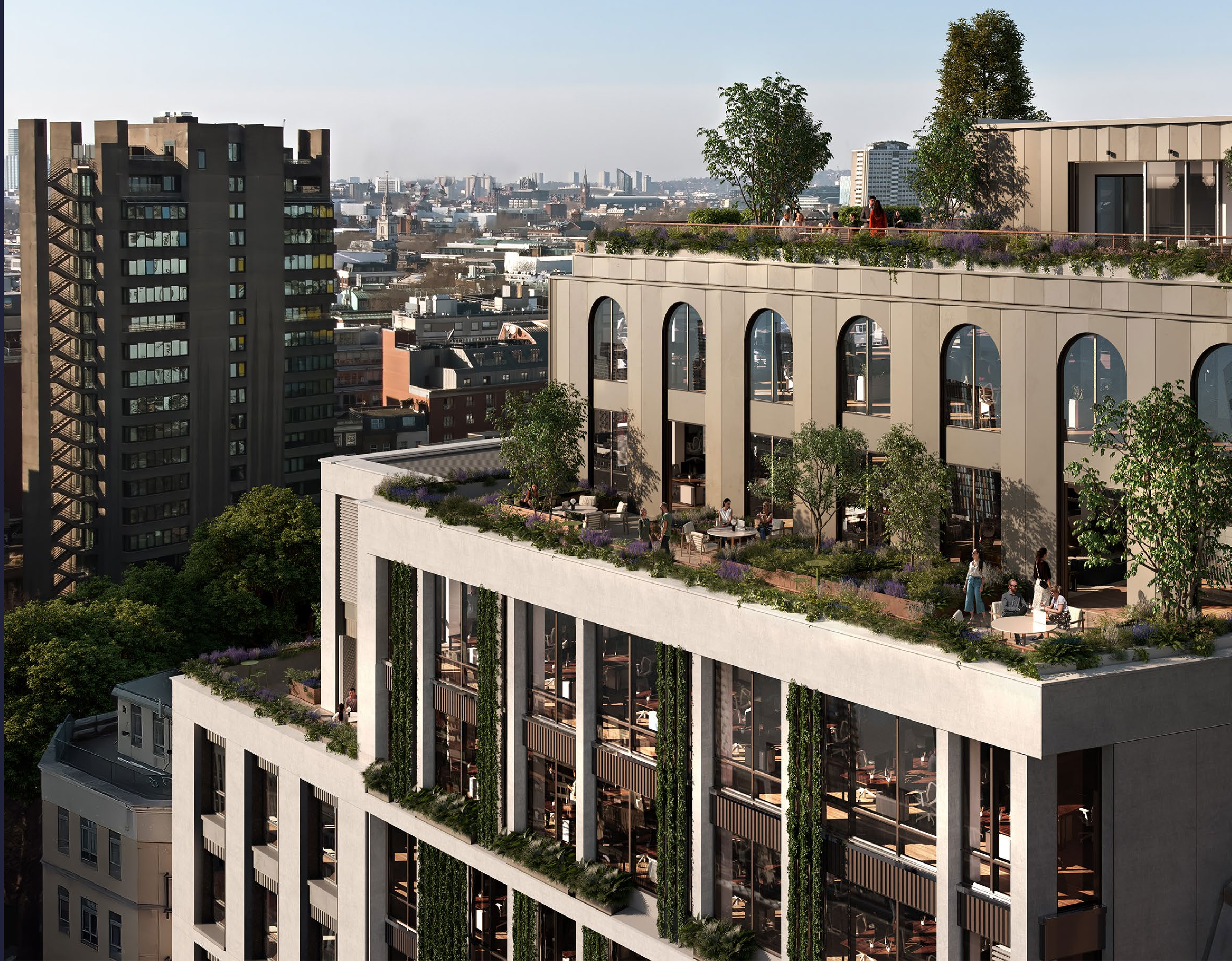
CASTLEFORGE



ESG Report 2025

CONTENTS

A WORD FROM OUR PARTNERS

At Castleforge, we believe that responsible investment is fundamental to delivering long-term value – for our investors, our occupiers, and the communities in which we operate. ESG is not simply a broad pledge to be more sustainable; it is a guiding principle embedded in our decision-making and day-to-day operations.

Across all asset classes, we focus on creating and improving places, products, and platforms that are fit for the future – enhancing the built environment, supporting economic opportunity, and contributing to a more sustainable and inclusive society. Whether through repositioning underutilised assets, the integration of sustainable design and materials, or the development of accessible workplaces and housing, we aim to ensure that each investment delivers measurable environmental and social benefit alongside strong financial performance.

This approach is exemplified in two of our largest developments. At 75 London Wall, we are pursuing a retrofit-first strategy, retaining nearly 90% of the existing structure and reusing materials such as the original limestone façade, significantly reducing embodied carbon. The scheme targets BREEAM Outstanding, WELL Platinum and NABERS 5* ratings, while incorporating renewable energy, green roofs, and over 20,000 sq ft of landscaped terraces to enhance biodiversity and occupier wellbeing.

75 London Wall
London

Similarly, at 1 Golden Lane, we are delivering a highly sustainable refurbishment and extension that retains the majority of the existing building fabric, incorporates circular economy principles – including the reuse of structural steel- and targets net zero operational carbon alongside leading sustainability certifications. The scheme also introduces extensive urban greening and community-focused spaces, reinforcing the link between environmental performance and social value.

Beyond the built environment, we are committed to delivering positive social impact. Through our residential platform, we provide professionally managed, affordable homes, including key worker accommodation. We continue to invest in the communities in which we operate through our Local Charter and targeted initiatives – from delivering community space at 1 Golden Lane to supporting charitable partnerships and fundraising activities across our portfolio.

Our people are central to delivering this strategy. We are committed to fostering an inclusive and supportive culture, reflected in initiatives such as our participation in the 10,000 Black Interns programme, expanded engagement through education and skills initiatives, and ongoing employee engagement and ESG training.

We continue to strengthen the frameworks underpinning our approach. As a signatory to the Principles for Responsible Investment and a member of the Net Zero Asset Managers initiative we align with global best practice. Our Net Zero policy sets a clear pathway to reduce emissions, supported by robust reporting frameworks. We also participate in the Global Real Estate Sustainability Benchmark (GRESB), with the Isambard UK office portfolio achieving a five-star rating and a score of 89/100 for the 2024 assessment, reflecting consistent year-on-year improvement since our first assessment in 2021.

This report outlines the progress we have made over the past year. While we are proud of what has been achieved, we remain focused on continuous improvement and delivering meaningful, measurable impact as our platform evolves.

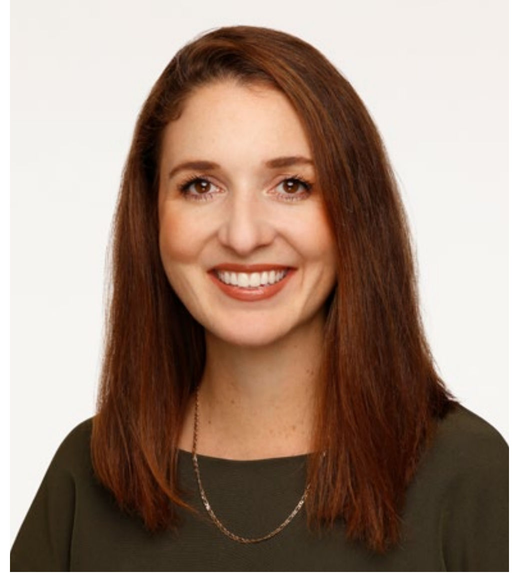
We welcome any feedback at esg@castleforge.com

Best wishes
Julian Feldman, Michael Kovacs and Adam MacLeod

1 Golden Lane
London

INTRODUCING THE CASTLEFORGE ESG COMMITTEE

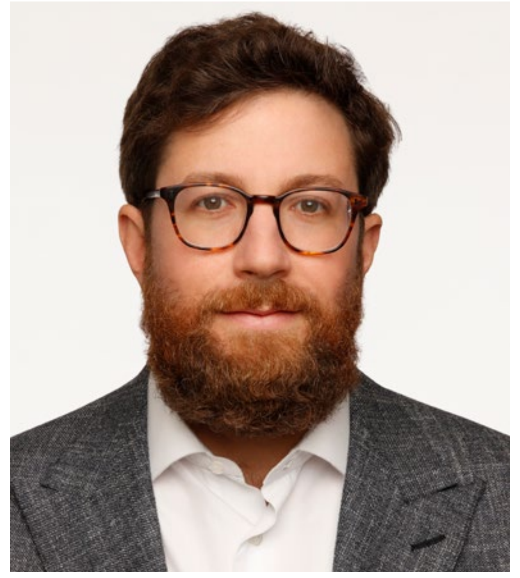
Our dedicated ESG Committee meets every quarter to track our commitments and activities across the business, with interim working group meetings.



