These revenues are still fairly immaterial from a financial (and therefore planning) perspective, but we expect them to grow in time. We identify revenue directly from the sale of on-site generated renewable energy from solar PV to customers and the electricity grid in our TCFD disclosure in our Annual Report, an important element of our operating carbon reduction strategy.

Upstream/downstream value chain

(5.3.1.1) Effect type

Select all that apply

☑ Risks

☑ Opportunities

(5.3.1.2) Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Select all that apply

☑ Climate change

(5.3.1.3) Describe how environmental risks and/or opportunities have affected your strategy in this area

The largest element of our Scope 3 emissions is from customer use of our buildings. Our primary challenge is that most of our customers are not obliged to provide us with energy data. We are addressing this challenge through both collaborative work and through the introduction of mandatory green lease clauses in new leases. At end-2023, we had visibility of energy data from 81% of our floorspace and 10% of our space was subject to the green lease clause. Better visibility will allow us to work more closely with our customers to reduce their emissions, whether through advising on their own operations or improving building design. This risk, therefore, becomes an opportunity for helping our customers save money by becoming more energy efficient as well as reducing their own carbon footprint, an important ambition of many of our occupiers.

Operations

(5.3.1.1) Effect type

Select all that apply

☑ Risks

(5.3.1.2) Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Select all that apply

☑ Climate change

(5.3.1.3) Describe how environmental risks and/or opportunities have affected your strategy in this area

Existing assets: some of our buildings are over 30 years old, but in high-quality locations, particularly our London assets. When these are vacated, we require refurbishments to achieve a minimum B EPC rating under the Mandatory Sustainability Policy, introduced in 2022, to comply with forthcoming MEES regulations – ramping up in 2028 and 2030. Our budget for refurbishments for 2024 has increased to reflect the higher specifications and larger number of buildings in scope. Developments: Every new development over 5,000 sq m must comply with the Mandatory Sustainability Policy for reducing embodied carbon in line with our science-

based target of a 20% intensity reduction by 2030, and operating carbon emission levels. In addition, every development completion and major refurbishment targets a BREEAM "Excellent" status (or equivalent) as a minimum certification. These additional costs are factored into every development appraisal and in expected development capex during financial planning and budgeting.
[Add row]

(5.3.2) Describe where and how environmental risks and opportunities have affected your financial planning.

Row 1

(5.3.2.1) Financial planning elements that have been affected

Select all that apply

☑ Capital expenditures

☑ Acquisitions and divestments

(5.3.2.2) Effect type

Select all that apply

☑ Risks

☑ Opportunities

(5.3.2.3) Environmental issues relevant to the risks and/or opportunities that have affected these financial planning elements

Select all that apply

☑ Climate change

(5.3.2.4) Describe how environmental risks and/or opportunities have affected these financial planning elements

Acquisitions and Divestments: Climate scenario analysis carried out in 2022 in conjunction with Munich Re and Savills, and the sustainability of a building is one element of our annual asset planning process, alongside the quality of location and expected financial returns. Riskier buildings are identified as sales. For acquisitions and developments (i.e. capital investment), every proposal has to comply with our Mandatory Sustainability Policy in terms of climate risks, provision of on-site renewable energy (solar PV), biodiversity initiatives, embodied and operating carbon mitigation and strong sustainability certification (BREEAM Excellent for developments and capex required to reach at least EPC B-grade for acquisitions). Time horizon: Immediate Capital Expenditures: Some of our buildings are over 30

years old, but in high-quality locations, particularly our London assets. When these are vacated, we require refurbishments to achieve a minimum B EPC rating under the Mandatory Sustainability Policy, introduced in 2022, to comply with forthcoming MEES regulations. Our budget for refurbishments for 2024 has increased to reflect the higher specifications and larger number of buildings in scope.
[Add row]

(5.4) In your organization's financial accounting, do you identify spending/revenue that is aligned with your organization's climate transition?

	Identification of spending/revenue that is aligned with your organization's climate transition	Methodology or framework used to assess alignment with your organization's climate transition
	Select from: ☑ Yes	*Select all that apply* ☑ Other methodology or framework

[Fixed row]

(5.4.1) Quantify the amount and percentage share of your spending/revenue that is aligned with your organization's climate transition.

Row 1

(5.4.1.1) Methodology or framework used to assess alignment

Select from:
☑ Other, please specify **:**Green Finance Framework

(5.4.1.5) Financial metric

Select from:
☑ CAPEX

(5.4.1.6) Amount of selected financial metric that is aligned in the reporting year (currency)

427000000

(5.4.1.7) Percentage share of selected financial metric aligned in the reporting year (%)

99

(5.4.1.8) Percentage share of selected financial metric planned to align in 2025 (%)

100

(5.4.1.9) Percentage share of selected financial metric planned to align in 2030 (%)

100

(5.4.1.12) Details of the methodology or framework used to assess alignment with your organization's climate transition

Our Green Financing Framework, which is the basis for raising green finance, requires that real estate capex or value allocated to the Green Bonds is certified BREEAM Very Good or better, or has an EPC rating of B or better. In 2023, 99% of development completions achieved BREEAM Very Good or better, and 92% achieved BREEAM Excellent or better. The framework is based on the Green Bond Principles – June 2018 and the Green Loan Principles – February 2021 as published by ICMA and the LMA respectively.
[Add row]

(5.5) Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?

	Investment in low-carbon R&D	Comment
	Select from:	*N/A*

	Investment in low-carbon R&D	Comment
	☑ Yes	

[Fixed row]

(5.5.6) Provide details of your organization's investments in low-carbon R&D for real estate and construction activities over the last three years.

Row 1

(5.5.6.1) Technology area

Select from:

☑ Building integrated photovoltaic systems

(5.5.6.2) Stage of development in the reporting year

Select from:

☑ Applied research and development

(5.5.6.3) Average % of total R&D investment over the last 3 years

30

(5.5.6.5) Average % of total R&D investment planned over the next 5 years

45

(5.5.6.6) Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

We have been undertaking a research project to assess our ability to retrofit solar PV to buildings on our estates. This involved assessment of the financial and environmental returns, the demand from customers, the implications for leasing and the ability to feed surplus energy into the national grids of our geographies. During 2023 we have primarily installed solar where there is a clear return on investment case to be made. This has been recognised as a potential new revenue source for SEGRO and during 2024 a new team is being set up to further identify our approach and opportunities across renewable energy generation. A key element of this will be commercial testing of microgrid and battery technologies to allow consumption from single arrays to be maximised and shared across multiple tenants.

Row 2

(5.5.6.1) Technology area

Select from:

☑ Building integrated photovoltaic systems

(5.5.6.2) Stage of development in the reporting year

Select from:

☑ Large scale commercial deployment

(5.5.6.3) Average % of total R&D investment over the last 3 years

30

(5.5.6.5) Average % of total R&D investment planned over the next 5 years

45

(5.5.6.6) Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

We have been undertaking a research project to assess our ability to retrofit solar PV to buildings on our estates. This involved assessment of the financial and environmental returns, the demand from customers, the implications for leasing and the ability to feed surplus energy into the national grids of our geographies. During 2023 we have primarily installed solar where there is a clear return on investment case to be made. This has been recognised as a potential new revenue source for SEGRO and during 2024 a new team is being set up to further identify our approach and opportunities across renewable energy generation. A key element of this will be commercial testing of microgrid and battery technologies to allow consumption from single arrays to be maximised and shared across multiple tenants.

Row 4

(5.5.6.1) Technology area

Select from:

☑ Building integrated photovoltaic systems

(5.5.6.2) Stage of development in the reporting year

Select from:

☑ Full/commercial-scale demonstration

(5.5.6.3) Average % of total R&D investment over the last 3 years

30

(5.5.6.5) Average % of total R&D investment planned over the next 5 years

45

(5.5.6.6) Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

We have been undertaking a research project to assess our ability to retrofit solar PV to buildings on our estates. This involved assessment of the financial and environmental returns, the demand from customers, the implications for leasing and the ability to feed surplus energy into the national grids of our geographies. During 2023 we have primarily installed solar where there is a clear return on investment case to be made. This has been recognised as a potential new revenue source for SEGRO and during 2024 a new team is being set up to further identify our approach and opportunities across renewable energy generation. A key element of this will be commercial testing of microgrid and battery technologies to allow consumption from single arrays to be maximised and shared across multiple tenants. [Add row]

(5.10) Does your organization use an internal price on environmental externalities?

	Use of internal pricing of environmental externalities	Environmental externality priced
	Select from: ☑ Yes	*Select all that apply* ☑ Carbon

[Fixed row]

(5.10.1) Provide details of your organization’s internal price on carbon.

Row 1

(5.10.1.1) Type of pricing scheme

Select from:

☑ Shadow price

(5.10.1.2) Objectives for implementing internal price

Select all that apply

☑ Drive low-carbon investment

☑ Influence strategy and/or financial planning

☑ Stress test investments

(5.10.1.3) Factors considered when determining the price

Select all that apply

☑ Alignment to scientific guidance

☑ Alignment with the price of allowances under an Emissions Trading Scheme

☑ Benchmarking against peers

☑ Cost of required measures to achieve climate-related targets

☑ Price/cost of voluntary carbon offset credits

(5.10.1.4) Calculation methodology and assumptions made in determining the price

We align the price with the pricing of UK and EU ETS, and the carbon tax applied by the Greater London Authority. All of our developments have externally verified LCAs undertaken to establish the embodied carbon intensity. Our internal price of carbon is reviewed to establish whether it is delivering the reductions in embodied carbon intensity needed to meet our science-based carbon reduction targets.

