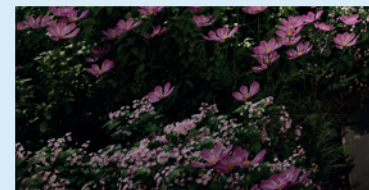




Sustainability at Grosvenor

Guidance for Agents



GROSVENOR



At Grosvenor, we are committed to tackling the climate crisis and harnessing the power of community.

Introduction

We have set ourselves some of the most stretching targets in the property sector and this impacts every aspect of how we will do business today and in the future. By enhancing our understanding of sustainability, we will be better placed to create, invest and manage places that benefit people, the economy and the environment for the next century, not just this one.

We commit to drastically reducing emissions and waste across all our activities, while increasing biodiversity throughout our portfolio. We acknowledge we simply will not be able to deliver these goals without collaboration, so we will work with our partners through our value chain to accelerate positive environmental and social impact.

To drive the conversation and differentiate our places, we want to better communicate our sustainability credentials and those of our buildings to customers from the point of first engagement. This information booklet is designed to help the agents we work with communicate this vision to customers.

The guide includes:

- A summary of Grosvenor's approach to sustainability.
- A list of the key sustainability criteria for occupiers that we would like agents to understand and consider when marketing our buildings.
- A list of key sustainability terms and definitions to assist in explaining the key features of the buildings.

Our approach to sustainability

Zero carbon

We are committed to reducing our **absolute emissions by at least 52% by 2030** across our entire value chain, encompassing emissions associated with both our direct corporate activities and those associated with our occupiers, suppliers and the materials used in our developments.

To aid in the transition to a low-carbon economy, all new developments are delivered natural gas free. For our existing buildings, our **£90m retrofit fund** will remove gas boilers and install retrofit measures to increase energy efficiency. We procure 100% renewable electricity for our company facilities and for our occupiers on our green leases.

Reducing our emissions at source will always remain our priority. However, due to the long-term nature of credible offset credits, we are accelerating our approach to carbon offsetting. By 2025, we will be **carbon neutral** across our entire carbon footprint.

Zero waste

We are working towards circularity through adopting its key principles throughout our value chain.

By 2025, our developments will have **embodied carbon of less than 500 kgCO₂e/m²**. This requires us to take a thoughtful approach to procurement and waste management, prioritising retention over demolition, re-use, recycling and trialling innovations such as renting models and material passports. For both construction and operational waste, we aim to send **zero non-hazardous waste to landfill** and continue to work with our partners to reduce volume at source

We are delivering the first project championing this level of circularity this year - Holbein Gardens, and continue to challenge our design teams to innovate and lead in this area.

Valuing Nature

We are committed to delivering a **significant biodiversity net gain** as part of new developments and within the management of our existing assets by 2030. Using the Biodiversity 3.0 metric to assess our current green assets and guided our strategy, we are focusing on the requirements of localised habitats and will have tailored plans for supporting key species identified for each area.

For new developments, biodiversity will be integrated within the design from the outset and for both development and existing assets, we are striving to create and maintain a wide range of habitat types considerate of a changing climate and the ways in which they can improve the functionality and sustainability of a space, as well as its connectivity to other green space.

Transformative partnerships

Our footprint encompasses many of the activities of our occupiers, suppliers and other stakeholders. It is therefore crucial we work together if we are to achieve our ambitious sustainability goals.

Grosvenor have developed a number of open source tools to help facilitate a shared commitment to sustainability with our partners and peers. This includes our **Carbon Pathway to 2030, Offset Strategy, Sustainable Development Brief and Supply Chain Charter** as well as guidance documents for our occupiers and agents. By making these publicly accessible, we hope they will be used and adapted by our partners suitable for their own use, thereby improving consistency and helping to raise the threshold of performance across the industry.

Contact us at sustainability@grosvenor.com

Visit our sustainability site here



Over the following pages you will find:

SUSTAINABILITY CRITERIA

EXAMPLE SUSTAINABILITY CREDENTIALS

GLOSSARY OF TERMS

COMMON SUSTAINABILITY CERTIFICATIONS

There's a significant opportunity for companies to drive their ESG targets through smart real estate decisions. We want to better communicate our credentials and those of our buildings to customers from the point of first engagement.