Lauren Brownlow
Head of People

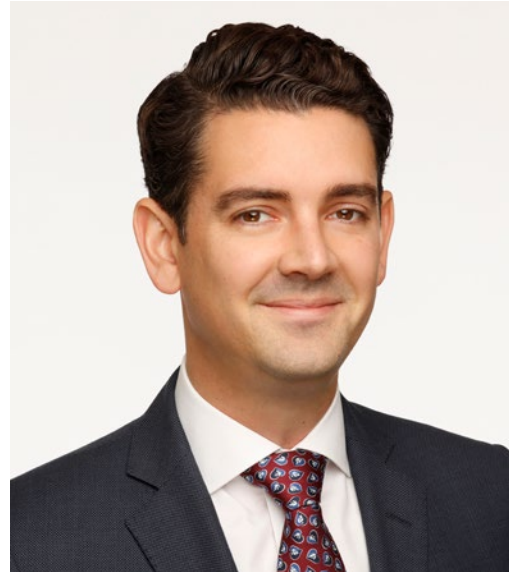
Kirstin Dunn
Legal Counsel

Julian Feldman
Partner



Michael Kovacs
Founding Partner

Adam MacLeod
Partner



Matt Reid
Head of Development and Asset Management

Laura Ruthven
Head of Investor Relations

Neil Smith
CFO

2024: THE HEADLINES

GOVERNANCE

- Achieved a 5-star GRESB rating for the Isambard
- Advanced our Net Zero Policy, targeting net zero carbon emissions by 2050 or sooner
- Maintained our ESG framework, aligned to the ISO 14001 environmental management system.
- Maintained ISO 27001 cybersecurity certification
- Published updated compliance and best practice policies
- Exceeded the PRI median score for "Policy Governance and Strategy" and "Confidence Building Measures", scoring 4 out of 5 stars for each; improved our "Policy Governance and Strategy" score from 70 to 78. for the "Direct Real Estate" module, scored 3 out of 5 stars[1]

[1] Please refer to page 08 to review the complete Summary Scorecard.

2024: THE HEADLINES

BUILT ENVIRONMENT

- Pioneered the UK's first project to reuse structural steel from an existing building on the same site, at 1 Golden Lane, London, targeting the recovery and reuse of five tonnes of steel through deconstruction, de-fabrication, recertification, and refabrication
- Implemented a new 100% green energy contract with Ecotricity, aligning with UKGBC procurement standards and targeting a transition to time-backed REGO certificates as they become more widely available
- Implemented quarterly Asset ESG meetings across all sites, giving building managers a structured forum to engage tenants and support their ESG initiatives, whether linked to their occupation of the asset or broader fundraising campaigns

2024: THE HEADLINES

COMMUNITY

- Implemented our first Local Charter, setting out clear social impact objectives for the communities in which we operate

- Progressed delivery of dedicated community space at 1 Golden Lane, honouring the building's heritage as home to the Cripplegate Foundation, which historically provided charitable support to those in need

- Raised £20,000 for City Hospice Cardiff through a 200ft charity abseil at Brunel House, Cardiff, delivered in partnership with Adventures Wales — with the event set to return in July 2025

- Continued to support charities across the communities where we develop assets through our Employee Forum

- Partnered with tenants to deliver community-based charitable initiatives, including working alongside Mind at Brunel House, Cardiff, on their Homelessness awareness campaign

- Promoted local community events to tenants across the portfolio, including fun runs, mental health fundraisers, and homelessness charity events featured in the Yorkshire House, Leeds, monthly newsletter

2024:
THE HEADLINES

PEOPLE

- Launched our quarterly employee NPS pulse survey to regularly assess team sentiment and anonymised feedback
- Continued our support of the 10,000 Black Interns programme for the third year, providing paid industry placements to underrepresented candidates in asset management and private equity
- Hosted a company offsite to Madrid, where future strategies were discussed and carbon emissions minimised or offset with plans coordinated around options for walking and cycling around the city
- Continued our relationship with The Switch, an education charity in Tower Hamlets, by dedicating employee volunteer hours to deliver interview skills training for students, and participating in an Assessment Centre Practice Day with a local school, including delivering a presentation
- Completed company-wide ESG training to embed best practices across the business

PRINCIPLES FOR RESPONSIBLE INVESTMENT

Castleforge has been a UN PRI signatory since 2019. In 2023 and 2024 Castleforge reported publicly exceeding the PRI median score for "Policy Governance and Strategy" and "Confidence Building Measures" scoring 4 out of 5 stars for each.

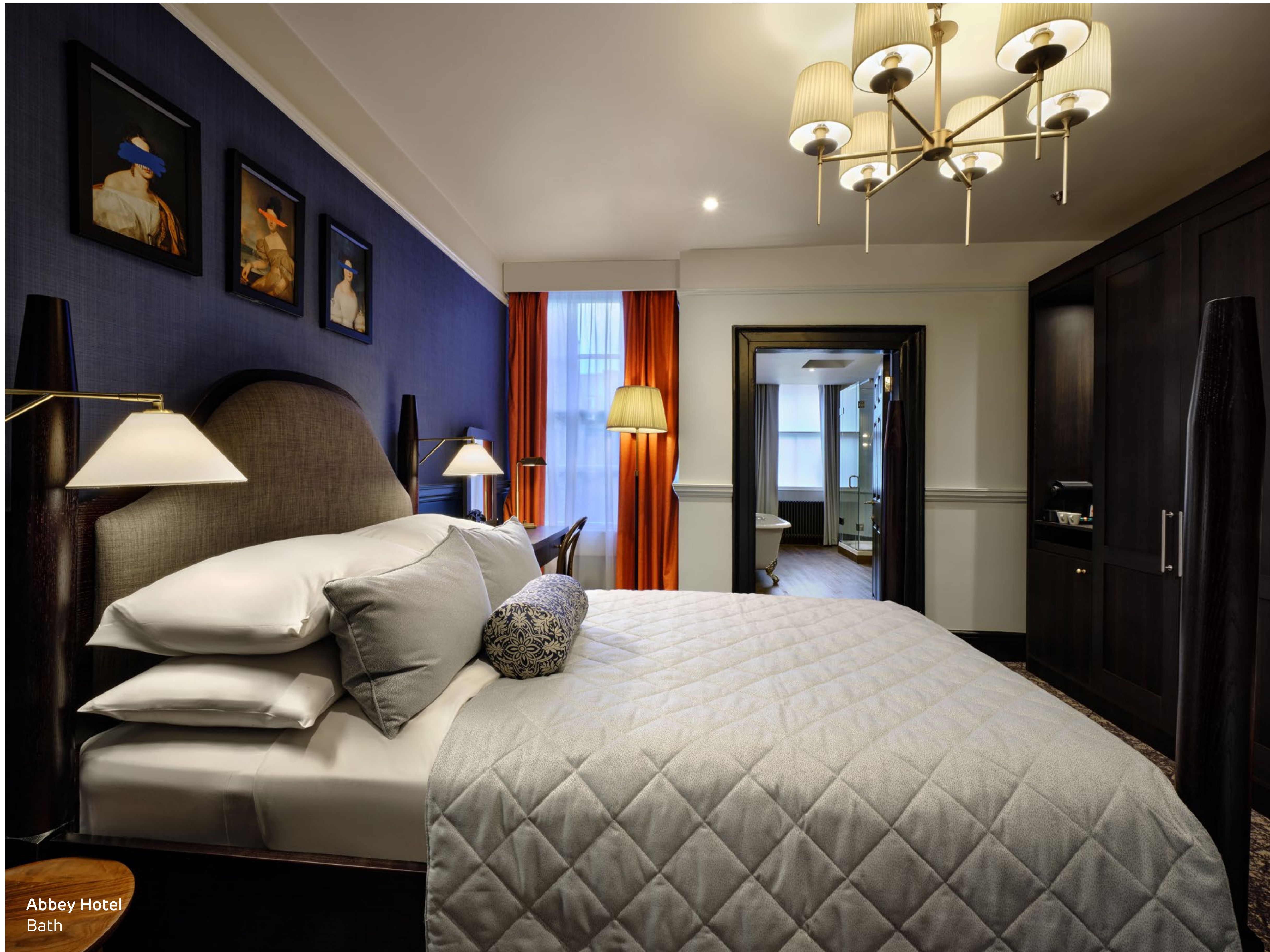
Furthermore, in 2024 Castleforge improved its "Policy Governance and Strategy" score from 70 to 78. For the "Direct Real Estate" module, Castleforge received 3 out of 5 stars.