(5.10.1.5) Scopes covered

Select all that apply

☑ Scope 3, Category 2 - Capital goods

☑ Scope 3, Category 4 - Upstream transportation and distribution

(5.10.1.6) Pricing approach used – spatial variance

Select from:

☑ Uniform

(5.10.1.8) Pricing approach used – temporal variance

Select from:

☑ Evolutionary

(5.10.1.9) Indicate how you expect the price to change over time

We review the price each year to ensure it is still aligned with the pricing of UK and EU ETS prices, the price of appropriate offsets, the implied price of low carbon materials vs "normal" materials and our peers. Given our exposure to London property, we also consider the carbon tax applied by the Greater London Authority.

(5.10.1.10) Minimum actual price used (currency per metric ton CO2e)

100

(5.10.1.11) Maximum actual price used (currency per metric ton CO2e)

100

(5.10.1.12) Business decision-making processes the internal price is applied to

Select all that apply

☑ Product and R&D

☑ Opportunity management

(5.10.1.13) Internal price is mandatory within business decision-making processes

Select from:

☑ Yes, for some decision-making processes, please specify **:**We currently apply the carbon price to carbon reduction research and investments, particularly in PV installations.

(5.10.1.14) % total emissions in the reporting year in selected scopes this internal price covers

31

(5.10.1.15) Pricing approach is monitored and evaluated to achieve objectives

Select from:

☑ Yes

(5.10.1.16) Details of how the pricing approach is monitored and evaluated to achieve your objectives

The price has allowed teams to focus on the carbon emissions from capital decisions and acted as an encouragement to invest in low-carbon activities. However, we recognise that it is a relatively blunt tool and we have had far more success with the introduction of the Mandatory Sustainability Policy and significantly increasing communications and awareness of the desirability and availability of low-carbon alternatives to traditional materials and activities. The latter has been significantly more powerful than a carbon price.
[Add row]

(5.11) Do you engage with your value chain on environmental issues?

	Engaging with this stakeholder on environmental issues	Environmental issues covered
Suppliers	*Select from:* ☑ Yes	*Select all that apply* ☑ Climate change
Customers	*Select from:* ☑ Yes	*Select all that apply* ☑ Climate change
Investors and shareholders	*Select from:* ☑ Yes	*Select all that apply* ☑ Climate change
Other value chain stakeholders	*Select from:* ☑ Yes	*Select all that apply* ☑ Climate change

[Fixed row]

(5.11.1) Does your organization assess and classify suppliers according to their dependencies and/or impacts on the environment?

Climate change

(5.11.1.1) Assessment of supplier dependencies and/or impacts on the environment

Select from:

☑ Yes, we assess the dependencies and/or impacts of our suppliers

(5.11.1.2) Criteria for assessing supplier dependencies and/or impacts on the environment

Select all that apply

☑ Contribution to supplier-related Scope 3 emissions

(5.11.1.3) % Tier 1 suppliers assessed

Select from:
☑ 76-99%

(5.11.1.4) Define a threshold for classifying suppliers as having substantive dependencies and/or impacts on the environment

If a supplier is a main contractor on one of our new build developments.

(5.11.1.5) % Tier 1 suppliers meeting the thresholds for substantive dependencies and/or impacts on the environment

Select from:
☑ 76-99%

(5.11.1.6) Number of Tier 1 suppliers meeting the thresholds for substantive dependencies and/or impacts on the environment

15
[Fixed row]

(5.11.2) Does your organization prioritize which suppliers to engage with on environmental issues?

Climate change

(5.11.2.1) Supplier engagement prioritization on this environmental issue

Select from:
☑ Yes, we prioritize which suppliers to engage with on this environmental issue

(5.11.2.2) Criteria informing which suppliers are prioritized for engagement on this environmental issue

Select all that apply
☑ In line with the criteria used to classify suppliers as having substantive dependencies and/or impacts relating to climate change

(5.11.2.4) Please explain

Embodied carbon from the buildings we develop represents 30-40% of our carbon footprint. We therefore prioritise the general contractors, and their subcontractors, involved in the design and construction of our buildings.
[Fixed row]

(5.11.5) Do your suppliers have to meet environmental requirements as part of your organization's purchasing process?

	Suppliers have to meet specific environmental requirements related to this environmental issue as part of the purchasing process	Policy in place for addressing supplier non-compliance	Comment
Climate change	*Select from:* ☑ Yes, environmental requirements related to this environmental issue are included in our supplier contracts	*Select from:* ☑ Yes, we have a policy in place for addressing non-compliance	*Our embodied carbon targets are included as part of our contracts.*

[Fixed row]

(5.11.6) Provide details of the environmental requirements that suppliers have to meet as part of your organization's purchasing process, and the compliance measures in place.

Climate change

(5.11.6.1) Environmental requirement

Select from:
☑ Measuring product-level emissions

(5.11.6.2) Mechanisms for monitoring compliance with this environmental requirement

Select all that apply
☑ Off-site third-party audit

(5.11.6.3) % tier 1 suppliers by procurement spend required to comply with this environmental requirement

Select from:

☑ 76-99%

(5.11.6.4) % tier 1 suppliers by procurement spend in compliance with this environmental requirement

Select from:

☑ 76-99%

(5.11.6.7) % tier 1 supplier-related scope 3 emissions attributable to the suppliers required to comply with this environmental requirement

Select from:

☑ 76-99%

(5.11.6.8) % tier 1 supplier-related scope 3 emissions attributable to the suppliers in compliance with this environmental requirement

Select from:

☑ 76-99%

(5.11.6.9) Response to supplier non-compliance with this environmental requirement

Select from:

☑ Retain and engage

(5.11.6.10) % of non-compliant suppliers engaged

Select from:

☑ 76-99%

(5.11.6.11) Procedures to engage non-compliant suppliers

Select all that apply

☑ Assessing the efficacy and efforts of non-compliant supplier actions through consistent and quantified metrics

(5.11.6.12) Comment

All of our new developments must undergo externally verified embodied carbon intensity calculations to ensure that they are in line with our science-based targets. Suppliers must demonstrate how they will deliver embodied carbon reductions and meet our targets, undertake the calculations at multiple stages throughout the design process and take action to remedy any anticipated non-compliance. Suppliers that can't demonstrate the ability to deliver these reductions are not preferred in the future.
[Add row]

(5.11.7) Provide further details of your organization's supplier engagement on environmental issues.

Climate change

(5.11.7.2) Action driven by supplier engagement

Select from:

☑ Emissions reduction

(5.11.7.3) Type and details of engagement

Innovation and collaboration

☑ Run a campaign to encourage innovation to reduce environmental impacts on products and services

(5.11.7.4) Upstream value chain coverage

Select all that apply

☑ Tier 1 suppliers

☑ Tier 2 suppliers

(5.11.7.5) % of tier 1 suppliers by procurement spend covered by engagement

Select from:

☑ 100%

(5.11.7.6) % of tier 1 supplier-related scope 3 emissions covered by engagement

Select from:

☑ 100%

(5.11.7.8) Number of tier 2+ suppliers engaged

10

(5.11.7.9) Describe the engagement and explain the effect of your engagement on the selected environmental action

SEGRO are leading the real estate field in setting corporate-level embodied carbon intensity targets. Accurately monitoring embodied carbon figures and driving reductions in them involves significant levels of engagement with our contractors. We have designed and rolled out a methodology to capture this data, which all of our contractors must follow, and all embodied carbon figures are verified by a third party. Our annual embodied carbon reduction targets are written into our briefing documentation for our contractors, and these are the measure of success for this engagement strategy. We collaborate with our contractors to find innovative ways to deliver developments that will meet these targets. We oblige our contractors to undertake multiple LCA calculations throughout the design and construction process to ensure that the development is on track. In 2023 we achieved an average embodied carbon of 348 kgCO2e, which is a clear measure of the success of the process so far. This was achieved through a range of innovations to building design and material specification, for example, increasing the use of timber in structural elements.

(5.11.7.10) Engagement is helping your tier 1 suppliers meet an environmental requirement related to this environmental issue

Select from:

☑ Yes, please specify the environmental requirement **:**Reductions in embodied carbon intensity of our developments.

(5.11.7.11) Engagement is helping your tier 1 suppliers engage with their own suppliers on the selected action

Select from:

☑ Yes

[Add row]

(5.11.9) Provide details of any environmental engagement activity with other stakeholders in the value chain.

