



RESPONSIBLE SEGRO

2018 SUSTAINABILITY DATA PACK
AND EPRA COMPLIANCE TABLES

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Introduction and Overview

EPRA Sustainability BPRs

SEGRO continue to work with the European Public Real Estate Association to develop a set of recommendations for standardised reporting on key environmental impacts across the industry. In the following tables we report our performance against the EPRA Sustainability Best Practice Recommendations (sBPRs) on Sustainability Reporting, 3rd Edition dated September 2017 (EPRA Guidelines).

It is not feasible for SEGRO to achieve full compliance due to the extent to which we hand over full operational control to our customers in our leased properties. However, we do recognise the importance of reporting our performance against the industry standard and have therefore aligned our reporting to the EPRA sBPRs as far as possible.

CDP, GRESB and DJSI

SEGRO continues to report against the Carbon Disclosure Project (CDP) and Global Real Estate Sustainability Benchmark (GRESB) and will be submitting information to each of these in 2019 and aiming to improve our overall performance in these metrics

SEGRO Performance Data Report 2018

Introduction

The following report and dataset presents a detailed analysis of SEGRO's environmental performance. An explanation of the applied methodology and analysis has been presented, along with data trends and supporting commentary. Reference notes on the quality of the data are provided to ensure clarity and transparency. The data provided here is a disaggregation of the summary reported in SEGRO's [2018 Annual Report And Accounts](#).

Environmental Performance Data Collection and Analysis.

Data has been collected and compiled from a wide range of sources to report on environmental performance. These data sources include a Group wide energy bureau, along with SEGRO's Property Managers and site staff across Continental Europe. Data has been collated, validated and stored in a purpose built data management platform. Consumption data has been converted into tonnes of carbon dioxide equivalent (where factors are available) by applying the current published BEIS emissions factors 2018 for UK fossil fuels and "European Residual Mixes 2017 Association of Issuing Bodies 2018" for international electricity market and location bases.

Data collection and the calculation of greenhouse gas emissions have been prepared in accordance with the WRI/WBCSD: Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (the GHG Protocol), and it has been presented in accordance with the European Public Real Estate Association Best Practice Recommendations on Sustainability Reporting, 3rd Edition dated September 2017 (EPRA Guidelines).

Further information regarding the methodologies used in our data reporting is detailed in our [SEGRO Methodology for GHG Reporting](#) document published each year.

Reference notes

5.1, 5.2 and 5.3 Organisational boundaries, Coverage and Estimation techniques

Further information regarding our organisational boundaries, coverage and estimation techniques can be found on the detailed [SEGRO Methodology for GHG Reporting](#) document for 2018.

5.4 Third Party Assurance

We undertake third party assurance on our resource efficiency data in accordance with ISAE3000. Our [Independent Assurance of SEGRO Sustainability data 2018](#) from our auditors, Corporate Citizenship, can be found on our website.

5.9 Narrative on performance

Please see our performance summary on pages 40-51 of our [2018 Annual Report and Accounts](#).

5.10 Location of EPRA sustainability performance measures in companies' reports

We provide a dedicated section in our [2018 Annual Reports and Accounts](#) on sustainability (pages 40-51), which also includes a full summary of our carbon footprint and headline performance and data results.

Reference notes continued

6.1 Materiality

To ensure our Responsible SEGRO strategy continues to meet stakeholder expectations in environmental sustainability, in 2017 we began an in-depth materiality assessment to understand the views of our senior business leaders, external partners, non-governmental organisations, customers, shareholders and other interested parties.

The materiality assessment was undertaken in line with best practice methodologies, such as those supported by the Global Reporting Initiative (GRI) and looked at the environmental sustainability categories, aligned to the United Nations Sustainable Development Goals, alongside other external, global and local trends, such as the new Draft London Plan, TCFD and others.

We define issues to be material to our business in terms of:

- The degree to which an issue is aligned with our vision and purpose, brand portfolio and geography;
- The potential impact on our operations, or on our sourcing and consumers;
- The extent of SEGRO's influence on the issue; and
- The importance of an issue to our key stakeholders.

The results show that areas such as operational waste and water consumption are to be considered in development of buildings, but are not considered material to the business under the method identified above. This is due to the way in which we hand over operational control of our buildings.

The Environmental Materiality Matrix illustrates those issues that are identified as a priority for SEGRO over the next seven years.