PRI Median	Module Score

Module Score Star Score	AUM coverage	★☆☆☆☆ (0<=25%)	★★☆☆☆ (>25<=40%)	★★★☆☆ (>40<=65%)	★★★★☆ (>65<=90%)	★★★★★ (>90%)
Policy Governance and Strategy ★★★★☆					78	
Direct - Real Estate ★★★☆☆	>50%			56		
Confidence Building Measures ★★★★☆					80	

" Transparency and strong governance underpin our ESG approach. By aligning with frameworks, such as PRI, we provide stakeholders with clear, consistent insight into how sustainability considerations are embedded across our investment lifecycle and decision-making."

Laura Ruthven
Head of Investor Relations



Abbey Hotel
Bath

GLOBAL REAL ESTATE SUSTAINABILITY BENCHMARK

We achieved a 5-star rating, with a score of 89 points out of a possible 100 for the 2024 assessment of our Isambard portfolio.

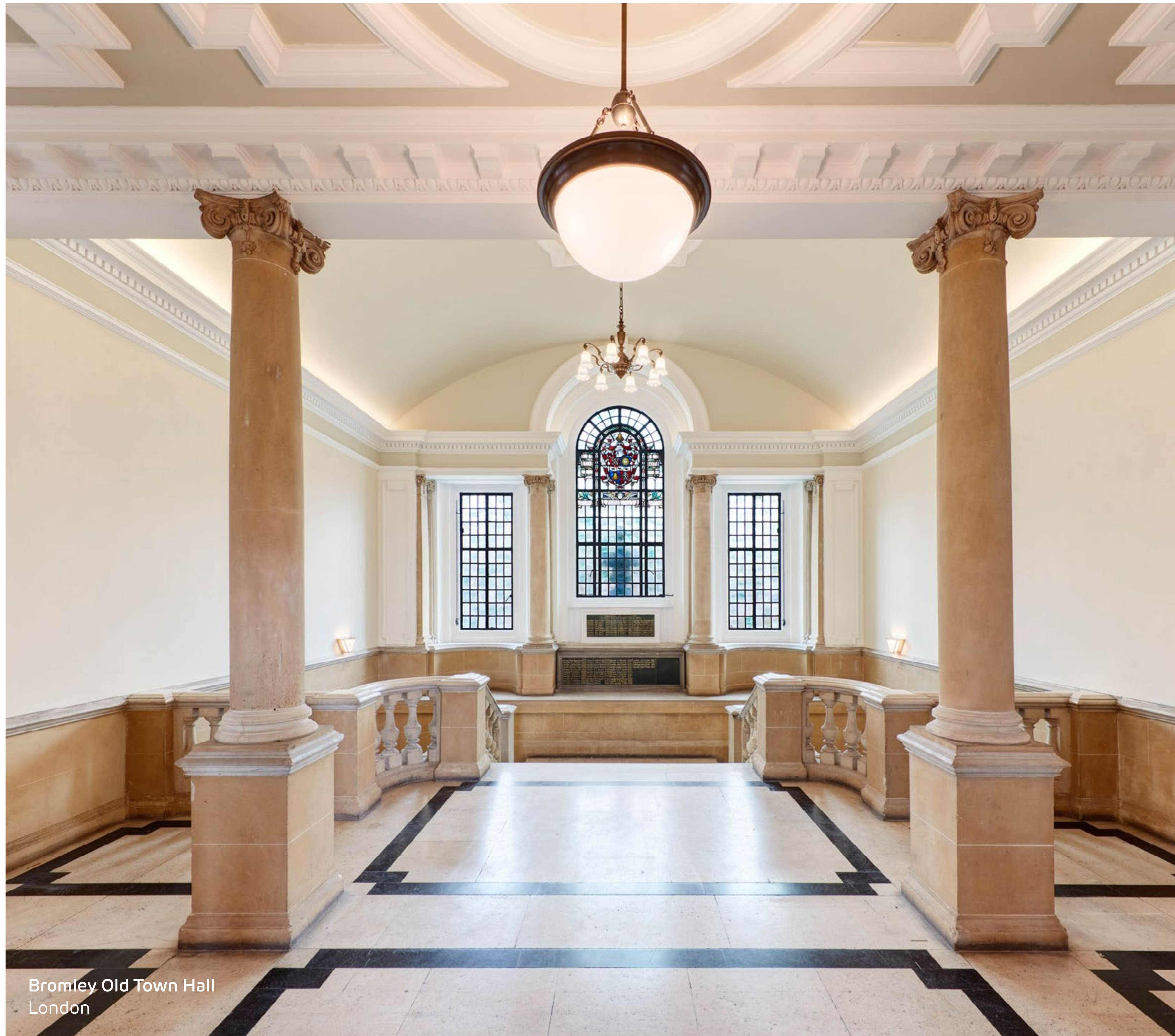
GRESB ★★★★★ 2024

This is an improvement from our score of 83 in 2023 and recognises how the assessment process has driven our decision-making in practice by identifying priority actions for our business.

We scored significantly higher than the industry average for funds of an equivalent size, scoring 54/62 for environmental, 18/18 for social impact and 17/20 for governance. Learning from the assessment process, our main areas of focus over the next year is to further improve the environmental performance of our investments. In this respect we have already rolled out green leases and started to use a waste management data platform (SavIQ) across all assets.

"Signing up to the Chancery Lane Project has provided invaluable access to resources and guidance on how to use legal drafting as a tool to incentivise and enforce decarbonisation which has influenced our approach across all standard form leases."

Kirstin Dunn
Legal Counsel



Bromley Old Town Hall
London

LOCAL CHARTER

CASTLEFORGE LOCAL CHARTER — PORTFOLIO IMPACT

Introduced in 2023, the Castleforge Local Charter sets out how we turn buildings into genuine community assets.

It is built around three guiding priorities – Wellbeing, Education, and Sustainable Growth – and provides a framework for measuring the impact created when landlords, tenants, and local partners work together.