Climate change

(5.11.9.1) Type of stakeholder

Select from:

☑ Customers

(5.11.9.2) Type and details of engagement

Innovation and collaboration

☑ Align your organization's goals to support customers' targets and ambitions

(5.11.9.3) % of stakeholder type engaged

Select from:

☑ 76-99%

(5.11.9.4) % stakeholder-associated scope 3 emissions

Select from:

☑ 76-99%

(5.11.9.5) Rationale for engaging these stakeholders and scope of engagement

Emissions from leased real estate properties can 'fall between the cracks' in carbon reduction efforts. Landlords say, 'We don't have any control over what happens in our leased buildings, or visibility of the data' and tenants say, 'We don't own the building, so there's a limit to how much we can do to reduce our emissions'. This can result in a lack of effort to reduce emissions in these spaces. SEGRO's response to this challenge was to include our customers' emissions in our SBTi-aligned carbon reduction target – estimating emissions where we don't have data. This presents two further challenges: how to access accurate energy data for our spaces (our customers generally have their own utility contracts) and how to influence emission reductions. The solution we employ to both of these challenges is customer engagement. Each year we undertake customer satisfaction surveys where several climate-related questions are asked in relation to help improve sustainability performance. This includes the procurement of renewable energy-backed electricity, installation of electric vehicle charge points and energy efficiency upgrades such as LED lighting. The rationale for the scope of our engagement is to target energy-intensive customers who have indicated in the survey that they are interested in switching energy suppliers. Customers are also targeted based on their own corporate sustainability strategies. We have identified energy partners in each region

who are able to provide competitive energy prices which are also renewable energy certified. In some cases, the customers are able to join our group procurement contracts via an energy basket. These quotes are sent to the customers where they ultimately make the decision on whether to switch their energy supply. Apart from the surveys, another tool we use is 'green' clauses in our leases. These clauses ask for authority to collect energy data from the customer's Data Aggregator and ask for commitment from the customer to procure zero-carbon energy tariffs. The reason '% stakeholder-associated scope 3 emissions' and '% of stakeholder type engaged ' is 76-99% is because for some of our spaces, we procure the electricity ourselves and pass it on to the customers, so there is no need for engagement on this issue in these cases. This is an evolving area for SEGRO, but we are committed to taking responsibility for emissions in our spaces.

(5.11.9.6) Effect of engagement and measures of success

The two measures of success we track for this engagement are: 1. Total % of our floor area for which we have energy data: Our target threshold for this is 100% by 2030, and our target for 2023 was 73% - we achieved 81%. 2. % of our corporate and customer electricity consumption which is on a zero-carbon tariff: Our target threshold for this is 100% by 2030. Our 2020 baseline was 11% and in 2023 we achieved 51%.

Climate change

(5.11.9.1) Type of stakeholder

Select from:

☑ Investors and shareholders

(5.11.9.2) Type and details of engagement

Education/Information sharing

☑ Share information on environmental initiatives, progress and achievements

(5.11.9.3) % of stakeholder type engaged

Select from:

☑ 76-99%

(5.11.9.4) % stakeholder-associated scope 3 emissions

Select from:

☑ Unknown

(5.11.9.5) Rationale for engaging these stakeholders and scope of engagement

The world has high expectations for the property sector to deliver carbon reductions, and this is reflected in the expectations of our investors and shareholders. The scope of engagement includes: • Our publications such as our Annual Report and Accounts and our Responsible SEGRO Report. • Our responses to ESG ratings agencies such as CDP. • Our shareholder and investor meetings. • Other targeted communications.

(5.11.9.6) Effect of engagement and measures of success

Being an industrial and logistics landlord presents a unique set of challenges and opportunities in addressing the climate agenda, which can complicate making fair comparisons to other sectors' performance. A key objective of our engagement with this group is to help them understand these challenges and support SEGRO's strategy.

Climate change

(5.11.9.1) Type of stakeholder

Select from:

☑ Other value chain stakeholder, please specify **:**Suppliers

(5.11.9.2) Type and details of engagement

Innovation and collaboration

☑ Collaborate with stakeholders on innovations to reduce environmental impacts in products and services

(5.11.9.3) % of stakeholder type engaged

Select from:

☑ 26-50%

(5.11.9.4) % stakeholder-associated scope 3 emissions

Select from:

☑ 26-50%

(5.11.9.5) Rationale for engaging these stakeholders and scope of engagement

SEGRO is leading the real estate field in setting corporate-level embodied carbon intensity targets. Accurately monitoring embodied carbon figures and driving reductions in them involves significant levels of engagement with our contractors. We have designed and rolled out a methodology to capture this data, which all of our contractors must follow, and all embodied carbon figures are verified by a third party.

(5.11.9.6) Effect of engagement and measures of success

Our annual embodied carbon reduction targets are written into our briefing documentation for our contractors, and these are the measure of success for this engagement strategy. We collaborate with our contractors to find innovative ways to deliver developments that will meet these targets. We oblige our contractors to undertake multiple LCA calculations throughout the design and construction process to ensure that the development is on track. In 2023 we achieved an average embodied carbon of 348 kgCO2e, which is a clear measure of the success of the process so far. This was achieved through a range of innovations to building design and material specification, for example, increasing the use of timber in structural elements.
[Add row]

C6. Environmental Performance - Consolidation Approach

(6.1) Provide details on your chosen consolidation approach for the calculation of environmental performance data.

Climate change

(6.1.1) Consolidation approach used

Select from:

☑ Operational control

(6.1.2) Provide the rationale for the choice of consolidation approach

We report emissions from all properties that we have a level of operational control over, regardless of the financial relationship we have with the property. This covers all properties that we have any ownership of.

Biodiversity

(6.1.1) Consolidation approach used

Select from:

☑ Operational control

(6.1.2) Provide the rationale for the choice of consolidation approach

We consider the biodiversity impacts of all properties that we have a level of operational control over, regardless of the financial relationship we have with the property. This covers all properties that we have any ownership of.
[Fixed row]

C7. Environmental performance - Climate Change

(7.1) Is this your first year of reporting emissions data to CDP?

Select from:
☑ No

(7.1.1) Has your organization undergone any structural changes in the reporting year, or are any previous structural changes being accounted for in this disclosure of emissions data?

	Has there been a structural change?
	Select all that apply ☑ No

[Fixed row]

(7.1.2) Has your emissions accounting methodology, boundary, and/or reporting year definition changed in the reporting year?

	Change(s) in methodology, boundary, and/or reporting year definition?
	Select all that apply ☑ No

[Fixed row]

(7.2) Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.

Select all that apply

☑ The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

(7.3) Describe your organization's approach to reporting Scope 2 emissions.

(7.3.1) Scope 2, location-based

Select from:

☑ We are reporting a Scope 2, location-based figure

(7.3.2) Scope 2, market-based

Select from:

☑ We are reporting a Scope 2, market-based figure

(7.3.3) Comment

We reflect the carbon intensity of our electricity tariffs where we procure the energy (both for ourselves and on the part of our customers) following the GHG protocol. We also reflect the carbon intensity of our customers' electricity tariffs where they have indicated the carbon intensity of them.
[Fixed row]

(7.4) Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1, Scope 2 or Scope 3 emissions that are within your selected reporting boundary which are not included in your disclosure?

Select from:

☑ No

(7.5) Provide your base year and base year emissions.

Scope 1

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

1401.0

(7.5.3) Methodological details

Emissions from energy used in spaces we control and business travel, are converted using UK Govt conversion factors.

Scope 2 (location-based)

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

2357.0

(7.5.3) Methodological details

Emissions from energy used in spaces we control and business travel, converted using UK Govt conversion factors.

Scope 2 (market-based)

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

2088.0

(7.5.3) Methodological details

Emissions from energy used in spaces we control and business travel, are converted using UK Govt conversion factors, reflecting SEGRO's low-carbon energy procurement practices.

Scope 3 category 1: Purchased goods and services

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

36471.0

(7.5.3) Methodological details

The emissions related to our procurement of goods and services, excluding procurement related to our developments, which is included Scope 3 categories 2 and 4. We estimated this category by applying conversion factors to our spend data using the Quantis tool.

Scope 3 category 2: Capital goods

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

285975.0

(7.5.3) Methodological details

We calculated this scope 3 category using lifecycle analysis calculations of our development projects – we reported emissions from building life cycle stages A1-A3 (manufacture of construction products) and A5 (construction site energy use). Emissions in this area are affected by our efforts to reduce the embodied carbon intensity of our developments.

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

22181.0

(7.5.3) Methodological details

The 'upstream' emissions of our and our customers' gas and electricity use, and 'transmission and distribution losses' in getting the gas and electricity to our sites. For example, the upstream emissions of electricity consumption would include the extraction, production, and transportation of fuels consumed in the generation of the electricity – whereas the fuel used in generating SEGRO's electricity falls into our scope 2 emissions. We calculate these emissions by applying best practice conversion factors to our and our customers' gas and electricity consumption data.

Scope 3 category 4: Upstream transportation and distribution

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

3039.0

(7.5.3) Methodological details

We calculated this Scope 3 category using our life cycle analysis calculations of our development projects. Specifically, we used life cycle stage A4 (emissions from transportation of materials/products to construction sites). We used actual data where our contractors provided it, or industry averages where they didn't.

Scope 3 category 5: Waste generated in operations

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

1304

(7.5.3) Methodological details

Waste data from our construction projects converted to emissions using UK government conversion factors.

Scope 3 category 6: Business travel

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

45.0

(7.5.3) Methodological details

Emissions from the transportation of employees for business-related activities in vehicles owned or operated by third parties, such as aircraft, trains, buses, and passenger cars. This is based on actual data gathered from across our business and converted using UK government conversion factors.

Scope 3 category 7: Employee commuting

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

174.4

(7.5.3) Methodological details

We estimate this data point using best practice assumptions based on our staff numbers.

Scope 3 category 8: Upstream leased assets

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

96.0

(7.5.3) Methodological details

Energy use in our rented offices – converted using UK govt conversion factors.

Scope 3 category 9: Downstream transportation and distribution

(7.5.1) Base year end

09/29/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

Not applicable, as SEGRO does not sell or distribute consumable products.

Scope 3 category 10: Processing of sold products

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

Not applicable, as SEGRO does not sell or distribute consumable products.

Scope 3 category 11: Use of sold products

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

2651

(7.5.3) Methodological details

This category, as it applies to SEGRO, is the estimated emissions from gas and electricity use in our sold buildings from the point of sale to the end of the reporting year.