Reference notes continued

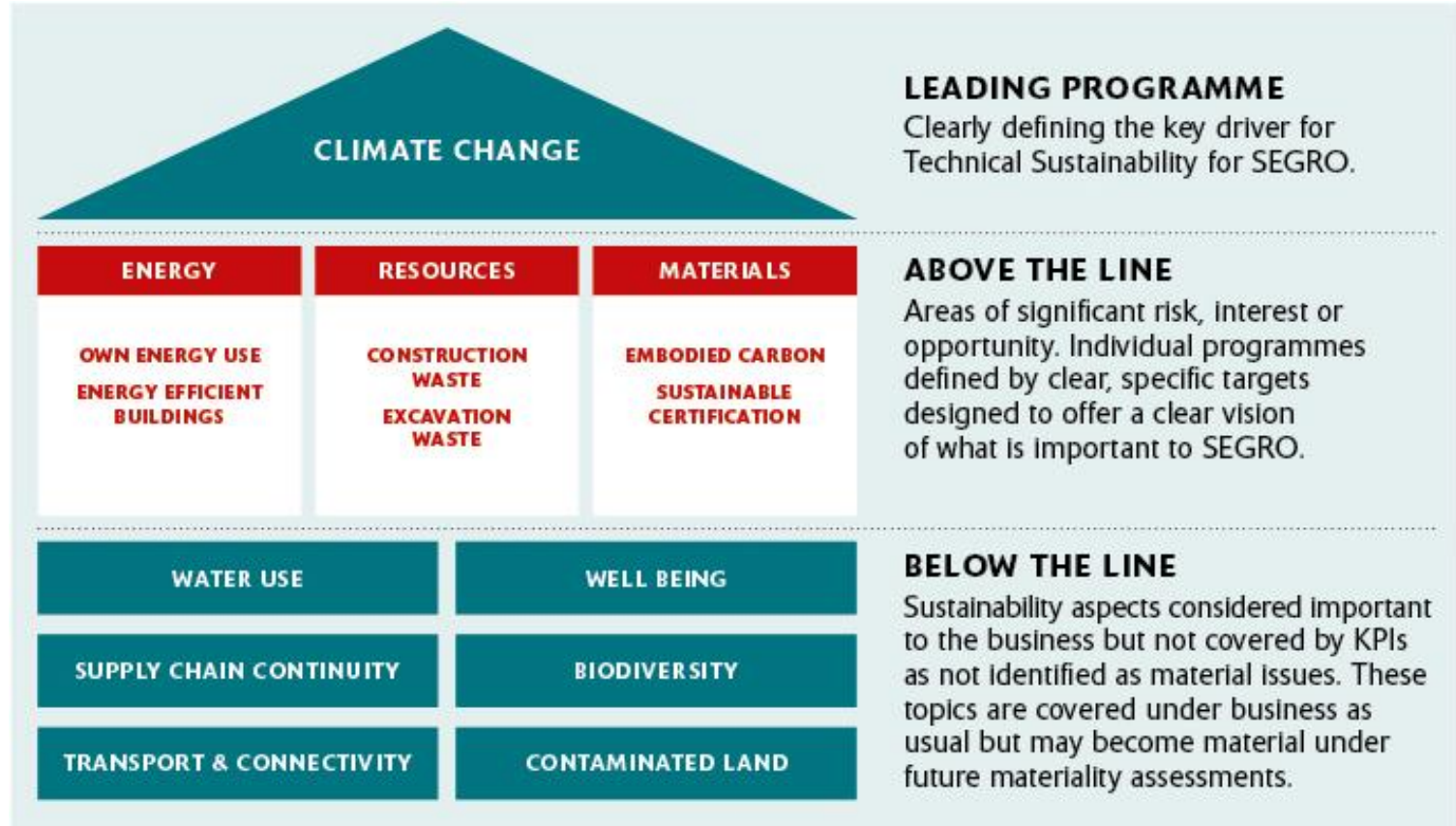
6.4 Transport

While SEGRO controlled transportation has not been identified as a material aspect, we report on our direct transportation emissions in this report for full disclosure. We do not measure and report the emissions associated with customers travelling to and from our properties and have no plans to do so in the short term.

6.5 Fugitive emissions

As outlined in our reporting boundary, SEGRO reports on fugitive emissions for directly controlled heating, ventilation and air-conditioning (HVAC) systems. The result of this is that our reportable fugitive emissions are zero as we have no air-conditioning units under our control.