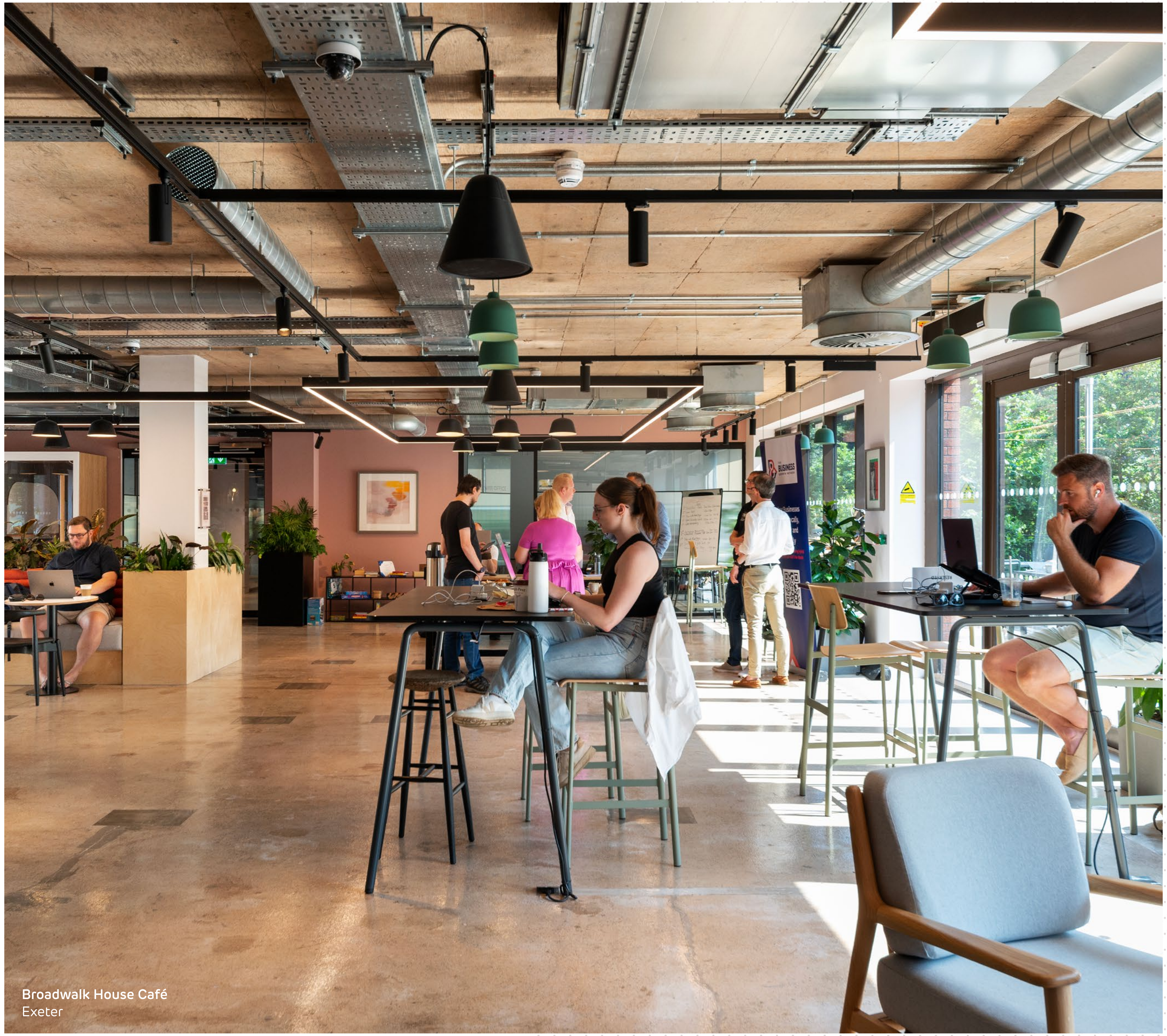
WELLBEING

EDUCATION

SUSTAINABLE GROWTH

Our experience shows that when these groups co-create initiatives, both social and environmental value can scale quickly and meaningfully.

In 2024 we continued to apply the Charter across our priority assets, using it to guide decision-making at site level and to hold ourselves accountable to clear social impact objectives. The Charter is a living document: it will continue be regularly updated to reflect changes to the portfolio and evolving best practice, ensuring it remains a practical tool rather than a static commitment.



Broadwalk House Café
Exeter

LOCAL CHARTER

WELLBEING

- **Purpose**
  Champion health, inclusion and quality of life in and around our buildings.
- **Typical Actions**
  Active-travel facilities, social connection events, health & safety excellence.

EDUCATION

- **Purpose**
  Grow knowledge, transparency and cultural engagement for tenants and neighbours.
- **Typical Actions**
  Live building-data displays, ESG training, community art & learning programmes.

SUSTAINABLE GROWTH

- **Purpose**
  Cut carbon and waste while nurturing local enterprise.
- **Typical Actions**
  Low-carbon retrofits, waste-minimisation, independent-trader pop-ups, responsible procurement.

WELLBEING IN ACTION:

BROADWALK HOUSE – EXETER

- Secure bike storage and showers encourage active commuting
- On-site café provides healthy food options and social opportunity
- Strict no-smoking policy and robust health-and-safety protocols keep the workplace clean and safe
- Charity events and quiz nights ran monthly to raise money for local organisations

Yorkshire House Café
Leeds

Broadwalk House Café
Exeter

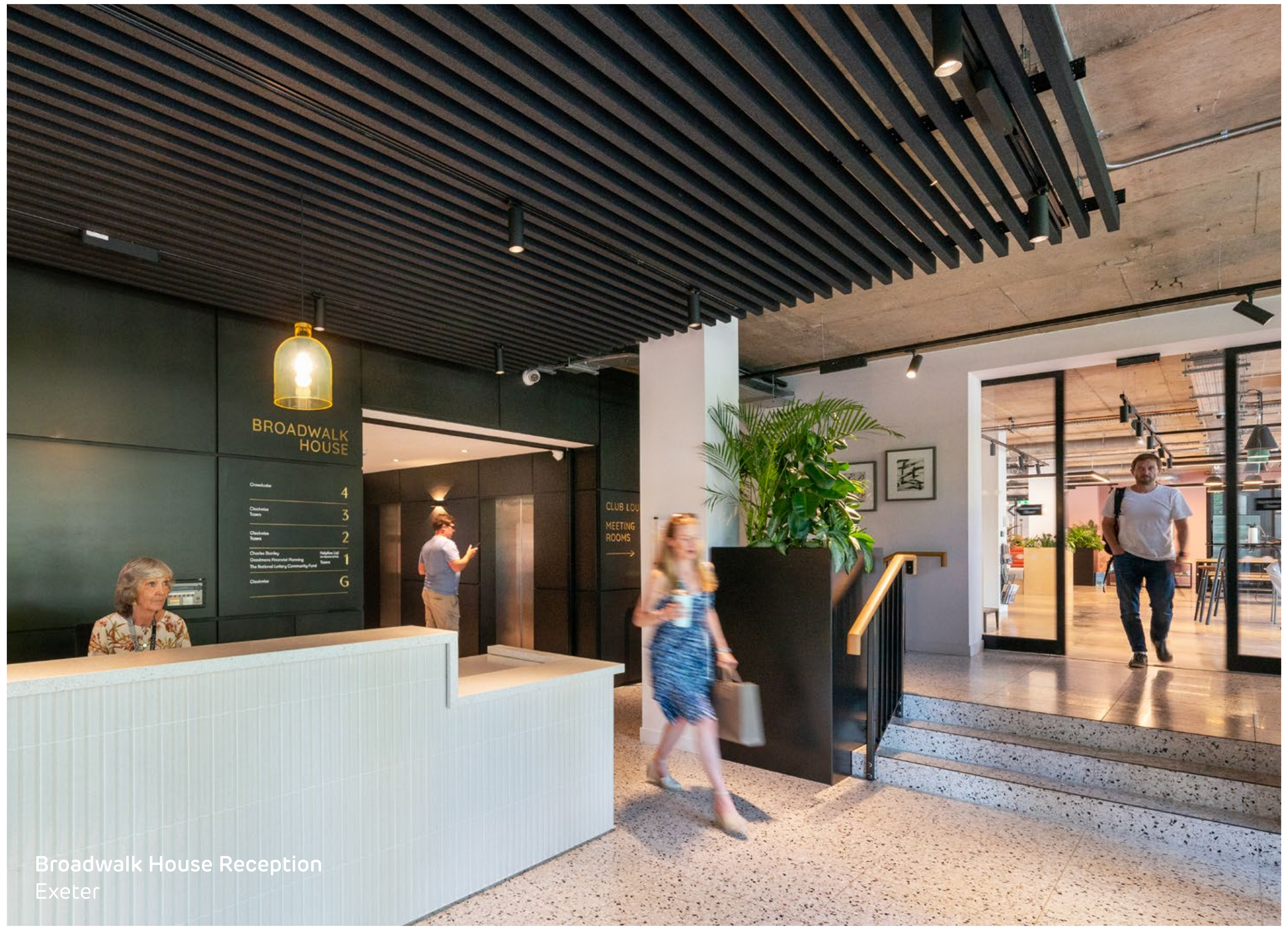
YORKSHIRE HOUSE – LEEDS

- Secure bike storage and showers encourage active commuting
- Active Score Gold accreditation for active-travel excellence
- On-site health and wellbeing sessions offered multiple times during the year
- Summer wellness walks (docks & canal) led by the community co-ordinator
- Cycle September & Leeds Bike Week campaigns promoted through newsletters and posters
- Newsletter & Community measuring
- Local runs, family walks and park events
- Monthly book club continuing to run to deepen social cohesion