Scope 3 category 12: End of life treatment of sold products

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

Not applicable, as SEGRO did not sell any properties which were immediately awaiting demolition.

Scope 3 category 13: Downstream leased assets

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

308626.0

(7.5.3) Methodological details

Category 13 is emissions resulting from the procurement of gas and electricity by our customers (or procured by SEGRO and passed through) but used in our spaces. However, given the significant contribution of these customer emissions – our largest source of emissions, we have chosen to include them in our main science-based target, aligned to the SBTi framework. Much of this data point is based on actual consumption figures, but in some cases, we have to extrapolate based on partial data, and in other cases, we have to estimate for the whole year where our customers have not provided data. We report these emissions using the market-based methodology, which reflects where our customers have told us that they procure low-carbon electricity tariffs.

Scope 3 category 14: Franchises

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

Not applicable, as SEGRO has no brand, product or service licences.

Scope 3 category 15: Investments

(7.5.1) Base year end

09/30/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

Not applicable, as SEGRO invests through its core business operations, and these emissions are captured in other categories above.

Scope 3: Other (upstream)

(7.5.1) Base year end

09/29/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

N/A

Scope 3: Other (downstream)

(7.5.1) Base year end

09/29/2020

(7.5.2) Base year emissions (metric tons CO2e)

0

(7.5.3) Methodological details

N/A
[Fixed row]

(7.6) What were your organization’s gross global Scope 1 emissions in metric tons CO2e?

	Gross global Scope 1 emissions (metric tons CO2e)	Methodological details
Reporting year	*1403*	*Emissions from energy used in spaces we control and business travel, are converted using UK Govt conversion factors.*

[Fixed row]

(7.7) What were your organization’s gross global Scope 2 emissions in metric tons CO2e?

Reporting year

(7.7.1) Gross global Scope 2, location-based emissions (metric tons CO2e)

2516

(7.7.2) Gross global Scope 2, market-based emissions (metric tons CO2e) (if applicable)

1707

(7.7.4) Methodological details

Emissions from energy used in spaces we control and business travel, converted using UK Govt conversion factors, reflecting SEGRO’s low carbon energy procurement practices.

[Fixed row]

(7.8) Account for your organization’s gross global Scope 3 emissions, disclosing and explaining any exclusions.

Purchased goods and services

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

66722

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Spend-based method

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

Emissions related to our procurement of goods and services, excluding procurement related to our developments, which is included in Scope 3 categories 2 and 4. We estimate this category by applying conversion factors to our spend data from the CEDA database.

Capital goods

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

190842

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Other, please specify **:**LCA – externally verified, with a small amount of spend-based conversion.

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

We calculated this Scope 3 category using lifecycle analysis calculations of our development projects – we reported emissions from building life cycle stages A1-A3 (manufacture of construction products) and A5 (construction site energy use). Emissions in this area are affected by our efforts to reduce the embodied carbon intensity of our developments.

Fuel-and-energy-related activities (not included in Scope 1 or 2)

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

110798

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Fuel-based method

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

The ‘upstream’ emissions of our and our customers’ gas and electricity use, and ‘transmission and distribution losses’ in getting the gas and electricity to our sites. For example, the upstream emissions of electricity consumption would include the extraction, production, and transportation of fuels consumed in the generation of the electricity – whereas the fuel used in generating SEGRO’s electricity falls into our Scope 2 emissions. We calculate these emissions by applying best practice conversion factors to our and our customers’ gas and electricity consumption data.

Upstream transportation and distribution

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

6013

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Other, please specify **:**LCA module A4.

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

We calculated this Scope 3 category using our life cycle analysis calculations of our development projects. Specifically, we used life cycle stage A4 (emissions from transportation of materials/products to construction sites). We used actual data where our contractors provided it, or industry averages where they didn't.

Waste generated in operations

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

9378

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Other, please specify **:**Module A5w LCA information from our construction projects.

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

Waste data from our construction projects converted to emissions using UK government conversion factors.

Business travel

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

818

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Fuel-based method

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

Emissions from the transportation of employees for business-related activities in vehicles owned or operated by third parties, such as aircraft, trains, buses, and passenger cars. This is based on actual data gathered from across our business and converted using UK government conversion factors.

Employee commuting

(7.8.1) Evaluation status

Select from:

☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

341

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Distance-based method

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

We estimate this data point using best practice assumptions based on our staff numbers.

Upstream leased assets

(7.8.1) Evaluation status

Select from:

☑ Not relevant, explanation provided

(7.8.5) Please explain

Emissions from office space where SEGRO is a tenant and the utility bills are paid by the landlord and not directly by SEGRO. This category is marked n/a because we instead report these emissions under our Scope 1 and 2 emissions, as this better reflects our approach to corporate and customer carbon. We do not have access to this data for all our offices, so we estimate by applying per person intensities where we do have data to where we don't.

Downstream transportation and distribution

(7.8.1) Evaluation status

Select from:

☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO does not sell or distribute consumable products.

Processing of sold products

(7.8.1) Evaluation status

Select from:

☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO does not sell or distribute consumable products.

Use of sold products

(7.8.1) Evaluation status

Select from:
☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO does not sell or distribute consumable products.

End of life treatment of sold products

(7.8.1) Evaluation status

Select from:
☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO does not sell or distribute consumable products.

Downstream leased assets

(7.8.1) Evaluation status

Select from:
☑ Relevant, calculated

(7.8.2) Emissions in reporting year (metric tons CO2e)

251058

(7.8.3) Emissions calculation methodology

Select all that apply

☑ Fuel-based method

(7.8.4) Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

(7.8.5) Please explain

Category 13 is emissions resulting from the procurement of gas and electricity by our customers (or procured by SEGRO and passed through) but used in our spaces. However, given the significant contribution of these customer emissions – our largest source of emissions, we have chosen to include them in our main science-based target, aligned with the SBTi framework. Much of this data point is based on actual consumption figures, but in some cases, we have to extrapolate based on partial data, and in other cases, we have to estimate for the whole year where our customers have not provided data. We report these emissions using the market-based methodology, which reflects where our customers have told us that they procure low-carbon electricity tariffs. UK Govt and IEA conversion factors were used.

Franchises

(7.8.1) Evaluation status

Select from:

☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO has no brand, product or service licenses.

Investments

(7.8.1) Evaluation status

Select from:

☑ Not relevant, explanation provided

(7.8.5) Please explain

Not applicable, as SEGRO invests through its core business operations, and these emissions are captured in other categories above.

Other (upstream)

(7.8.1) Evaluation status

Select from:
☑ Not relevant, explanation provided

(7.8.5) Please explain

N/A

Other (downstream)

(7.8.1) Evaluation status

Select from:
☑ Not relevant, explanation provided

(7.8.5) Please explain

N/A
[Fixed row]

(7.9) Indicate the verification/assurance status that applies to your reported emissions.

	Verification/assurance status
Scope 1	*Select from:* ☑ Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	*Select from:* ☑ Third-party verification or assurance process in place
Scope 3	*Select from:* ☑ Third-party verification or assurance process in place

[Fixed row]

(7.9.1) Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.

Row 1

(7.9.1.1) Verification or assurance cycle in place

Select from:
☑ Annual process

(7.9.1.2) Status in the current reporting year

Select from:
☑ Complete

(7.9.1.3) Type of verification or assurance

Select from:
☑ Limited assurance

(7.9.1.4) Attach the statement

Independent Assurance of SEGRO's 2022_2023 GHG Emissions Data.pdf

(7.9.1.5) Page/section reference

Page 2-3

(7.9.1.6) Relevant standard

Select from:
☑ ISAE3000

(7.9.1.7) Proportion of reported emissions verified (%)

100
[Add row]

(7.9.2) Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.

Row 1

(7.9.2.1) Scope 2 approach

Select from:
☑ Scope 2 location-based

(7.9.2.2) Verification or assurance cycle in place

Select from:
☑ Annual process

(7.9.2.3) Status in the current reporting year

Select from:
☑ Complete

(7.9.2.4) Type of verification or assurance

Select from:
☑ Limited assurance

(7.9.2.5) Attach the statement

Independent Assurance of SEGRO's 2022_2023 GHG Emissions Data.pdf

(7.9.2.6) Page/ section reference

Page 2-3

(7.9.2.7) Relevant standard

Select from:
☑ ISAE3000

(7.9.2.8) Proportion of reported emissions verified (%)

100

Row 2

(7.9.2.1) Scope 2 approach

Select from:
☑ Scope 2 market-based

(7.9.2.2) Verification or assurance cycle in place

Select from:

☑ Annual process

(7.9.2.3) Status in the current reporting year

Select from:
☑ Complete

(7.9.2.4) Type of verification or assurance

Select from:
☑ Limited assurance

(7.9.2.5) Attach the statement

Independent Assurance of SEGRO's 2022_2023 GHG Emissions Data.pdf

(7.9.2.6) Page/ section reference

Page 2-3

(7.9.2.7) Relevant standard

Select from:
☑ ISAE3000

(7.9.2.8) Proportion of reported emissions verified (%)

100
[Add row]

(7.9.3) Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.