Technical Sustainability Strategy



Elec-Abs - Total electricity consumption by property type and region (kWh)		2018	2017
	Total Data Gathered	84,018,556	92,689,548
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	2,750,271	5,833,394
	Exclusive customer consumption (on sub-metered and metered basis)	81,268,285	86,856,154
	Total Data Gathered	32,907,854	30,695,820
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	2,473,636	2,660,948
	Exclusive customer consumption (on sub-metered and metered basis)	30,434,217	28,034,872
	Total Data Gathered	3,863,456	4,717,465
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	680,032	894,073
	Exclusive customer consumption (on sub-metered and metered basis)	3,183,425	3,823,392
	Total Data Gathered	883,713	920,340
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	883,713	920,340
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	121,673,579	129,023,174
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	6,787,652	10,308,755
	Exclusive customer consumption (on sub-metered and metered basis)	114,885,927	118,714,418
UK Total		7,046,048	9,614,931
CE Total		114,627,532	119,408,242
Coverage (properties)		284	316
Coverage (sq m)		1,964,109	2,352,905
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	41,820	66,071
UK Total		41,820	66,071
CE Total		0	0
Coverage (properties)		4	4
Coverage (sq m)		610	759

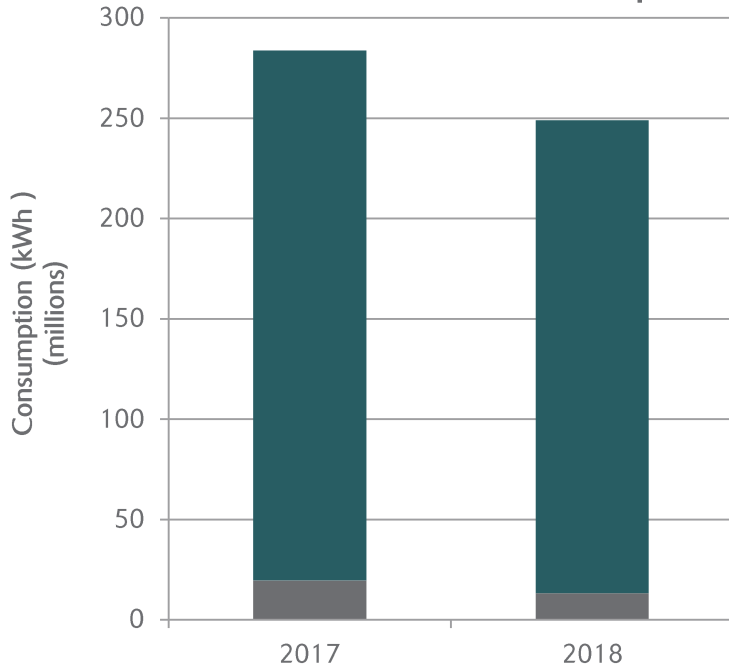
DH&C-Abs - Steam consumption by property type and region (kWh)		2018	2017
	Total Data Gathered	0	2,989,000
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	0	2,989,000
	Total Data Gathered	5,259	52,219
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	5,259	52,219
	Total Data Gathered	0	0
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	0	0
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	5,259	3,041,219
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	5,259	3,041,219
UK Total		5,259	52,219
CE Total		0	2,989,000
Coverage (properties)		4	3
Coverage (sq m)		4,049	63,003
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	—	—
UK Total		—	—
CE Total		—	—
Coverage (properties)		—	—
Coverage (sq m)		—	—

Fuels-Abs - Fuel oil consumption by property type and region (kWh)		2018	2017
	Total Data Gathered	247,138	262,155
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	247,138	262,155
	Total Data Gathered	119,079	18,182
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	119,079	18,182
	Total Data Gathered	0	0
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	0	0
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	366,217	280,337
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	0	0
	Exclusive customer consumption (on sub-metered and metered basis)	366,217	280,337
UK Total		0	0
CE Total		366,217	280,337
Coverage (properties)		22	21
Coverage (sq m)		421,844	568,851
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	—	—
UK Total		—	—
CE Total		—	—
Coverage (properties)		—	—
Coverage (sq m)		—	—

Fuels-Abs - Natural gas consumption by property type and region (kWh)		2018	2017
	Total Data Gathered	96,499,972	120,505,492
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	1,256,611	3,245,907
	Exclusive customer consumption (on sub-metered and metered basis)	95,243,360	117,259,586
	Total Data Gathered	27,994,370	29,902,635
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	4,375,014	5,221,852
	Exclusive customer consumption (on sub-metered and metered basis)	23,619,356	24,680,782
	Total Data Gathered	2,187,804	966,033
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	476,043	714,521
	Exclusive customer consumption (on sub-metered and metered basis)	1,711,762	251,512
	Total Data Gathered	265,664	80,435
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	265,664	80,435
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	126,947,810	151,454,595
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	6,373,332	9,262,715
	Exclusive customer consumption (on sub-metered and metered basis)	120,574,478	142,191,880
UK Total		6,397,828	7,289,490
CE Total		120,549,982	144,165,105
Coverage (properties)		151	174
Coverage (sq m)		1,707,328	2,128,220
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	34,100	60,143
UK Total		34,100	60,143
CE Total		0	0
Coverage (properties)		3	4
Coverage (sq m)		1,580	1,580