Building-Specific Credentials

Grosvenor will communicate the benefits of our buildings during the marketing phase under the following sub-headings.

SUSTAINABILITY CRITERIA	WHY IS THIS RELEVANT? <i>The below outlines potential rationale for including the specific criteria (this is not exhaustive)</i>
Sustainability certifications achieved or targeted (e.g. WELL, BREEAM, SmartScore, WiredScore)	Showcases the sustainability credentials of our buildings and ongoing sustainable operation and monitoring of buildings; benchmarking standards; clarity of message to occupiers; partnering with bodies to find cutting edge solutions. See next page for more detail on specific certifications
Biodiversity and green enhancements (green roofs and Urban Greening Factor)	Biophilia and a connection with nature is proven to be beneficial to wellbeing, and and maintains invaluable ecosystem services.
Sustainable materials and material re-use	This reduces the embodied carbon and waste that goes into construction or retrofits. The construction industry is a significant contributor to global emissions. Reductions in emissions through procurement of materials and adaptation of existing materials has a significant effect on reducing the carbon footprint of a building.
Structure retention	Adaptive reuse of existing features and structures has a clear and direct impact on the reduction in embodied energy required to procure new materials for construction. E.g. demolition and new-build vs retaining existing structural framework and façade. This also benefits urban character and historical narrative (heritage listing, neighbourhood identity).
Powering the building	Two-fold, in that renewable energy directly cuts emissions from reliance on fossil fuels in the atmosphere and can also improve the indoor built environment with optimal building performance by implementing renewable technologies
How has air quality been addressed within the building?	This will differ by scheme specification, but key points are quality of mechanical, electrical and plumbing systems to ensure air quality promotes well-being (productivity, quality of air, thermal comfort, less sick days, higher productivity) and assists with keeping a safe environment free from air-borne diseases/viruses.
Any sustainable lighting solutions (e.g. fenestration, LEDs)	Reducing energy use and making the most of natural systems (daylight control, solar glazing / shading, natural ventilation). Benefits operating costs as well as occupant wellbeing and comfort.
Whether deliveries can be consolidated	Reduces carbon footprint beyond the built footprint by targeting emissions involved with the logistics required to operate the building. Consolidation not only ensures a building runs smoothly but has a direct benefit to emissions and urban congestion beyond the building's walls (EV vehicles, set times for collection and distribution).
How the building and surrounding area facilitate active / low carbon transport	Encourages building occupants to use sustainable transportation methods for travel to/from work by actively promoting cycling and walking. Providing best in-class infrastructure for occupant well being.

**EXAMPLE OF SUSTAINABILITY CRITERIA HIGHLIGHTED
IN A SUSTAINABLE DEVELOPMENT PROJECT FOR
PROSPECTIVE OCCUPIERS**

Each criteria chosen to be communicated to the prospective occupiers will be supported by a clear rationale / evidence from the design or asset management team.