Row 1

(7.9.3.1) Scope 3 category

Select all that apply

- ☑ Scope 3: Capital goods
- ☑ Scope 3: Business travel
- ☑ Scope 3: Employee commuting
- ☑ Scope 3: Use of sold products
- ☑ Scope 3: Upstream leased assets
- ☑ Scope 3: Downstream leased assets
- ☑ Scope 3: Purchased goods and services
- ☑ Scope 3: Waste generated in operations
- ☑ Scope 3: Upstream transportation and distribution
- ☑ Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2)

(7.9.3.2) Verification or assurance cycle in place

Select from:

☑ Annual process

(7.9.3.3) Status in the current reporting year

Select from:

☑ Complete

(7.9.3.4) Type of verification or assurance

Select from:

☑ Limited assurance

(7.9.3.5) Attach the statement

Independent Assurance of SEGRO's 2022_2023 GHG Emissions Data.pdf

(7.9.3.6) Page/section reference

Page 2-3

(7.9.3.7) Relevant standard

Select from:
☑ ISAE3000

(7.9.3.8) Proportion of reported emissions verified (%)

100
[Add row]

(7.10) How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?

Select from:
☑ Decreased

(7.10.1) Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.

Change in renewable energy consumption

(7.10.1.1) Change in emissions (metric tons CO2e)

392.5

(7.10.1.2) Direction of change in emissions

Select from:
☑ Decreased

(7.10.1.3) Emissions value (percentage)

9.7

(7.10.1.4) Please explain calculation

In 2023 we continued to move many of our electricity supply contracts to zero carbon tariffs. We estimate that this would account for approximately 50% of the 785 tCO2e reduction in our Scope 1&2 emissions for SEGRO-responsible spaces.

Other emissions reduction activities

(7.10.1.1) Change in emissions (metric tons CO2e)

392.5

(7.10.1.2) Direction of change in emissions

Select from:

☑ Decreased

(7.10.1.3) Emissions value (percentage)

9.7

(7.10.1.4) Please explain calculation

In 2023 we installed 15MW of solar capacity, taking our total installed capacity to 59MW. The vast majority of the carbon reduction thereby achieved is attributable to our tenants' consumption (SEGRO Scope 3. We estimate this would account for approximately 50% of the 785 tCO2e reduction in our Scope 1&2 emissions for SEGRO-responsible spaces.
[Fixed row]

(7.10.2) Are your emissions performance calculations in 7.10 and 7.10.1 based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Select from:

☑ Market-based

(7.12) Are carbon dioxide emissions from biogenic carbon relevant to your organization?

Select from:

☑ No

(7.15) Does your organization break down its Scope 1 emissions by greenhouse gas type?

Select from:

☑ No

(7.16) Break down your total gross global Scope 1 and 2 emissions by country/area.

Czechia

(7.16.1) Scope 1 emissions (metric tons CO2e)

0

(7.16.2) Scope 2, location-based (metric tons CO2e)

1

(7.16.3) Scope 2, market-based (metric tons CO2e)

1

France

(7.16.1) Scope 1 emissions (metric tons CO2e)

291

(7.16.2) Scope 2, location-based (metric tons CO2e)

71

(7.16.3) Scope 2, market-based (metric tons CO2e)

59

Germany

(7.16.1) Scope 1 emissions (metric tons CO2e)

31

(7.16.2) Scope 2, location-based (metric tons CO2e)

142

(7.16.3) Scope 2, market-based (metric tons CO2e)

231

Italy

(7.16.1) Scope 1 emissions (metric tons CO2e)

0

(7.16.2) Scope 2, location-based (metric tons CO2e)

54

(7.16.3) Scope 2, market-based (metric tons CO2e)

73

Netherlands

(7.16.1) Scope 1 emissions (metric tons CO2e)

11

(7.16.2) Scope 2, location-based (metric tons CO2e)

7

(7.16.3) Scope 2, market-based (metric tons CO2e)

7

Poland

(7.16.1) Scope 1 emissions (metric tons CO2e)

679

(7.16.2) Scope 2, location-based (metric tons CO2e)

1517

(7.16.3) Scope 2, market-based (metric tons CO2e)

260

Spain

(7.16.1) Scope 1 emissions (metric tons CO2e)

0

(7.16.2) Scope 2, location-based (metric tons CO2e)

7

(7.16.3) Scope 2, market-based (metric tons CO2e)

12

United Kingdom of Great Britain and Northern Ireland

(7.16.1) Scope 1 emissions (metric tons CO2e)

390

(7.16.2) Scope 2, location-based (metric tons CO2e)

717

(7.16.3) Scope 2, market-based (metric tons CO2e)

981
[Fixed row]

(7.17) Indicate which gross global Scope 1 emissions breakdowns you are able to provide.

Select all that apply
☑ By business division

(7.17.1) Break down your total gross global Scope 1 emissions by business division.

	Business division	Scope 1 emissions (metric ton CO2e)
Row 1	*Continental Europe*	*1013*
Row 2	*UK*	*390*

[Add row]

(7.20) Indicate which gross global Scope 2 emissions breakdowns you are able to provide.

Select all that apply
☑ By business division

(7.20.1) Break down your total gross global Scope 2 emissions by business division.

	Business division	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Row 1	*UK*	*717*	*1031*
Row 2	*Continental Europe*	*1799*	*676*

[Add row]

(7.22) Break down your gross Scope 1 and Scope 2 emissions between your consolidated accounting group and other entities included in your response.

Consolidated accounting group

(7.22.1) Scope 1 emissions (metric tons CO2e)

1403

(7.22.2) Scope 2, location-based emissions (metric tons CO2e)

2516

(7.22.3) Scope 2, market-based emissions (metric tons CO2e)

1707

(7.22.4) Please explain

Our response does not include any other entities. The Group Financial Statements are prepared under IFRS where the Group's interests in joint ventures and associates are shown as a single line item on the income statement and balance sheet and subsidiaries are consolidated at 100 percent.

All other entities

(7.22.1) Scope 1 emissions (metric tons CO2e)

0

(7.22.2) Scope 2, location-based emissions (metric tons CO2e)

0

(7.22.3) Scope 2, market-based emissions (metric tons CO2e)

0

(7.22.4) Please explain

Our response does not include any other entities. The Group Financial Statements are prepared under IFRS where the Group's interests in joint ventures and associates are shown as a single line item on the income statement and balance sheet and subsidiaries are consolidated at 100 percent.
[Fixed row]

(7.23) Is your organization able to break down your emissions data for any of the subsidiaries included in your CDP response?

Select from:
☑ No

(7.26) Allocate your emissions to your customers listed below according to the goods or services you have sold them in this reporting period.

Row 1

(7.26.1) Requesting member

Select from:

(7.26.2) Scope of emissions

Select from:

☑ Scope 3

(7.26.3) Scope 3 category(ies)

Select all that apply

☑ Category 13: Downstream leased assets

(7.26.4) Allocation level

Select from:

☑ Company wide

(7.26.6) Allocation method

Select from:

☑ Other allocation method, please specify :% of SEGRO's rent roll.

(7.26.7) Unit for market value or quantity of goods/services supplied

Select from:

☑ Other unit, please specify :% of SEGRO's rent roll.

(7.26.8) Market value or quantity of goods/services supplied to the requesting member

1

(7.26.9) Emissions in metric tonnes of CO2e

2862

(7.26.10) Uncertainty (±%)

5

(7.26.11) Major sources of emissions

Energy consumption in SEGRO's spaces.

(7.26.12) Allocation verified by a third party?

Select from:
☑ No

(7.26.13) Please explain how you have identified the GHG source, including major limitations to this process and assumptions made

Based on % contribution to SEGRO's rent roll.

(7.26.14) Where published information has been used, please provide a reference

N/A
[Add row]

(7.27) What are the challenges in allocating emissions to different customers, and what would help you to overcome these challenges?

Row 1

(7.27.1) Allocation challenges

Select from:
☑ We face no challenges

(7.27.2) Please explain what would help you overcome these challenges

N/A

[Add row]

(7.28) Do you plan to develop your capabilities to allocate emissions to your customers in the future?

(7.28.1) Do you plan to develop your capabilities to allocate emissions to your customers in the future?

Select from:

☑ No

(7.28.3) Primary reason for no plans to develop your capabilities to allocate emissions to your customers

Select from:

☑ Not an immediate strategic priority

(7.28.4) Explain why you do not plan to develop capabilities to allocate emissions to your customers

Not an immediate strategic priority.
[Fixed row]

(7.29) What percentage of your total operational spend in the reporting year was on energy?

Select from:

☑ More than 0% but less than or equal to 5%

(7.30) Select which energy-related activities your organization has undertaken.

	Indicate whether your organization undertook this energy-related activity in the reporting year
Consumption of fuel (excluding feedstocks)	*Select from:* ☑ Yes
Consumption of purchased or acquired electricity	*Select from:* ☑ Yes
Consumption of purchased or acquired heat	*Select from:* ☑ Yes
Consumption of purchased or acquired steam	*Select from:* ☑ No
Consumption of purchased or acquired cooling	*Select from:* ☑ No
Generation of electricity, heat, steam, or cooling	*Select from:* ☑ Yes

[Fixed row]

(7.30.1) Report your organization’s energy consumption totals (excluding feedstocks) in MWh.