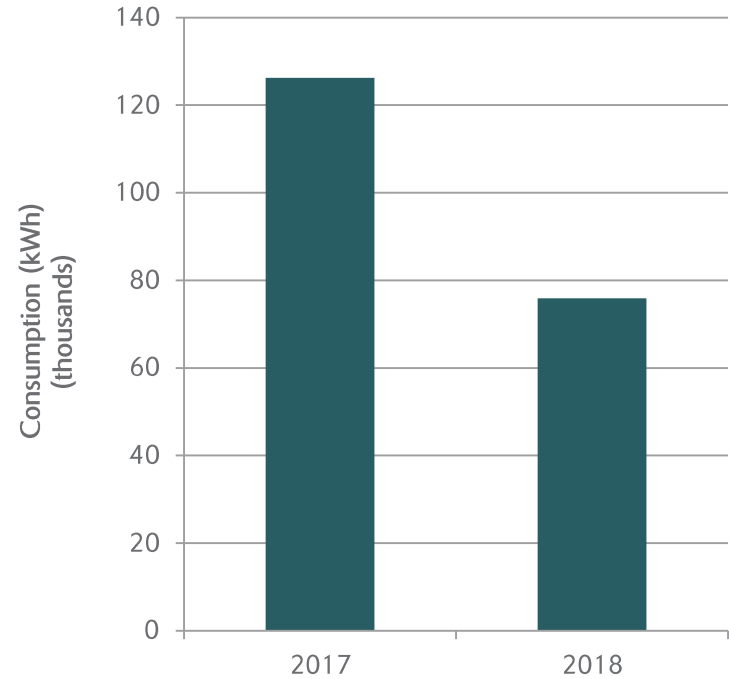
Total energy consumption breakdown by property type and region (kWh)		2018	2017
	Total Data Gathered	180,765,666	216,446,195
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	4,006,883	9,079,301
	Exclusive customer consumption (on sub-metered and metered basis)	176,758,784	207,366,894
	Total Data Gathered	61,026,562	60,668,856
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	6,848,651	7,882,800
	Exclusive customer consumption (on sub-metered and metered basis)	54,177,911	52,786,056
	Total Data Gathered	6,051,260	5,683,499
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	1,156,074	1,608,594
	Exclusive customer consumption (on sub-metered and metered basis)	4,895,186	4,074,904
	Total Data Gathered	1,149,377	1,000,775
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	1,149,377	1,000,775
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	248,992,865	283,799,325
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	13,160,985	19,571,470
	Exclusive customer consumption (on sub-metered and metered basis)	235,831,881	264,227,854
UK Total		13,449,134	16,956,641
CE Total		235,543,731	266,842,684
Coverage (properties)		314	337
Coverage (sq m)		2,641,510	2,997,916
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	75,920	126,214
UK Total		75,920	126,214
CE Total		0	0
Coverage (properties)		4	5
Coverage (sq m)		1,629	1,629

Investment Portfolio Total Energy Consumption Customer vs Landlord split



- Exclusive customer consumption (on sub-metered and metered basis)
- Shared-services (for common parts and customer areas on un-metered basis)