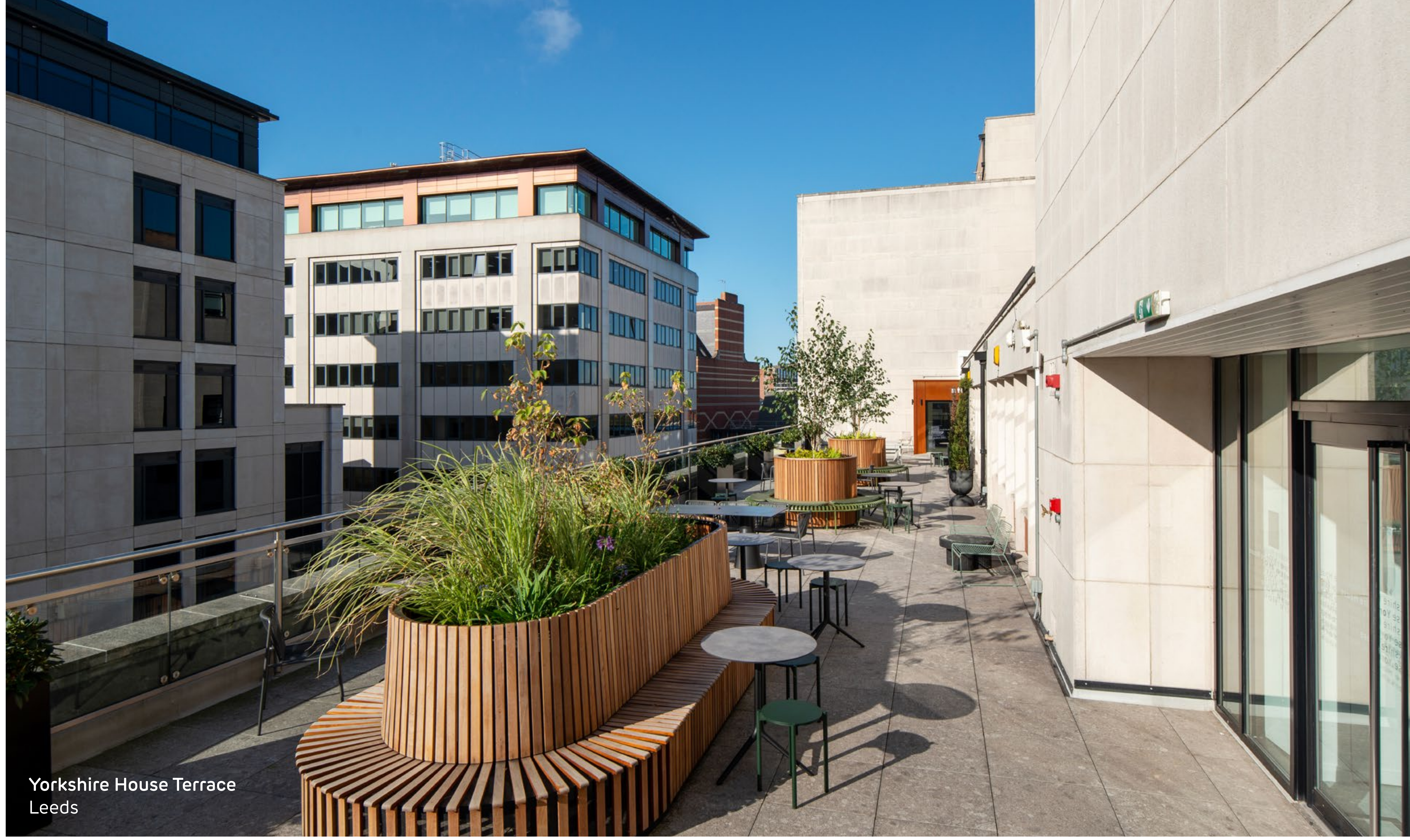
DRIVING EDUCATION & AWARENESS:

BROADWALK HOUSE – EXETER

- Quarterly tenant meetings keep dialogue open
- Savills ESG policy displayed prominently in reception
- All on-site Savills staff trained in ESG principles
- On-site recycling scheme with clear tenant guidance