**Holbein Gardens
Sloane Square**



1 Cross Laminated Timber Structure
for the extension reducing upfront embodied carbon emissions



2 Extensive greenery
providing significant biodiversity gain



3 Photovoltaic panels
at roof level to generate additional electricity



4 Smart ventilation
strategy for balancing user comfort and energy performance



5 Improved fenestration
to optimise natural daylight, reduce artificial lighting requirements and energy demands



6 Accessible terrace
areas with food growing opportunities for building users



7 Extensive landscaping
at ground floor improving ecological value and contributing to improved local air quality



8 Retained existing structure
and reuse of steelwork to reduce embodied carbon emissions



9 Reclaimed raised access flooring
reducing upfront embodied carbon emissions



10 Feature reception wall
contributing to improved internal air quality



11 Reclaimed brickwork
with lime based mortar for improved disassembly



12 Enhanced cycle storage
and end of trip facilities for users



13 Dual environmental certification
BREEAM Outstanding and WELL Gold



14 All electric heating and cooling
solution with 100% green energy procurement



15 Blue roof
attenuation to reduce surface water runoff and risk of localised flooding

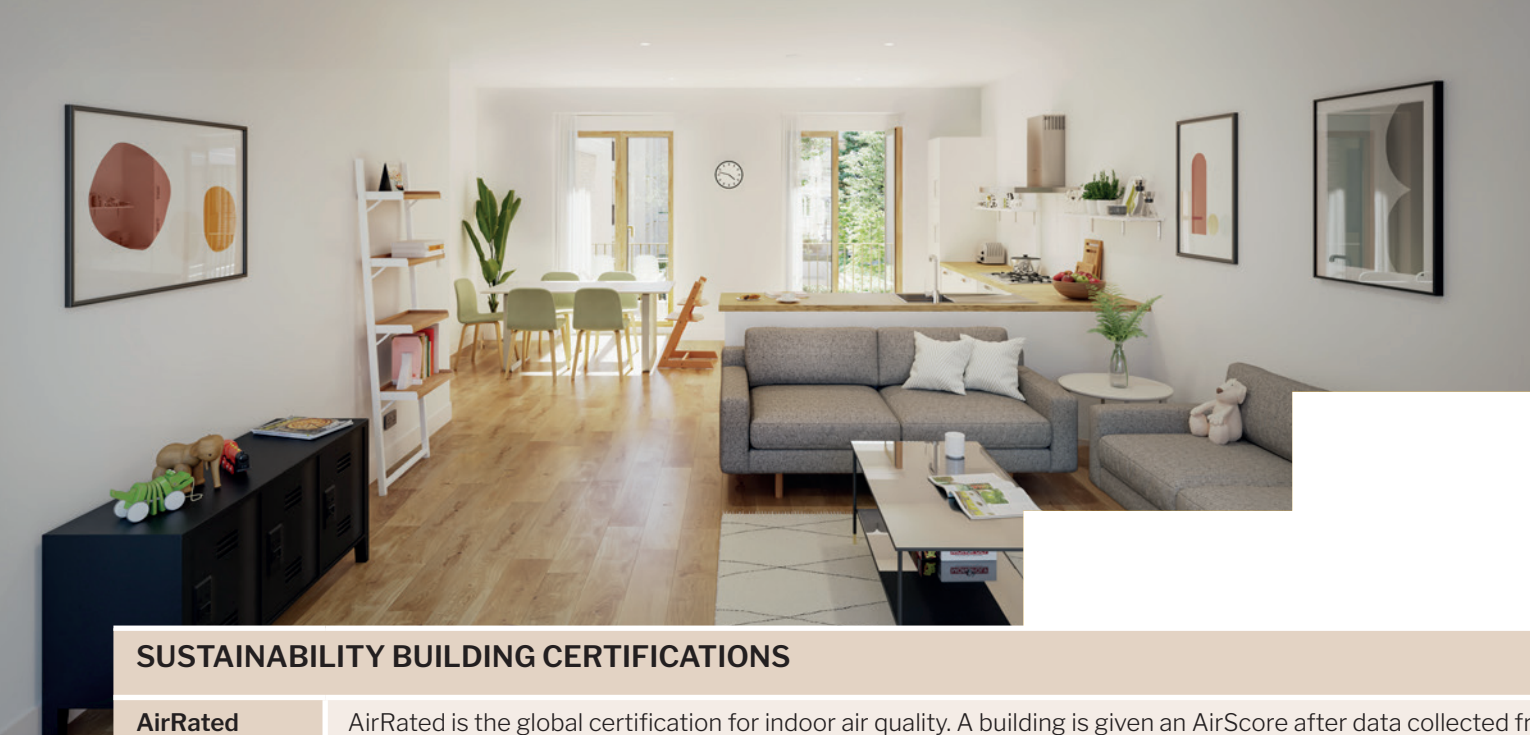


16 Exposed concrete slabs and columns
to improve thermal mass and passive design performance

GLOSSARY OF KEY SUSTAINABILITY TERMS

Biodiversity Increase	Increasing both the range and number of species in a given environment, as well as increasing the area of nature-supporting habitats through conservation, re-wilding and habitat creation.
Carbon Neutral	When the amount of greenhouse gases that are produced is balanced by offsetting them through nature based solutions like tree planting or restoration of peat bogs. This is different from net zero carbon as it does not involve a reduction in emissions, solely offsetting them.
Carbon Offsetting	Activities which remove and/or reduce carbon emitted into the atmosphere. Offsetting provides an opportunity, beyond emission reductions, to tackle climate change and support the UK and global transition to net zero carbon. View GBI's offsetting strategy here .
Climate Positive/ Carbon Negative	Climate positive, or carbon negative, means that an activity goes beyond achieving net zero carbon emissions to actually create an environmental benefit by removing additional carbon dioxide from the atmosphere.
Cross Laminated Timber (CLT)	CLT is a building material that is made by gluing layers of wooden panelling together. It is a sustainable building material due to its ability to absorb CO ₂ in the growing process as well storing it within the timber during its lifetime. Other beneficial properties include being lightweight, with high soundproofing, air tightness and fire safety.
Embodied Carbon	The emissions from the manufacture and production of materials and products, construction processes, transport and in general all emissions involved in the lifecycle of products and services.
Net Zero Carbon	A state at which the amount of greenhouse gases emitted to the atmosphere is equal to the amount removed. This can be achieved by reducing emissions as much as possible whilst the remaining ongoing emissions are offset by removal methods. The World Green Building Council definition of a net zero carbon building is one that is highly energy efficient and fully powered from on-site and/or off-site renewable energy sources.