Occupied Space: SEGRO Obtained Energy Consumption



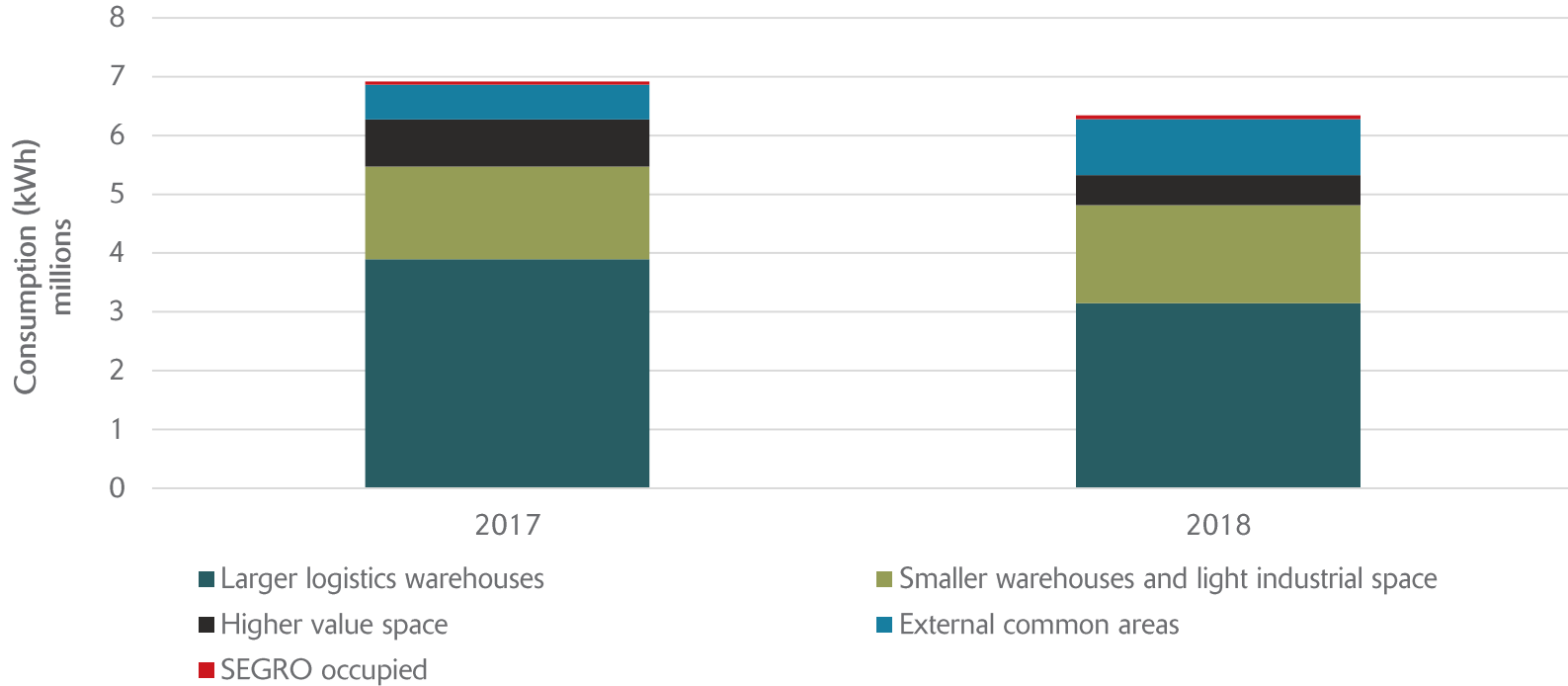
Performance Indicator

DH&C-Lfl - Like-for-like electricity, natural gas and steam consumption (kWh)

		2018	2017
Electricity	Total Data Gathered	102,021,325	98,763,058
Coverage (properties)		91	91
Coverage (sq m)		1,136,624	1,136,624
Natural Gas	Total Data Gathered	102,110,020	101,244,859
Coverage (properties)		65	65
Coverage (sq m)		1,024,300	1,024,300
Steam	Total Data Gathered	319	304,440
Coverage (properties)		1	1
Coverage (sq m)		525	525
Total Portfolio (sq m)		6,986,771	6,674,754

Electricity - Like-for-like energy consumption breakdown by property type (kWh)		2018	2017
	Total Data Gathered	148,275,341	142,126,466
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	3,146,731	3,893,167
	Exclusive customer consumption (on sub-metered and metered basis)	145,128,611	138,233,298
	Total Data Gathered	49,850,084	53,679,775
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	1,670,034	1,578,358
	Exclusive customer consumption (on sub-metered and metered basis)	48,180,050	52,101,417
	Total Data Gathered	4,984,989	3,860,275
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	506,299	802,954
	Exclusive customer consumption (on sub-metered and metered basis)	4,478,690	3,057,321
	Total Data Gathered	954,866	589,736
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	954,866	589,736
	Exclusive customer consumption (on sub-metered and metered basis)	0	0
	Total Data Gathered	204,065,280	200,256,251
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	6,277,929	6,864,215
	Exclusive customer consumption (on sub-metered and metered basis)	197,787,350	193,392,036
UK Total		7,431,281	6,287,229
CE Total		196,633,999	193,969,022
Coverage (properties)		106	106
Coverage (sq m)		1,291,721	1,291,721
Total portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	66,385	56,106
UK Total		66,385	56,106
CE Total		0	0
Coverage (properties)		1	1
Coverage (sq m)		187	187

Like-for-like landlord shared services total energy consumption



Performance Indicator

Energy-Int - Like-for-like energy intensity breakdown by property type (kWh/sq m/year)		2018	2017
Larger logistics warehouses	Total Data Gathered	137	134
Smaller warehouses and light industrial space	Total Data Gathered	226	243
Higher value space	Total Data Gathered	408	316
External common areas	Total Data Gathered	0	0
Grand Total	Total Data Gathered	155	155
Coverage (properties)		106	106
Coverage (sq m)		1,291,721	1,291,721
Total Portfolio (sq m)		6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	355	300
UK Total		355	300
CE Total		0	0
Coverage (properties)		1	1
Coverage (sq m)		187	187