Broadwalk House Reception
Exeter


Yorkshire House Terrace
Leeds

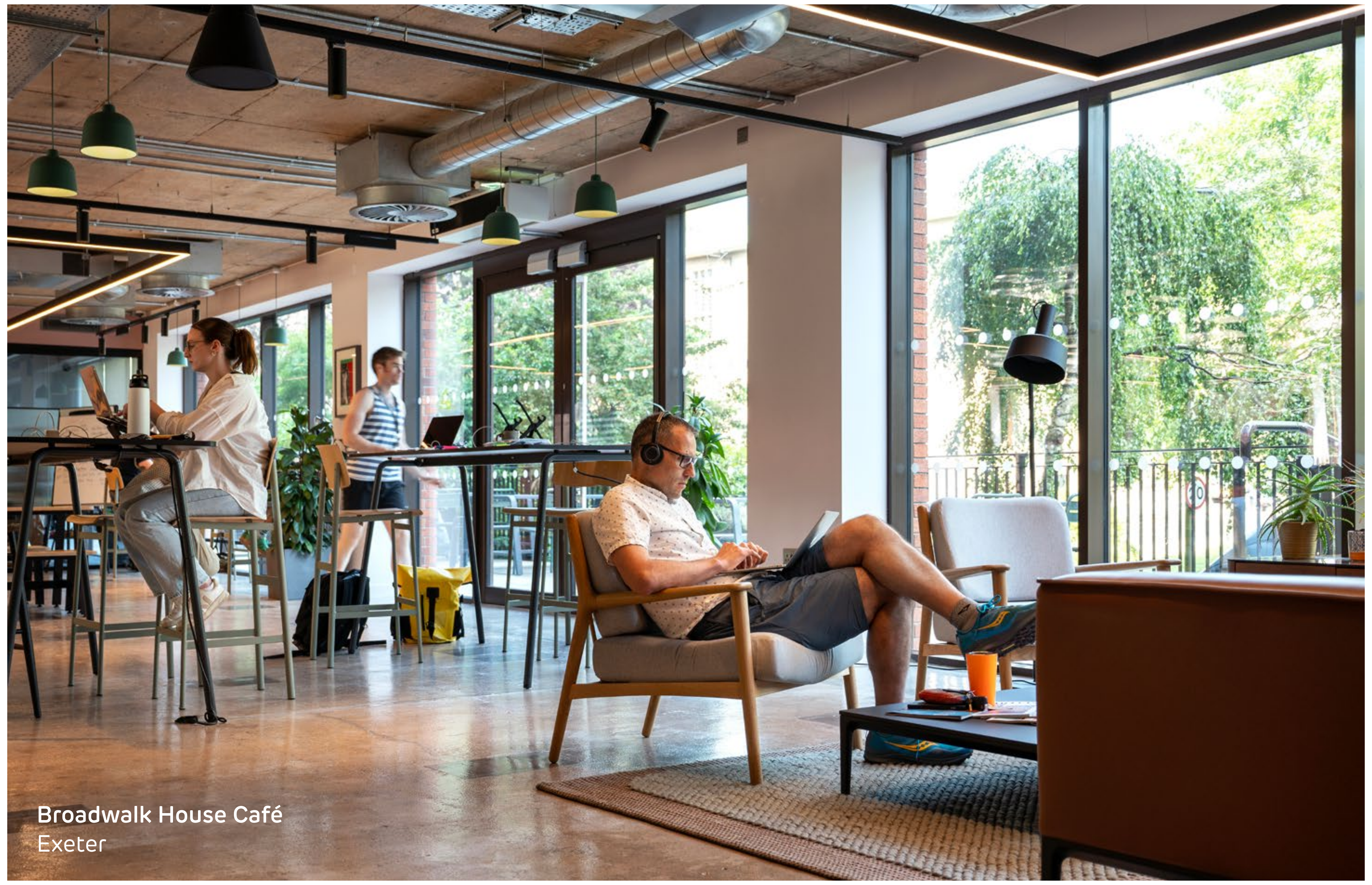
YORKSHIRE HOUSE – LEEDS

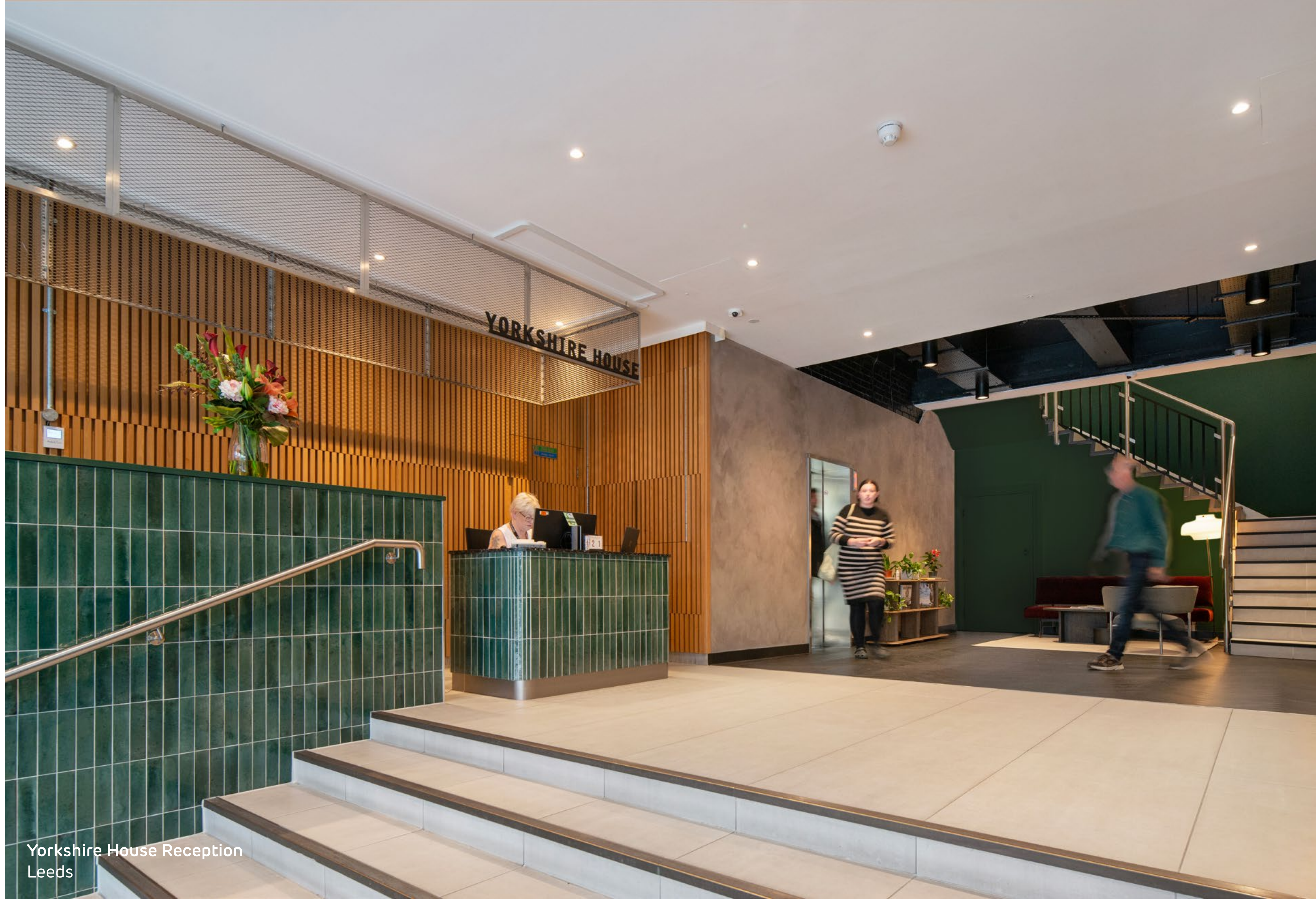
- Building energy-monitoring screens – real-time consumption and generation data visible to all
- Pop-up displays on recycling best practice and energy-saving tips
- Awareness drives for Earth Hour and other international sustainability days
- Regular comms promoting city exhibitions, art installations, family trails & talks
- Savills ESG policy displayed in reception

SUPPORTING SUSTAINABLE GROWTH:

BROADWALK HOUSE · EXETER

- Active drive to cut single-use plastic and overall waste generation
- All works delivered by Tier-One Savills contractors who meet stringent sustainability & risk criteria
- Regular social and education events ran with the inclusion of external guests to encourage networking and social interaction


Broadwalk House Café
Exeter



Yorkshire House Reception
Leeds

YORKSHIRE HOUSE – LEEDS

- Monthly member social (e.g., Lunar New Year) fosters tenant networking; external guests invited
- Treat Thursday (locally baked sweets) encourages mid-week breaks
- Monthly pop-up market gives free space to local independent traders (crafts, bakers, cheesemakers, fragrances, etc.)

BUILT ENVIRONMENT IN ACTION:

REDHILL DATA CENTRE

Investment Summary

Redhill Data Centre is a high-efficiency data centre that exceeds current sustainability requirements and is positioned to evolve into a local low-carbon energy asset through future heat export to neighbouring residents.

The scheme combines:

- Strong near-term ESG compliance
- Embedded long-term decarbonisation upside
- A differentiated infrastructure narrative

Core ESG Credentials

Carbon & Energy

- 20.9% reduction in regulated emissions vs baseline (policy: 10%)
- 33% of regulated energy from on-site solar PV (office)
- All-electric design aligned with grid decarbonisation

Operational Efficiency

- High-performance cooling (free cooling, containment, optimised airflow)
- Designed for low PUE operation

Strategic ESG Differentiator: Heat Export

The asset generates continuous low-grade waste heat (30°C) and is located near an existing residential heat network (250 homes).

The design is completing a promising feasibility study to confirm viability, and if successful, heat export can:

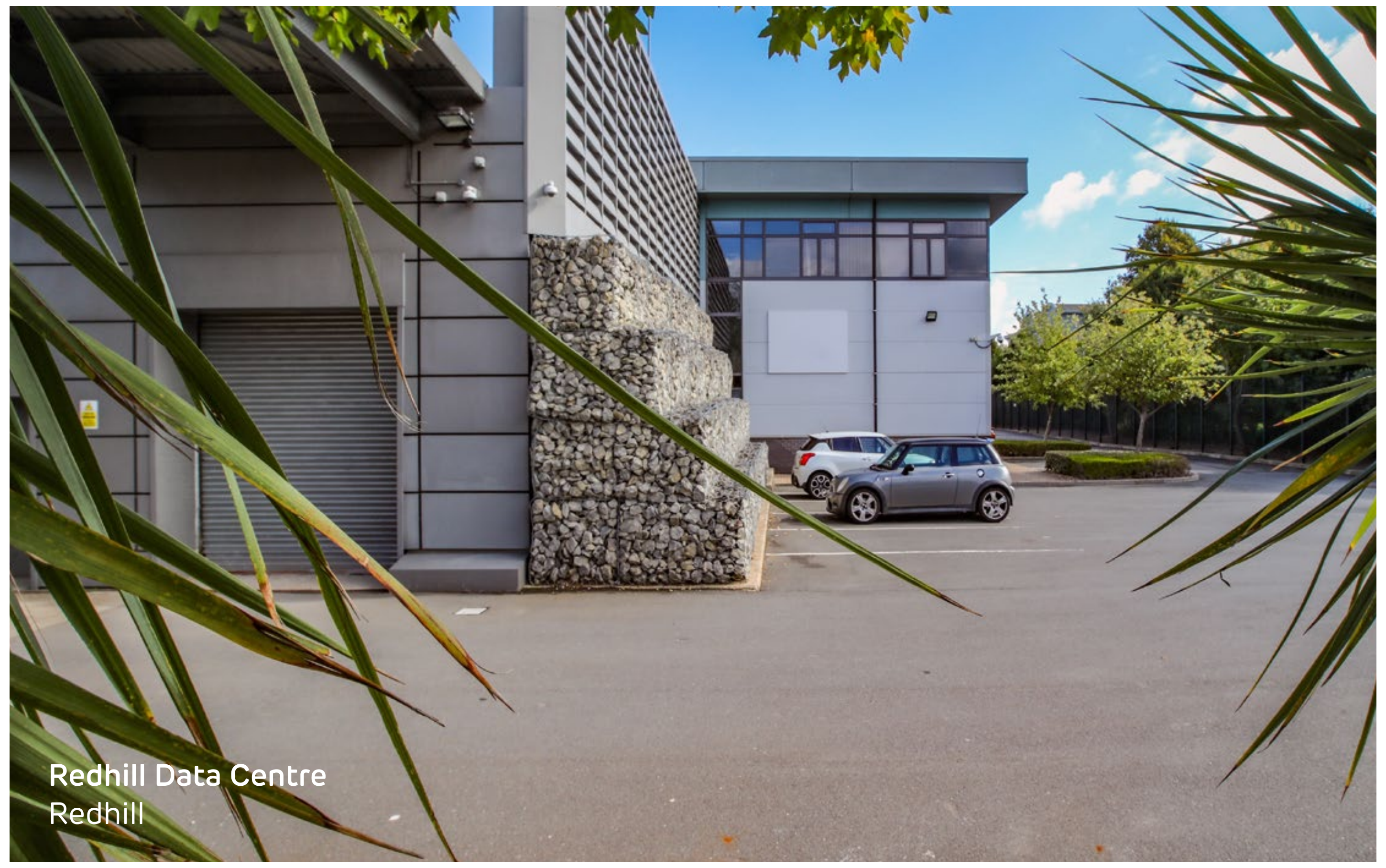
- Convert the asset into a net energy contributor
- Support local residential decarbonisation
- Enable new revenue or partnership models
- Strengthen ESG positioning for:
  - Investors
  - Planners
  - Hyperscale clients

Positions the scheme as energy infrastructure, not just real estate.

Governance & Compliance

- Fully aligned with local and national policy (energy hierarchy, net zero)
- Targeting BREEAM "Very Good"
- Exceeds renewable and carbon reduction requirements

We are seeking to receive planning consent for the scheme in 2026.



Redhill Data Centre
Redhill

Redhill Data Centre
Redhill

APPENDICES

APPENDIX 1: OUR REPORT

This is our third annual ESG report, covering the ESG activities of Castleforge Partners Limited ("Castleforge"), for the year ending 31 December 2024. This report is intended to help investors form a view about our ESG credentials.

Unless otherwise stated, environmental data in this report pertains exclusively to the assets and activities within Castleforge's operational control. Specific environmental performance disclosures are broken down by sector type where appropriate. Some aspects of this report have been completed by our third-party Sustainability Consultants, EVORA Global Limited (EVORA).

No significant changes occurred in Castleforge's organisation or chain of suppliers during 2024. In addition, to our best knowledge, no serious ESG incidents occurred in 2024.

Scope

The energy, greenhouse gas, water and waste data in this report includes all real estate assets within the Isambard portfolio which are owned or managed by Castleforge. This portfolio is made up of office accommodation only. In future years we hope to extend this to other assets and funds to promote maximum transparency. Where possible, we report on our corporate office occupation which we see as a key reflection of us practicing what we preach.

Coverage

Castleforge works actively to access relevant data for the properties that Castleforge owns and manages. Having access to data is important to Castleforge as the information creates conditions for efficient and sound technical management of buildings. Castleforge strives to access all relevant data as comprehensively as possible.

Normalisation

Castleforge calculate energy and water intensity ratios by dividing energy/water consumption by building floor area. This is the most widely accepted method in Europe to compare energy utilisation and resource consumption.

Segmental Analysis (by Property Type, Geography)

Segmental analysis is conducted by property type for consumption data. The Isambard portfolio consists of one building type, Office, all located in the UK. We report on the split of our energy labels (EPCs) by rating. Asset-level performance data is available upon request.

Reporting on Landlord and Tenant Consumption

Castleforge report on both landlord and tenant-controlled consumption where possible.

Methodology

We have reported on all material ESG sustainability performance measures, using the INREV Sustainability Reporting Guidelines, utilising emissions conversion factors for the appropriate year (UK Government's Conversion Factors for Company Reporting 2022 and 2023). Like for-like measures exclude all assets not held for the full two-year period from 1 January 2023 to 31 December 2024 and any assets for which development or major refurbishment has been occurring. Applicable properties refer to the number of properties within our organisational boundaries for this indicator.

Disclaimer

This ESG performance data has been prepared for Castleforge for the agreed purpose by EVORA Global. Reasonable professional care has been taken in the development of this data. Our analysis, conclusions and recommendations are based on information provided to us and EVORA Global cannot be held responsible for the accuracy of this information.

We have clearly identified where estimates have been used to provide indications of performance. Estimates are not a guarantee of current or future performance.

Further, EVORA Global cannot be held liable for any losses or damages incurred by a third party (other than the named client/s) relying on the contents of, or recommendations made in, this report. Such third parties should obtain independent advice in relation to the conclusions set out in this report.

Reporting frameworks

Our report is aligned to the INREV Sustainability Reporting Guidelines to ensure we are transparently and accurately disclosing our ESG performance in alignment with best practice.

APPENDIX 2:
CORPORATE ESG PERFORMANCE DATA

Table 1: Business Travel

Impact Area	Units of Measure	2024	2023
Employee Business Travel - Rail & Air transport	**Total miles travelled (miles)**	**138,208**	**158,151**
	Total associated carbon (tonnes CO2e)	**31.35**	**39.03**
	Miles travelled by rail (miles)	16,850	26,790
	Associated carbon (scope 3 emissions) (tonnes CO2e)	1.09	0.89
	Miles travelled by air (miles)	121,358	128,837
	Associated carbon (scope 3 emissions) (tonnes CO2e)	30.26	37.47
	Miles travelled in personal cars (miles)	-	2,523
	Associated carbon (scope 3 emissions) (tonnes CO2e)	-	0.67

Notes on Data Coverage:

- Employee business travel is recorded for 2023 and 2024 for rail and air travel,
- Castleforge is working towards gathering data relating to other forms of business travel including car travel and hotel stays.

Narrative on Performance:

- Business travel-associated emissions have decreased from 2023 to 2024 by 20%.

APPENDIX 3:
ISAMBARD ESG PERFORMANCE DATA

Table 2: Landlord-Controlled Energy Consumption.

Topic	Metric	2024 Absolute Consumption (kWh)	2024 Like-for-like Consumption (kWh)	2023 Absolute Consumption (kWh)	2023 Like-for-like Consumption (kWh)	Absolute Trend	Like-for-like trend
Absolute and Like-for-like electricity	Total landlord-controlled electricity consumed	2,304,196	2,119,639	2,448,829	2,260,456	-6%	-6%
	Total tenant-controlled electricity consumed	2,036,597	1,666,102	1,804,917	1,720,180	13%	-3%
	Total electricity consumed	4,340,793	3,785,741	4,253,746	3,980,636	2%	-5%
	Proportion of total electricity generated offsite from renewable sources	95.7%	99.6%	95.6%	99.7%	0.04%	-0.1%
	Proportion of total electricity generated and consumed onsite from renewable sources	0.4%	0.4%	0.3%	0.3%	0.03%	0.1%
	Total electricity consumption data coverage, by area	100%	89%	100%	89%	0%	0%
Absolute and Like-for-like fuels	Total landlord-controlled fuels consumed	758,623	758,617	628,680	628,673	21%	21%
	Proportion of landlord-controlled fuels from renewable sources	0%	0%	0%	0%	-	-
	Total tenant-controlled fuels consumed	1,425,660	947,070	1,047,504	705,518	36%	34%
	Total fuels consumed	2,184,283	1,705,687	1,676,183	1,334,191	30%	28%
	Proportion of total fuels from renewable sources	0%	0%	0%	0%	-	-
	Total fuels consumption data coverage, by area	100%	87%	100%	87%	-	-
Absolute and Like-for-like energy	Total landlord-controlled energy consumed	3,062,819	2,878,256	3,077,509	2,889,129	-0.5%	-0.4%
	Total tenant-controlled energy consumed	3,462,257	2,613,172	2,852,421	2,425,697	21%	8%
	Total energy consumption	6,525,076	5,491,428	5,929,930	5,314,827	10%	3%
	Total energy consumption data coverage, by area	100%	100%	100%	100%	0%	0%
	Proportion of landlord-controlled energy consumption and associated GHG emissions that is estimated	6%	0%	6%	0%	0%	-
	Proportion of tenant-controlled energy consumption and associated GHG emissions that is estimated	3%	0%	1%	0%	2.4%	-
	Proportion of total energy consumption and associated GHG emissions that is estimated	4%	0%	3%	0.04%	30%	-
	Proportion of total energy which is renewable	64%	69%	69%	75%	-7%	-8%
Building energy intensity for Office sector (kWh/sqm/year - GIA)							
Energy Intensity	Building energy intensity for all energy consumed	180	152	146	147	10%	3%