Consumption of fuel (excluding feedstock)

(7.30.1.1) Heating value

Select from:

☑ HHV (higher heating value)

(7.30.1.2) MWh from renewable sources

0

(7.30.1.3) MWh from non-renewable sources

5455

(7.30.1.4) Total (renewable and non-renewable) MWh

5455

Consumption of purchased or acquired electricity

(7.30.1.1) Heating value

Select from:
☑ Unable to confirm heating value

(7.30.1.2) MWh from renewable sources

3552

(7.30.1.3) MWh from non-renewable sources

3412

(7.30.1.4) Total (renewable and non-renewable) MWh

6964

Consumption of purchased or acquired heat

(7.30.1.1) Heating value

Select from:
☑ Unable to confirm heating value

(7.30.1.2) MWh from renewable sources

0

(7.30.1.3) MWh from non-renewable sources

46

(7.30.1.4) Total (renewable and non-renewable) MWh

46

Consumption of self-generated non-fuel renewable energy

(7.30.1.1) Heating value

Select from:
☑ Unable to confirm heating value

(7.30.1.2) MWh from renewable sources

0

(7.30.1.4) Total (renewable and non-renewable) MWh

0

Total energy consumption

(7.30.1.1) Heating value

Select from:
☑ Unable to confirm heating value

(7.30.1.2) MWh from renewable sources

3552

(7.30.1.3) MWh from non-renewable sources

8913

(7.30.1.4) Total (renewable and non-renewable) MWh

12465
[Fixed row]

(7.30.6) Select the applications of your organization’s consumption of fuel.

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	*Select from:* ☑ No
Consumption of fuel for the generation of heat	*Select from:* ☑ Yes
Consumption of fuel for the generation of steam	*Select from:* ☑ No
Consumption of fuel for the generation of cooling	*Select from:* ☑ No
Consumption of fuel for co-generation or tri-generation	*Select from:* ☑ No

[Fixed row]

(7.30.7) State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.

Sustainable biomass

(7.30.7.1) Heating value

Select from:
☑ HHV

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Other biomass

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Other renewable fuels (e.g. renewable hydrogen)

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Coal

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Oil

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Gas

(7.30.7.1) Heating value

Select from:
☑ HHV

(7.30.7.2) Total fuel MWh consumed by the organization

5455

(7.30.7.8) Comment

N/A

Other non-renewable fuels (e.g. non-renewable hydrogen)

(7.30.7.2) Total fuel MWh consumed by the organization

0

(7.30.7.8) Comment

N/A

Total fuel

(7.30.7.1) Heating value

Select from:
☑ HHV

(7.30.7.2) Total fuel MWh consumed by the organization

5455

(7.30.7.8) Comment

N/A
[Fixed row]

(7.30.9) Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.

Electricity

(7.30.9.1) Total Gross generation (MWh)

35567

(7.30.9.2) Generation that is consumed by the organization (MWh)

178

(7.30.9.3) Gross generation from renewable sources (MWh)

35357

(7.30.9.4) Generation from renewable sources that is consumed by the organization (MWh)

178

Heat

(7.30.9.1) Total Gross generation (MWh)

0

(7.30.9.2) Generation that is consumed by the organization (MWh)

0

(7.30.9.3) Gross generation from renewable sources (MWh)

0

(7.30.9.4) Generation from renewable sources that is consumed by the organization (MWh)

0

Steam

(7.30.9.1) Total Gross generation (MWh)

0

(7.30.9.2) Generation that is consumed by the organization (MWh)

0

(7.30.9.3) Gross generation from renewable sources (MWh)

0

(7.30.9.4) Generation from renewable sources that is consumed by the organization (MWh)

0

Cooling

(7.30.9.1) Total Gross generation (MWh)

0

(7.30.9.2) Generation that is consumed by the organization (MWh)

0

(7.30.9.3) Gross generation from renewable sources (MWh)

0

(7.30.9.4) Generation from renewable sources that is consumed by the organization (MWh)

0
[Fixed row]

(7.30.14) Provide details on the electricity, heat, steam, and/or cooling amounts that were accounted for at a zero or near-zero emission factor in the market-based Scope 2 figure reported in 7.7.

Row 1

(7.30.14.1) Country/area

Select from:

☑ United Kingdom of Great Britain and Northern Ireland

(7.30.14.2) Sourcing method

Select from:

☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:

☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

2259

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ United Kingdom of Great Britain and Northern Ireland

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:
☑ Yes

(7.30.14.9) Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

2019

(7.30.14.10) Comment

N/A

Row 2

(7.30.14.1) Country/area

Select from:
☑ Czechia

(7.30.14.2) Sourcing method

Select from:
☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:
☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:
☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

18

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ Czechia

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A

Row 3

(7.30.14.1) Country/area

Select from:

☑ France

(7.30.14.2) Sourcing method

Select from:

☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:

☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

207

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ France

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A

Row 4

(7.30.14.1) Country/area

Select from:

☑ Germany

(7.30.14.2) Sourcing method

Select from:

☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:

☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

209

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ Germany

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A

Row 5

(7.30.14.1) Country/area

Select from:
☑ Italy

(7.30.14.2) Sourcing method

Select from:
☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:
☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:
☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

282

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:
☑ Italy

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:
☑ No

(7.30.14.10) Comment

N/A

Row 6

(7.30.14.1) Country/area

Select from:
☑ Netherlands

(7.30.14.2) Sourcing method

Select from:
☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:
☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify :Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

22

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ Netherlands

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A

Row 7

(7.30.14.1) Country/area

Select from:

☑ Poland

(7.30.14.2) Sourcing method

Select from:

☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:

☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

491

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ Poland

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A

Row 8

(7.30.14.1) Country/area

Select from:

☑ Spain

(7.30.14.2) Sourcing method

Select from:

☑ Retail supply contract with an electricity supplier (retail green electricity)

(7.30.14.3) Energy carrier

Select from:

☑ Electricity

(7.30.14.4) Low-carbon technology type

Select from:

☑ Renewable energy mix, please specify **:**Solar, wind and hydropower.

(7.30.14.5) Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

64

(7.30.14.6) Tracking instrument used

Select from:

☑ GO

(7.30.14.7) Country/area of origin (generation) of the low-carbon energy or energy attribute

Select from:

☑ Spain

(7.30.14.8) Are you able to report the commissioning or re-powering year of the energy generation facility?

Select from:

☑ No

(7.30.14.10) Comment

N/A
[Add row]

(7.30.16) Provide a breakdown by country/area of your electricity/heat/steam/cooling consumption in the reporting year.

Czechia

(7.30.16.1) Consumption of purchased electricity (MWh)

35

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

35.00

France

(7.30.16.1) Consumption of purchased electricity (MWh)

406

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

406.00

Germany

(7.30.16.1) Consumption of purchased electricity (MWh)

410

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

43

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

453.00

Italy

(7.30.16.1) Consumption of purchased electricity (MWh)

552

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

552.00

Netherlands

(7.30.16.1) Consumption of purchased electricity (MWh)

44

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

44.00

Poland

(7.30.16.1) Consumption of purchased electricity (MWh)

962

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

962.00

Spain

(7.30.16.1) Consumption of purchased electricity (MWh)

125

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

125.00

United Kingdom of Great Britain and Northern Ireland

(7.30.16.1) Consumption of purchased electricity (MWh)

4430

(7.30.16.2) Consumption of self-generated electricity (MWh)

0

(7.30.16.4) Consumption of purchased heat, steam, and cooling (MWh)

0

(7.30.16.5) Consumption of self-generated heat, steam, and cooling (MWh)

0

(7.30.16.6) Total electricity/heat/steam/cooling energy consumption (MWh)

4430.00
[Fixed row]

(7.45) Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.

Row 1

(7.45.1) Intensity figure

0.000004

(7.45.2) Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

3110

(7.45.3) Metric denominator

Select from:
☑ unit total revenue

(7.45.4) Metric denominator: Unit total

749000000

(7.45.5) Scope 2 figure used

Select from:

☑ Market-based

(7.45.6) % change from previous year

31

(7.45.7) Direction of change

Select from:

☑ Decreased

(7.45.8) Reasons for change

Select all that apply

☑ Change in renewable energy consumption

☑ Other emissions reduction activities

☑ Change in revenue

(7.45.9) Please explain

In 2023 we continued to move many of our electricity supply contracts to zero carbon tariffs. In 2023 we installed 15MW of solar capacity, taking our total installed capacity to 59MW. The vast majority of the carbon reduction thereby achieved is attributable to our tenants' consumption (SEGRO Scope 3), but a small amount is consumed in SEGRO-responsible spaces. We have continued to drive improvements in energy efficiency through our refurbishments and new builds. Our revenue figure also increased 12% from 2022 to 2023, which will have contributed to this reduction in intensity.

Row 2

(7.45.1) Intensity figure

0.000293

(7.45.2) Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

3110

(7.45.3) Metric denominator

Select from:

☑ square meter

(7.45.4) Metric denominator: Unit total

10626039

(7.45.5) Scope 2 figure used

Select from:

☑ Market-based

(7.45.6) % change from previous year

28

(7.45.7) Direction of change

Select from:

☑ Decreased

(7.45.8) Reasons for change

Select all that apply

☑ Change in renewable energy consumption

☑ Other emissions reduction activities

(7.45.9) Please explain

In 2023 we continued to move many of our electricity supply contracts to zero carbon tariffs. We have continued to drive improvements in energy efficiency through our refurbishments and new builds. In 2023 we installed 15MW of solar capacity, taking our total installed capacity to 59MW. The vast majority of the carbon reduction thereby achieved is attributable to our tenants' consumption (SEGRO Scope 3), but a small amount is consumed in SEGRO-responsible spaces.
[Add row]

(7.53) Did you have an emissions target that was active in the reporting year?

Select all that apply

☑ Absolute target

(7.53.1) Provide details of your absolute emissions targets and progress made against those targets.

Row 1

(7.53.1.1) Target reference number

Select from:

☑ Abs 1

(7.53.1.2) Is this a science-based target?