Like-for-like energy intensity by property type

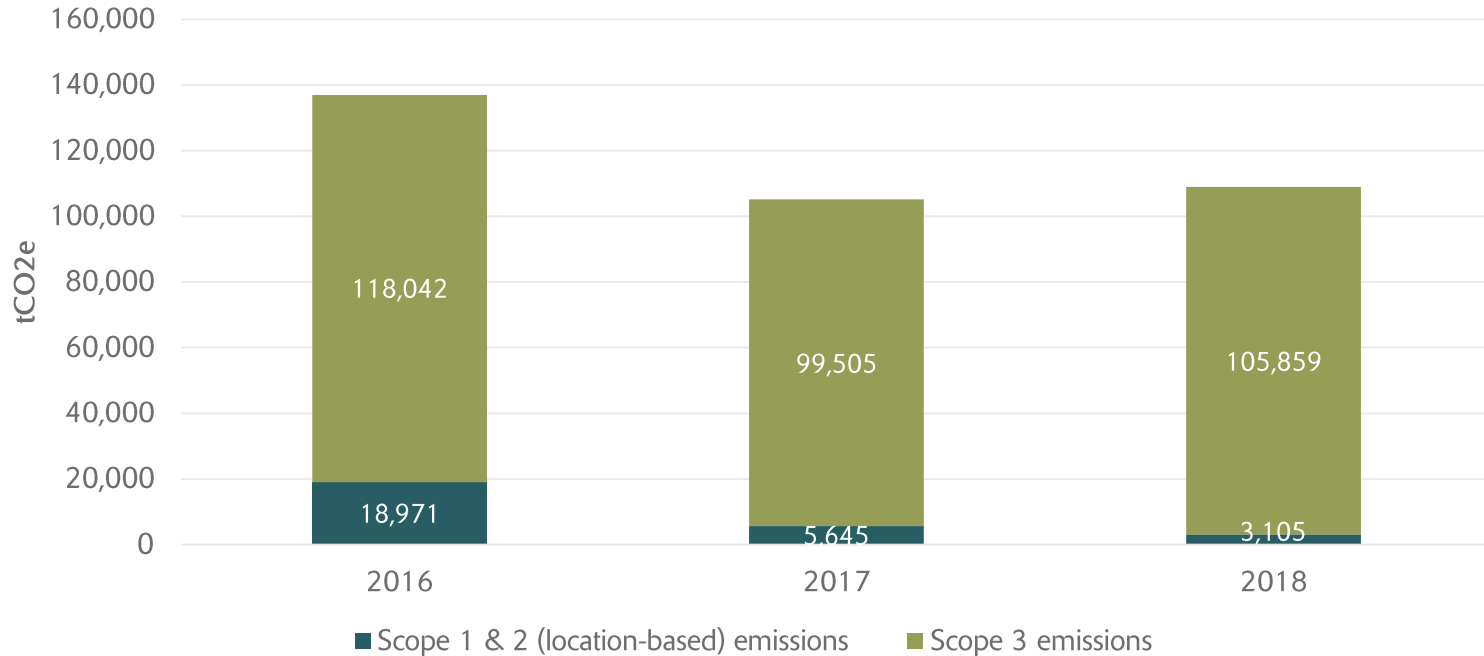


Greenhouse Gas Emissions

Performance Indicator

GHG-Dir-Abs and GHG-Ind-Abs - GHG emissions breakdown by property type (tonnes CO ₂ e)		2018 Location based	2017 Location based	2018 Market based	2017 Market based
	Total Emissions	80,088	79,780	80,668	90,399
Larger logistics warehouses	Scope 1 & 2 emissions	1,086	2,875	1,076	2,852
	Scope 3 emissions	79,001	76,904	79,592	87,548
	Total Emissions	27,017	23,151	26,375	27,809
Smaller warehouses and light industrial space	Scope 1 & 2 emissions	1,434	1,934	1,319	1,589
	Scope 3 emissions	25,583	21,217	25,057	26,220
	Total Emissions	1,560	1,844	1,547	1,816
Higher value space	Scope 1 & 2 emissions	285	461	136	281
	Scope 3 emissions	1,274	1,383	1,411	1,535
	Total Emissions	299	374	109	209
External common areas	Scope 1 & 2 emissions	299	374	109	209
	Scope 3 emissions	0	0	0	0
	Total Emissions	108,964	105,149	108,699	120,233
Grand Total	Scope 1 & 2 emissions	3,105	5,645	2,640	4,931
	Scope 3 emissions	105,859	99,505	106,060	115,302
Coverage (properties)		314	337	314	337
Coverage (sq m)		2,641,510	2,997,916	2,641,510	2,997,916
Total Portfolio (sq m)		6,986,771	6,674,754	6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	18	32	6	16
Coverage (properties)		4	5	4	5
Coverage (sq m)		1,629	1,629	1,629	1,629

