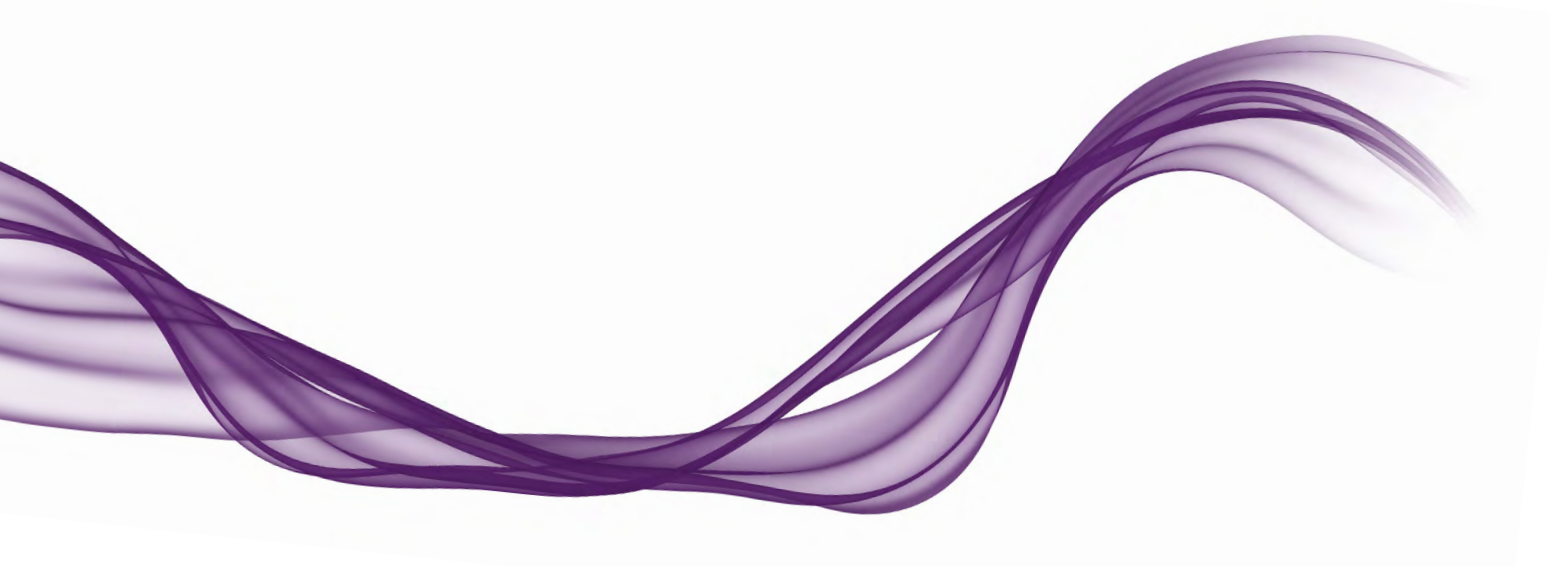


Environmental management objectives and targets

January 2024



Introduction

Our 2024 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 54 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 agents.
- Sustainability consultants.
- Energy bureaus.

The deadline for our objectives and targets to be completed is the end of December 2024, unless stated otherwise.

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

Associated Targets:

- 1A: To increase AMR 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 100% REGO-backed renewable energy sources.

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 of any leakage.
- 4B: To aim to minimise leakage rate through effective monitoring and maintenance.

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.
- 6B: To establish a baseline of existing biodiversity values across all EMS properties.

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

Associated Targets:

- 7A: To implement ESG Continuous Improvement Plans at all applicable EMS properties which monitor various sustainability performance measures. These can 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. 41 Eastcheap, London
15. 45 Church Street Birmingham
16. 6 Warwick Street, London
17. 85-87 Jermyn Street, London
18. Atlantic Industrial Complex, Bootle
19. Aurora Finzel's Reach, Bristol
20. Braywick Gate, Maidenhead
21. Cambridge Research Park (only 5 multi-let buildings), Cambridge
22. Capital Court, Uxbridge
23. Dragon Court, London
24. Elstree Distribution Park, Elstree Way
25. Greenwood House, Chelmsford
26. Lower Precinct Shopping Centre, Coventry
27. Minton Place, Windsor
28. Peninsular House, London
29. Renaissance, 9-16 Dingwall Road, Croydon
30. Space, Kings Court, 68 Chertsey Road, Woking
31. Trident Industrial Estate, Pindar Road, Hoddesdon
32. Vision Park - Sovereign House, Victory House, Enterprise House, Conqueror House & Endeavour House, Cambridge
33. Vitro House, 60-63 Fenchurch Street, London
34. 44 - 45 Great Marlborough Street, London
35. The Distillery, 1 & 2 Avon Street, Bristol
36. Kings Norton Business Centre, Birmingham
37. Blakelands Industrial Estate, Milton Keynes
38. Ashford Industrial Estate (formerly Mereside Park & 1-16 & 17 26 Shield Road), Bedford
39. Abingdon Business Park, Abingdon
40. Pipp's Hill Retail Park, Basildon
41. Overton Park, Peterborough
42. Brackmills Industrial Estate, Northampton
43. Chessington Park Industrial Estate, London
44. Phoenix Trade Park, Brentford
45. Southbury Road, Enfield
46. Longwater Retail Park, Norwich
47. Stafford Cross Industrial Estate, Stafford
48. The Birches Trading Estate, East Grinstead
49. Rydon Lane Retail Park, Exeter
50. Crownhill Retail Park, Plymouth
51. Harrier Park, Peterborough
52. Horizon Shopping Park, Farnborough
53. Gallows Corner Retail Park, Colchester Road, Romford
54. Plymouth Gateway Retail Park, Plymouth

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