Operational Carbon	The emissions associated with the use of a building. This could include space heating, lighting, demolition, water supply and treatment and waste from buildings and infrastructure while in use. Operational carbon improvements should lead to reduced resource consumption therefore reducing costs for the occupier.
Urban Greening Factor	A tool that evaluates and quantifies the amount and quality of urban greening that a development scheme or building provides to inform decisions about appropriate levels of greening (e.g. green walls, roofs and planting) in new developments.
Whole Life Carbon	The total greenhouse emissions released through the full life-cycle of a building, including initial demolition, development, operation and end-of-life disassembly. This includes both the operational and embodied carbon of a development or building.
Zero Waste	Zero waste means sending no waste to landfill or to an incinerator and ensuring no discharges to land, water or air that threaten the environment or human health. This can be achieved through redesigning the manufacturing process and reducing, reusing and recycling resources.

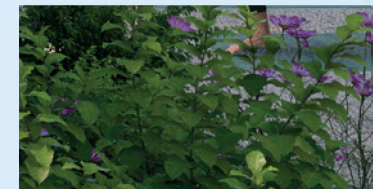
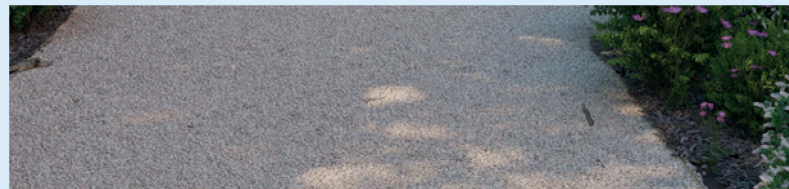
* NB this list isn't exhaustive.



SUSTAINABILITY BUILDING CERTIFICATIONS

AirRated	AirRated is the global certification for indoor air quality. A building is given an AirScore after data collected from sensor technology is compared to industry best practice and aligned with current medical research. Parameters which are measured include humidity, temperature and pollutants. Find out more here.
NABERS	A sustainability rating system for the built environment. It provides a rating from one to six stars based on a building's efficiency in relation to energy, water, waste and the indoor environment. Find out more here.
WiredScore	WiredScore is a rating system for how well a building serves the occupiers needs for digital connectivity and provides access to technologies. Find out more here.
SmartScore	SmartScore Certification provides clarity on what constitutes a smart building, guidance on how to achieve this status and proof of the value it adds to the asset. A smart building is one that uses technology to enable efficient and economical use of resources while creating a safe and comfortable environment for occupants. Find out more here.
BREEAM	BREEAM is an international scheme from the Building Research Establishment that provides independent third party certification of the assessment of the sustainability performance of individual buildings, communities and infrastructure projects. Find out more here.
Passivhaus Standard	Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany and can be certified through an exacting quality assurance process. Find out more here.
WELL	The WELL Certification is a rating system that focusses on the human aspects of a development. It includes strategies that aim to advance health and well-being by setting performance standards for design interventions, operation protocols and policies. Find out more here.
EPC Rating	The rating given to a property based on its energy efficiency used primarily for prospective occupiers to estimate the cost of their energy bills. It also provides guidance on how to improve the rating through efficiency measures, which can reduce fuel consumption and associated greenhouse gas emissions. Find out more here.

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