GHG emissions breakdown by scope



Between 2017 and 2018, scope 1 and 2 (SEGRO controlled) emissions reduced, but scope 3 (customer controlled) emissions increased reflecting a total increase. This reflects low vacancy within our portfolio and growing customer use on our estates (particularly within big boxes). SEGRO believe that scope 1 and 2 emissions will fall further in coming years as we focus on our new build development programme and less so on refurbishment.

Performance Indicator

GHG-Dir-Lfl and GHG-Ind-Lfl - Like-for-like GHG emissions breakdown by property type (tonnes CO ₂ e)		2018 Location Based	2017 Location Based	2018 Market Based	2017 Market Based
	Total Emissions	68,099	57,454	68,528	65,539
Larger logistics warehouses	Scope 1 & 2 emissions	885	1,321	841	1,721
	Scope 3 emissions	67,214	56,132	67,687	63,817
	Total Emissions	23,887	21,588	23,262	26,811
Smaller warehouses and light industrial space	Scope 1 & 2 emissions	347	470	333	420
	Scope 3 emissions	23,540	21,118	22,928	26,392
	Total Emissions	1,246	1,252	1,245	1,182
Higher value space	Scope 1 & 2 emissions	142	218	33	105
	Scope 3 emissions	1,104	1,034	1,213	1,078
	Total Emissions (Scope 1, 2 & 3)	244	204	104	63
External common areas	Scope 1 & 2 emissions	244	204	104	63
	Scope 3 emissions	0	0	0	0
	Total Emissions	93,476	80,498	93,138	93,596
Grand Total	Scope 1 & 2 emissions	1,619	2,213	1,310	2,309
	Scope 3 emissions	91,858	78,285	91,828	91,287
Coverage (properties)		106	106		
Coverage (sq m)		1,291,721	1,291,721		
Total Portfolio (sq m)		6,986,771	6,674,754	6,986,771	6,674,754
SEGRO owned and occupied	Total Data Gathered	16	17	5	6
Coverage (properties)		1	1		
Coverage (sq m)		187	187		

Performance Indicator

GHG-Int - Like-for-like building GHG emissions intensity (tonnes CO ₂ e / m ² / year)		2018	2017	Change %
Larger logistics warehouses	Total Data Gathered	0.06	0.05	18%
Smaller warehouses and light industrial space	Total Data Gathered	0.11	0.10	8%
Higher value space	Total Data Gathered	0.10	0.10	(1%)
External common areas	Total Data Gathered	0	0	-
Grand Total	Total Data Gathered	0.07	0.06	15%
Coverage (properties)		107	107	-
Coverage (sq m)		1,291,908	1,291,908	-
Total Portfolio (sq m)		6,986,771	6,674,754	5%
SEGRO owned and occupied	Total Data Gathered	0.03	0.09	(17%)
Coverage (properties)		1	1	-
Coverage (sq m)		187	187	-

Performance Indicator

Absolute GHG emissions (tonnes CO ₂ e) by scope of emissions and country		2018 Location Based	2017 Location Based	2018 Market Based	2017 Market Based
UK	Scope 1	904	1,347	904	1,347
	Scope 2	1,094	2,202	614	891
	Scope 3	1,192	1,214	1,155	1,112
Belgium	Scope 1	—	—	—	—
	Scope 2	11	226	12	197
	Scope 3	268	595	281	595
Czech Republic	Scope 1	—	11	—	11
	Scope 2	71	191	72	227
	Scope 3	4,105	3,132	4,165	3,610
France	Scope 1	—	—	—	—
	Scope 2	51	1	54	1
	Scope 3	1,805	3,081	1,821	3,080
Germany	Scope 1	99	130	99	130
	Scope 2	368	806	255	1,308
	Scope 3	2,263	11,174	1,649	16,269
Italy	Scope 1	—	—	—	—
	Scope 2	43	1	51	1
	Scope 3	1,283	647	1,498	873
Netherlands	Scope 1	74	87	74	87
	Scope 2	128	269	231	296
	Scope 3	518	1,523	743	1,656
Poland	Scope 1	101	137	101	137
	Scope 2	177	268	178	313
	Scope 3	94,425	78,140	94,749	88,108
Grand Total	Scope 1	1,179	1,712	1,179	1,712
	Scope 2	1,944	3,965	1,467	3,234
	Scope 3	105,859	99,507	106,060	115,302