Select from:

☑ Yes, we consider this a science-based target, and we have committed to seek validation of this target by the Science Based Targets initiative in the next two years

(7.53.1.4) Target ambition

Select from:

☑ 1.5°C aligned

(7.53.1.5) Date target was set

01/01/2020

(7.53.1.6) Target coverage

Select from:

☑ Organization-wide

(7.53.1.7) Greenhouse gases covered by target

Select all that apply

☑ Carbon dioxide (CO2)

☑ Methane (CH4)

☑ Nitrous oxide (N2O)

(7.53.1.8) Scopes

Select all that apply

☑ Scope 1

☑ Scope 2

☑ Scope 3

(7.53.1.9) Scope 2 accounting method

Select from:

☑ Market-based

(7.53.1.10) Scope 3 categories

Select all that apply

☑ Scope 3, Category 13 – Downstream leased assets

(7.53.1.11) End date of base year

12/31/2020

(7.53.1.12) Base year Scope 1 emissions covered by target (metric tons CO2e)

1401

(7.53.1.13) Base year Scope 2 emissions covered by target (metric tons CO2e)

2088

(7.53.1.26) Base year Scope 3, Category 13: Downstream leased assets emissions covered by target (metric tons CO2e)

308626

(7.53.1.31) Base year total Scope 3 emissions covered by target (metric tons CO2e)

308626.000

(7.53.1.32) Total base year emissions covered by target in all selected Scopes (metric tons CO2e)

312115.000

(7.53.1.33) Base year Scope 1 emissions covered by target as % of total base year emissions in Scope 1

100

(7.53.1.34) Base year Scope 2 emissions covered by target as % of total base year emissions in Scope 2

100

(7.53.1.47) Base year Scope 3, Category 13: Downstream leased assets emissions covered by target as % of total base year emissions in Scope 3, Category 13: Downstream leased assets (metric tons CO2e)

100

(7.53.1.52) Base year total Scope 3 emissions covered by target as % of total base year emissions in Scope 3 (in all Scope 3 categories)

46.72

(7.53.1.53) Base year emissions covered by target in all selected Scopes as % of total base year emissions in all selected Scopes

47

(7.53.1.54) End date of target

12/31/2030

(7.53.1.55) Targeted reduction from base year (%)

42

(7.53.1.56) Total emissions at end date of target covered by target in all selected Scopes (metric tons CO2e)

181026.700

(7.53.1.57) Scope 1 emissions in reporting year covered by target (metric tons CO2e)

1403

(7.53.1.58) Scope 2 emissions in reporting year covered by target (metric tons CO2e)

1707

(7.53.1.71) Scope 3, Category 13: Downstream leased assets emissions in reporting year covered by target (metric tons CO2e)

251058

(7.53.1.76) Total Scope 3 emissions in reporting year covered by target (metric tons CO2e)

251058.000

(7.53.1.77) Total emissions in reporting year covered by target in all selected scopes (metric tons CO2e)

254168.000

(7.53.1.78) Land-related emissions covered by target

Select from:

☑ No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

(7.53.1.79) % of target achieved relative to base year

44.20

(7.53.1.80) Target status in reporting year

Select from:

☑ Underway

(7.53.1.82) Explain target coverage and identify any exclusions

This is our main carbon reduction target, which we refer to as our 'corporate and customer' target. This target covers all SEGRO Scope 12 emissions and the Scope 3 downstream emissions from spaces occupied by our tenants - 'downstream leased assets'.

(7.53.1.83) Target objective

This is our main carbon reduction target, which we refer to as our 'corporate and customer' target. The objective is to drive down overall emissions from our buildings. We have taken the decision to include our customers' emissions in our spaces as part of our main carbon reduction target – this reflects our desire to not let carbon emissions 'fall through the gap' between landlord and tenant.

(7.53.1.84) Plan for achieving target, and progress made to the end of the reporting year

Increased renewable energy purchasing and generation on-site. Improved energy efficiency within existing estate through refurbishment and all new builds to at least EPC B-Grade rating and BREEAM Excellent (or equivalent).

(7.53.1.85) Target derived using a sectoral decarbonization approach

Select from:

☑ No

[Add row]

(7.54) Did you have any other climate-related targets that were active in the reporting year?

Select all that apply

☑ No other climate-related targets

(7.55) Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.

Select from:

☑ Yes

(7.55.1) Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	*0*	*`Numeric input*
To be implemented	*0*	*0*
Implementation commenced	*0*	*0*
Implemented	*24*	*99.79*
Not to be implemented	*0*	*`Numeric input*

[Fixed row]

(7.55.2) Provide details on the initiatives implemented in the reporting year in the table below.

Row 1

(7.55.2.1) Initiative category & Initiative type

Low-carbon energy generation

☑ Solar PV

(7.55.2.2) Estimated annual CO2e savings (metric tonnes CO2e)

99.79

(7.55.2.3) Scope(s) or Scope 3 category(ies) where emissions savings occur

Select all that apply

☑ Scope 2 (market-based)

☑ Scope 3 category 13: Downstream leased assets

(7.55.2.4) Voluntary/Mandatory

Select from:

☑ Voluntary

(7.55.2.5) Annual monetary savings (unit currency – as specified in C0.4)

675000

(7.55.2.6) Investment required (unit currency – as specified in C0.4)

17000000

(7.55.2.7) Payback period

Select from:

☑ >25 years

(7.55.2.8) Estimated lifetime of the initiative

Select from:

☑ >30 years

(7.55.2.9) Comment

Revenue from SEGRO-owned PV panels installed in 2023 covering customer-occupied spaces (Scope 3) and a small proportion of spaces for which SEGRO is responsible (Scope 2). This reflects cases where SEGRO sells the energy to the occupier or feeds surplus energy into the national grid and includes local or national subsidies. In other cases, PV-generated energy is provided to customers as part of their rent. This revenue is not recorded here as it is not possible to disaggregate it from underlying rent.
[Add row]

(7.55.3) What methods do you use to drive investment in emissions reduction activities?

Row 1

(7.55.3.1) Method

Select from:
☑ Dedicated budget for energy efficiency

(7.55.3.2) Comment

SEGRO does not have a dedicated budget for energy efficiency measures, each project is assessed on a project-by-project basis. However, SEGRO is increasing its funding for retrofitting its British, Polish, French and German assets with energy efficiency and renewable energy technologies across the business. This is a significant increase on previous annual funding and is in addition to the energy efficiency and renewable technology projects in its development.

Row 2

(7.55.3.1) Method

Select from:
☑ Financial optimization calculations

(7.55.3.2) Comment

Financial optimization calculations help build the business case for SEGRO's energy efficiency and climate change mitigation investment. A thorough analysis of the financial business case is conducted to determine financial savings and payback in instances deemed appropriate to go beyond regulatory requirements. Typically, SEGRO's investment strategy focuses on an IRR of 6% or more; IRR's for carbon-saving projects only have to achieve an IRR of 5% to meet the hurdle.

Row 3

(7.55.3.1) Method

Select from:

☑ Dedicated budget for other emissions reduction activities

(7.55.3.2) Comment

SEGRO has a separate renewable energy budget in the UK, which we use to provide renewable energy projects at no capex costs to the occupier / prospective.

Row 4

(7.55.3.1) Method

Select from:

☑ Compliance with regulatory requirements/standards

(7.55.3.2) Comment

Regulatory compliance is an important driver in SEGRO's emissions reduction activities. Given the relatively high levels of energy and climate change related regulation within the geographies of operation there are often legal requirements to take progressive steps to mitigate emissions through building design and operation. Financial optimization calculations (see next method) are used to determine the extent to which it is prepared to invest, to exceed regulatory requirements such as Part L Building Regulations in the UK, the Energy Savings and Opportunities Scheme and Minimum Energy Efficiency Standards.

Row 5

(7.55.3.1) Method

Select from:

☑ Employee engagement

(7.55.3.2) Comment

A significant part of the role of the Sustainability Manager is to engage with SEGRO's employees across all of its regions to ensure that they fully understand and react to the targets and actions which are corporately being driven forward to reduce emissions. Additionally, the Sustainability Manager has been working to develop SEGRO's intranet which is used to house and communicate information about operational efficiency.
[Add row]

(7.72) Does your organization assess the life cycle emissions of new construction or major renovation projects?

(7.72.1) Assessment of life cycle emissions

Select from:
☑ Yes, both qualitative and quantitative assessment

(7.72.2) Comment

All developments now must conduct a life cycle assessment on the build to ascertain the embodied carbon value of each build. This is calculated using 1-Click software.
[Fixed row]

(7.72.1) Provide details of how your organization assesses the life cycle emissions of new construction or major renovation projects.

(7.72.1.1) Projects assessed

Select from:
☑ All new construction and major renovation projects

(7.72.1.2) Earliest project phase that most commonly includes an assessment

Select from:

☑ Pre-design phase

(7.72.1.3) Life cycle stage(s) most commonly covered

Select from:

☑ Whole life

(7.72.1.4) Methodologies/standards/tools applied

Select all that apply

☑ One Click LCA

(7.72.1.5) Comment

N/A
[Fixed row]

(7.72.2) Can you provide embodied carbon emissions data for any of your organization’s new construction or major renovation projects completed in the last three years?

(7.72.2.1) Ability to disclose embodied carbon emissions

Select from:

☑ Yes

(7.72.2.2) Comment

In 2023 the embodied carbon of our new developments and major refurbishments was 196,855 tonnes. This was calculated using 1-click software, with a small proportion being estimated from spend data using best-practice conversion factors. We also report an embodied carbon intensity measure, for 2023 this was 348 kgCO2e per square meter of completed floor area.
[Fixed row]

(7.72.3) Provide details of the embodied carbon emissions of new construction or major renovation projects completed in the last three years.

