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Environmental management objectives and targets

2025



Introduction

Our 2025 environmental objectives and targets have been set in accordance with ISO 14001:2015. These objectives and targets will be monitored and reviewed throughout the year to achieve continual improvement in the environmental performance of our properties. These objectives and targets are relevant to the 51 properties included within our Environmental Management System (EMS). A list of these can be found in Appendix A.

To set our objectives and targets we have considered our most material environmental and social issues that:

- Have a potential positive or negative impact on the environment.
- Consider our environmental risks and opportunities.
- Align with our overarching sustainability strategies.
- These objectives and targets will ensure that we continue to:
- Drive continuous improvements in the performance of our EMS properties.
- Reduce the environmental impact of our EMS properties.
- Minimise risks to our EMS properties.
- Respond to the expectations of our stakeholders, in particular occupiers.

Whilst we will maintain ownership and accountability for the objectives and targets set, support will be provided by external consultancies. They will be involved in implementing the objectives and targets and collecting data to enable progress reporting. These external consultancies include our:

- Managing agent.
- Sustainability consultants.
- Energy bureau.

The deadline for our objectives and targets to be completed is the end of December 2025, unless stated otherwise.

Objective 1: To reduce our emissions footprint and decarbonise our operations.

Associated Targets:

- 1A: To increase AMR (Automatic Meter Reading) coverage to 100% across all landlord electricity and gas supplies, at applicable multi-let office, industrial and retail properties.
- 1B: To monitor and consider ways to reduce energy consumption across the EMS properties.
- 1C: To source landlord's electricity supply contracts from sub-hourly time-matched REGOs from October 2025.
- 1D: To promote the increase of on-site renewable energy generation where feasible.

Objective 2: To reduce water consumption.

Associated Targets:

- 2A: To increase AMR coverage across our landlord water supplies, subject to acceptable costs.
- 2B: To monitor and consider ways to reduce water consumption across the EMS properties.

Objective 3: To reduce the environmental impact of waste generation.

Associated Targets:

- 3A: To monitor the rate of waste recycling and waste to energy.
- 3B: To maintain food waste segregation at all applicable multi-let office properties
- 3C: To achieve 100% waste diversion from landfill.

Objective 4: To minimise the greenhouse gas potential from the provision of facilities management services.

Associated Targets:

- 4A: To monitor usage of refrigerants in the provision of cooling operations and report on the Global Warming Potential (GWP) of any leakage.
- 4B: To aim to minimise leakage rate through effective monitoring and maintenance.
- 4C: To consider replacement of high-GWP refrigerants with low-GWP equivalents during property refurbishment projects.

Objective 5: To increase occupier engagement on sustainability matters.

Associated Targets:

- 5A: To undertake occupier engagement meetings across all applicable EMS properties, at a minimum of every six months.
- 5B: To distribute an Environmental Awareness Calendar for occupants at all EMS properties, to inform occupiers about various global sustainability events such as Earth Hour, World Environmental Day and Zero Waste Week.

Objective 6: To increase levels of biodiversity.

Associated Targets:

- 6A: To implement 50 new biodiversity initiatives.

Objective 7: To monitor the environmental performance of our EMS properties.

Associated Targets:

- 7A: To implement Sustainability Improvement Plans at all applicable EMS properties which monitor various sustainability performance measures. These may vary from Electric Vehicle charging points to health and wellbeing initiatives.

Appendix A: EMS Properties

1. 1 Gloucester Place, Brighton
2. 1, New York Street, Manchester
3. 10 Chiswell Street, London
4. 12-13 Henrietta Street, London
5. 1-3 Long Acre & 20 Garrick Street, London
6. 15/18 Rathbone Place, London
7. 151 Shaftesbury Avenue, London
8. 2 City Place, Gatwick
9. 200 Hammersmith Road, London
10. 24/26 Hills Road, Cambridge
11. 25 Soho Square, London
12. 25 Wilton Road, London
13. 3 Hardman Square Spinningfields, Manchester
14. 45 Church Street Birmingham
15. 6 Warwick Street, London
16. 85-87 Jermyn Street, London
17. Atlantic Industrial Complex, Bootle
18. Aurora Finzel's Reach, Bristol
19. Braywick Gate, Maidenhead
20. Cambridge Research Park (only 5 multi-let buildings), Cambridge
21. Dragon Court, London
22. Elstree Distribution Park, Elstree Way
23. Lower Precinct Shopping Centre, Coventry
24. Minton Place, Windsor
25. Peninsular House, London
26. Renaissance, 9-16 Dingwall Road, Croydon
27. Space, Kings Court, 68 Chertsey Road, Woking
28. Trident Industrial Estate, Pindar Road, Hoddesdon
29. Vision Park - Sovereign House, Victory House, Enterprise House, Conqueror House & Endeavour House, Cambridge
30. Vitro House, 60-63 Fenchurch Street, London
31. 44 - 45 Great Marlborough Street, London
32. The Distillery, 1 & 2 Avon Street, Bristol
33. Kings Norton Business Centre, Birmingham
34. Blakelands Industrial Estate, Milton Keynes
35. Ashford Industrial Estate (formerly Mereside Park & 1-16 & 17 26 Shield Road), Bedford
36. Abingdon Business Park, Abingdon
37. Pipp's Hill Retail Park, Basildon
38. Overton Park, Peterborough
39. Brackmills Industrial Estate, Northampton
40. Chessington Park Industrial Estate, London
41. Phoenix Trade Park, Brentford
42. Southbury Road, Enfield
43. Longwater Retail Park, Norwich
44. Stafford Cross Industrial Estate, Stafford
45. The Birches Trading Estate, East Grinstead
46. Rydon Lane Retail Park, Exeter
47. Crownhill Retail Park, Plymouth
48. Harrier Park, Peterborough
49. Horizon Shopping Park, Farnborough
50. Gallows Corner Retail Park, Colchester Road, Romford
51. Plymouth Gateway Retail Park, Plymouth

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