Notes on Data Coverage:

- Absolute and like-for-like energy consumption data is recorded for all Isambard assets (Mountbatten House, Linley House, Broadwalk House and Yorkshire House).
- Like-for-like consumption data is defined for the purposes of this report as data from assets which have been fully complete and operational during the calendar years 2023 and 2024.

Commentary on Performance:

- Like-for-like Landlord electricity consumption saw a decrease of 6% from 2023 to 2024, like-for-like tenant electricity consumption also saw a decrease of 3% from 2023 to 2024, while like-for-like gas increased by 28%.
- 100% of the electricity consumed in both 2023 and 2024 was from a renewable source. Renewable electricity generation data is measured at Yorkshire house to reflect the generation and consumption of their onsite solar PV system.
- Overall like-for-like energy consumption increased by 3% from 2023 to 2024.

Table 3: Greenhouse Gas (GHG) Emissions

Absolute and like-for-like GHG emissions for owned assets

Topic	Metric	2024 Absolute Consumption (tonnes CO2e)	2024 Like-for-like Consumption (tonnes CO2e)	2023 Absolute Consumption (tonnes CO2e)	2023 Like-for-like Consumption (tonnes CO2e)	Absolute Trend	Like-for-like trend
Office							
Absolute and Like-for-like direct GHG emissions	Direct GHG emissions (GHG Protocol Scope 1)	139	139	115	115	21%	21%
Absolute and Like-for-like indirect GHG emissions	Indirect GHG emissions (GHG Protocol Scope 2 Location-Based)	474	436	504	465	-6%	-6%
	Indirect GHG emissions (GHG Protocol Scope 3 from tenant-controlled energy)	682	518	565	485	21%	7%
Absolute and Like-for-like GHG emissions	Total GHG emissions (GHG Protocol Scopes 1, 2 and 3, Location-Based)	1,294	1,093	1,185	1,065	9%	3%
	Total GHG emissions data coverage, by area	100%	100%	100%	100%	0%	0%
Building GHG intensity for Office sector (kgCO2e/sqm/year - GIA)							
GHG emissions intensity	Building GHG emissions intensity (GHG Protocol Scopes 1, 2 and 3; Location-Based)	35.8	30.2	32.7	29.4	9%	3%

Notes on Data Coverage:

- Absolute GHG emissions data is recorded for all Isambard assets (Mountbatten House, Linley House, Broadwalk House and Yorkshire House).
- Like-for-like consumption data is defined for the purposes of this report as data from assets which have been fully complete and operational during the calendar years 2023 and 2024.

Commentary on Performance:

- Like-for-like total GHG emissions increased by 3% from 2023 to 2024.
- Like-for-like scope 1 emissions have increased by 21% while like-for-like scope 3 emissions increased by 7%.

[1] Scope 3 emissions in this data table refer to tenant energy consumption where this is available. In this report, this refers to Yorkshire House's tenant electricity consumption.

Table 4: Water Consumption

Absolute and like-for-like water consumption for owned assets

Topic	Metric	2024 Absolute Consumption (m3)	2024 Like-for-like Consumption (m3)	2023 Absolute Consumption (m3)	2023 Like-for-like Consumption (m3)	Absolute trend	Like-for-like trend
Office							
Absolute and Like-for-like water	Total landlord-controlled water consumed	30,766	16,784	20,784	18,483	48%	-9%
	Proportion of landlord-controlled water consumption data that is estimated	19%	0%	0%	0%	-	-
	Total tenant-controlled water consumed	-	-	-	-	-	-
	Proportion of tenant-controlled water consumption data that is estimated	-	-	-	-	-	-
	Total water consumed	30,766	16,784	20,784	18,483	48%	-9%
	Proportion of total water consumption data that is estimated	19%	0%	0%	0%	-	-
	Total water consumption data coverage, by area	100%	80.3%	100%	80%	0%	0%
Building water intensity for Office sector (m3/m2/year - GIA)							
Water intensity	Building water intensity for all water consumed	0.8	0.6	0.6	0.6	48%	-9%

Notes on Data Coverage:

- Absolute and like-for-like water consumption is recorded for: Yorkshire House, Mountbatten House, Linley House and Broadwalk House.
- Like-for-like consumption data is defined for the purposes of this report as data from assets which have been fully complete and operational during the calendar years 2023 and 2024.

Narrative on Performance:

- Like-for-like water consumption has decreased by 9% from 2023 to 2024. Water data provided is sourced from meter readings and invoices.

Table 5: Waste Generation

Total weight of waste by disposal route, and absolute and like-for-like waste generation for owned assets

Topic	Metric	2024 Absolute Consumption (tonnes)	2024 Like-for-like Consumption (tonnes)	2023 Absolute Consumption (tonnes)	2023 Like-for-like Consumption (tonnes)	Absolute trend	Like-for-like trend
Office							
Absolute and Like-for-like waste	Landlord-controlled recycled	38	26	31	28	21%	-6%
	Landlord-controlled incineration (with and without energy recovery)	86	75	62	57	39%	31%
	Landlord-controlled landfill (non-hazardous)	0.0	0.0	0.0	0.0	-	-
	Total landlord-controlled waste generated	130	102	93	86	40%	19%
	Proportion of landlord-controlled waste generation data that is estimated	0%	0%	0%	0%	-	-
	Total diverted from landfill	100%	100%	100%	100%	-	-
	Total non-recycled	71%	74%	67%	67%	49%	31%
	Proportion of total waste generation data that is estimated	0%	0%	0%	0%	-	-
	Total waste generation data coverage, by area	100%	69%	100%	69%	0%	0%

Notes on Data Coverage:

- Absolute and like-for-like waste data has been recorded for 2023 and 2024 including some estimation. Waste data for Yorkshire House has not been received for either reporting year.

Commentary on Performance:

- Absolute waste generation has increased by 39% from 2023 to 2024.
- All waste reported is diverted from landfill to either recycling or incineration facilities.

Table 6: Green Building Certifications

Type of Certification	Name of certification	2023 Number of certified properties	2023 Percentage of portfolio certified (by floor area)	2024 Number of certified properties	2024 Percentage of portfolio certified (by floor area)
Mandatory Certifications	EU Energy Performance Certificate	4 of 4	100%	4 of 4	100%
Voluntary Certifications	BREEAM (or equivalent)	4 of 4	100%	4 of 4	100%

EU Energy Performance Certificate	Proportion of 2024 Portfolio by Floor Area
EPC rated A	0%
EPC rated B	0%
EPC rated C	100%
EPC rated D	0%
EPC rated E	0%

Notes on Data Coverage:

- All assets in the Isambard portfolio were covered by valid EPCs during 2023 and 2024.
- All assets in the Isambard portfolio were accredited with WiredScore and ActiveScore during 2023 which were valid in 2024. Linley House, Mountbatten House and Broadwalk House also achieved BREEAM certification in 2023.

BUILD
WITH
VISION