Row 1

(7.72.3.1) Year of completion

2023

(7.72.3.2) Property sector

Select from:
☑ Industrial

(7.72.3.3) Type of project

Select from:
☑ New construction

(7.72.3.4) Project name/ID (optional)

-

(7.72.3.5) Life cycle stage(s) covered

Select from:
☑ Whole life

(7.72.3.6) Normalization factor (denominator)

Select from:
☑ IPMS 2 – Industrial

(7.72.3.7) Denominator unit

Select from:

☑ square meter

(7.72.3.8) Embodied carbon (kg/CO2e per the denominator unit)

348

(7.72.3.9) % of new construction/major renovation projects in the last three years covered by this metric (by floor area)

90

(7.72.3.10) Methodologies/standards/tools applied

Select all that apply

☑ One Click LCA

(7.72.3.11) Comment

N/A

Row 2

(7.72.3.1) Year of completion

2022

(7.72.3.2) Property sector

Select from:

☑ Industrial

(7.72.3.3) Type of project

Select from:

☑ New construction

(7.72.3.4) Project name/ID (optional)

-

(7.72.3.5) Life cycle stage(s) covered

Select from:

☑ Whole life

(7.72.3.6) Normalization factor (denominator)

Select from:

☑ IPMS 2 – Industrial

(7.72.3.7) Denominator unit

Select from:

☑ square meter

(7.72.3.8) Embodied carbon (kg/CO2e per the denominator unit)

353

(7.72.3.9) % of new construction/major renovation projects in the last three years covered by this metric (by floor area)

90

(7.72.3.10) Methodologies/standards/tools applied

Select all that apply

☑ One Click LCA

(7.72.3.11) Comment

N/A

Row 3

(7.72.3.1) Year of completion

2021

(7.72.3.2) Property sector

Select from:
☑ Industrial

(7.72.3.3) Type of project

Select from:
☑ New construction

(7.72.3.4) Project name/ID (optional)

-

(7.72.3.5) Life cycle stage(s) covered

Select from:
☑ Whole life

(7.72.3.6) Normalization factor (denominator)

Select from:
☑ IPMS 2 – Industrial

(7.72.3.7) Denominator unit

Select from:
☑ square meter

(7.72.3.8) Embodied carbon (kg/CO2e per the denominator unit)

391

(7.72.3.9) % of new construction/major renovation projects in the last three years covered by this metric (by floor area)

90

(7.72.3.10) Methodologies/standards/tools applied

Select all that apply

☑ One Click LCA

(7.72.3.11) Comment

N/A
[Add row]

(7.73) Are you providing product level data for your organization’s goods or services?

Select from:

☑ No, I am not providing data

(7.74) Do you classify any of your existing goods and/or services as low-carbon products?

Select from:

☑ Yes

(7.74.1) Provide details of your products and/or services that you classify as low-carbon products.

Row 1

(7.74.1.1) Level of aggregation

Select from:

☑ Product or service

(7.74.1.2) Taxonomy used to classify product(s) or service(s) as low-carbon

Select from:

☑ No taxonomy used to classify product(s) or service(s) as low carbon

(7.74.1.3) Type of product(s) or service(s)

Buildings construction and renovation

☑ Other, please specify **:**Low-embodied Carbon Buildings

(7.74.1.4) Description of product(s) or service(s)

We consider our buildings to have low embodied carbon. In 2021, SEGRO demonstrated leadership in the real estate sector by setting a corporate-level embodied carbon intensity target. Since our 2020 baseline, we have reduced the average embodied carbon intensity of our developments by 13%. We are actively engaging with our design teams to ensure that Lifecycle Assessment calculations are built into RIBA stages 1-4 to ensure that the embodied carbon of the designs are visible and that opportunities to reduce embodied carbon are evaluated and realised. All buildings over 5,000 m2 undergo LCA calculations, and all calculations are externally verified by a third party.

(7.74.1.5) Have you estimated the avoided emissions of this low-carbon product(s) or service(s)

Select from:

☑ Yes

(7.74.1.6) Methodology used to calculate avoided emissions

Select from:

☑ Other, please specify **:**Our own calculations.

(7.74.1.7) Life cycle stage(s) covered for the low-carbon product(s) or services(s)

Select from:

☑ Cradle-to-grave

(7.74.1.8) Functional unit used

kgCO2e/m2 of completed lettable area

(7.74.1.9) Reference product/service or baseline scenario used

Previous years' embodied carbon intensities.

(7.74.1.10) Life cycle stage(s) covered for the reference product/service or baseline scenario

Select from:
☑ Cradle-to-grave

(7.74.1.11) Estimated avoided emissions (metric tons CO2e per functional unit) compared to reference product/service or baseline scenario

48

(7.74.1.12) Explain your calculation of avoided emissions, including any assumptions

We compare our most recent embodied carbon intensity figures to previous years.

(7.74.1.13) Revenue generated from low-carbon product(s) or service(s) as % of total revenue in the reporting year

12
[Add row]

(7.76) Does your organization manage net zero carbon buildings?

Select from:
☑ Yes

(7.76.1) Provide details of the net zero carbon buildings under your organization's management in the reporting year.

Row 1

(7.76.1.1) Property sector

Select from:

☑ Industrial

(7.76.1.2) Definition(s) of net zero carbon applied

Select all that apply

☑ National/local green building council standard(s), please specify :UKGBC

(7.76.1.3) % of net zero carbon buildings in the total portfolio (by floor area)

2

(7.76.1.4) Have any of the buildings been certified as net zero carbon?

Select from:

☑ No

(7.76.1.7) Comment

N/A
[Add row]

(7.77) Did your organization complete new construction or major renovations projects designed as net zero carbon in the last three years?

Select from:

☑ Yes

(7.77.1) Provide details of new construction or major renovations projects completed in the last 3 years that were designed as net zero carbon.

Row 1

(7.77.1.1) Property sector

Select from:
☑ Industrial

(7.77.1.2) Definition(s) of net zero carbon applied

Select all that apply
☑ National/local green building council standard, please specify :UKGBC

(7.77.1.3) % of net zero carbon buildings in the total number of buildings completed in the last 3 years

2

(7.77.1.4) Have any of the buildings been certified as net zero carbon?

Select from:
☑ No

(7.77.1.7) Comment

N/A
[Add row]

(7.79) Has your organization canceled any project-based carbon credits within the reporting year?

Select from:
☑ No

C11. Environmental performance - Biodiversity

(11.3) Does your organization use biodiversity indicators to monitor performance across its activities?

	Does your organization use indicators to monitor biodiversity performance?
	Select from: ☑ No, we do not use indicators, but plan to within the next two years

[Fixed row]

C13. Further information & sign off

(13.1) Indicate if any environmental information included in your CDP response (not already reported in 7.9.1/2/3, 8.9.1/2/3/4, and 9.3.2) is verified and/or assured by a third party?

	Other environmental information included in your CDP response is verified and/or assured by a third party
	Select from: ☑ Yes

[Fixed row]

(13.1.1) Which data points within your CDP response are verified and/or assured by a third party, and which standards were used?

Row 1

(13.1.1.1) Environmental issue for which data has been verified and/or assured

Select all that apply

☑ Climate change

(13.1.1.2) Disclosure module and data verified and/or assured

Environmental performance – Climate change

☑ Allocation of emissions to customers

☑ Emissions breakdown by country/area

☑ Progress against targets

(13.1.1.3) Verification/assurance standard

General standards

☑ ISAE 3000

(13.1.1.4) Further details of the third-party verification/assurance process

SLR has undertaken an independent assurance of SEGRO's 2022-2023 greenhouse gas (GHG) emissions data against the WRI/WBCSD Greenhouse Gas Protocol, 2015 revised edition, and the appropriate GHG conversion factors for company reporting as published by UK Department for Environment, Food and Rural Affairs (DEFRA), Association of Issuing Bodies European Residual Mixes 2020 and the International Energy Agency (IEA), along with supplier-specific emissions factors. The data assured relates to SEGRO's owned and leased facilities under its operational control across all geographies, for the reporting period 01 October 2022-30 September 2023. Please note that this reporting period does not align with SEGRO's financial year. We have set our sustainability year back by a year to allow for the lag in data and still meet our reporting deadlines. We use this 'set back' reporting period as an estimate for our financial reporting period. We are intending to align our reporting periods from 2024 onwards as we have upgraded our data management systems and processes. SEGRO is entirely and solely responsible for the production and publication of the data assured, and SLR for its assurance. This engagement was performed in accordance with the International Standard on Assurance Engagement (ISAE) 3000 (Assurance Engagements other than Audits or Reviews of Historical Financial Information). GHG quantification is subject to inherent uncertainty due to factors such as incomplete scientific knowledge about the global warming potential of different GHGs and uncertainty around the models and parameters used in estimating GHG emissions. SLR has complied with the requirements for independence, professional ethics and quality control as stipulated by ISAE 3000 (2020) Requirement 3a and 3b.

(13.1.1.5) Attach verification/assurance evidence/report (optional)

Independent Assurance of SEGRO's 2022_2023 GHG Emissions Data.pdf
[Add row]

(13.3) Provide the following information for the person that has signed off (approved) your CDP response.

(13.3.1) Job title

Chief Executive Officer

(13.3.2) Corresponding job category

Select from:

☑ Chief Executive Officer (CEO)

[Fixed row]