Performance Indicator

Refrigerant GHG emissions (kg CO ₂ e)	2018	2017
Larger logistics warehouses	N/A	N/A
Smaller warehouses and light industrial space	N/A	N/A
Higher value space	N/A	N/A
External common areas	N/A	N/A
SEGRO owned and occupied	N/A	N/A
Grand Total	N/A	N/A
Coverage (properties)	—	—

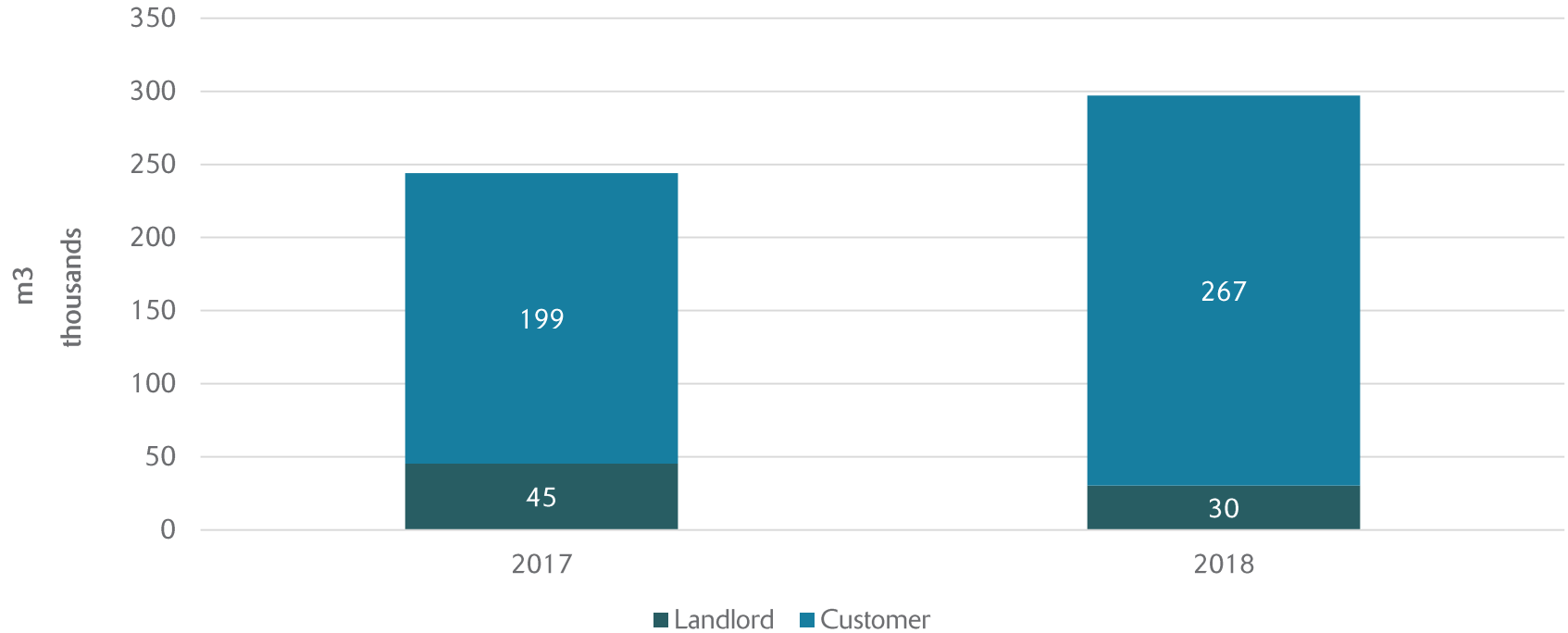
Performance Indicator

Transport GHG emissions (kg CO ₂ e)	2018	2017
Scope 1	412,176	266,006
Scope 3	284,146	253,683
Grand Total	696,322	529,689

Performance Indicator

Water-Abs – Municipal water consumption breakdown by property type (m ³)		2018	2017	Change %
	Total Data Gathered	140,876	150,830	(7)
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	3,355	3,327	0.8
	Exclusive customer consumption (on sub-metered and metered basis)	137,520	147,502	(6.8)
	Total Data Gathered	118,874	66,185	44.3
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	13,147	16,242	(19.1)
	Exclusive customer consumption (on sub-metered and metered basis)	105,727	49,942	52.8
	Total Data Gathered	29,847	9,602	67.8
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	6,311	8,319	(24.1)
	Exclusive customer consumption (on sub-metered and metered basis)	23,536	1,283	94.6
	Total Data Gathered	7,418	17,378	(57.3)
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	7,418	17,378	(57.3)
	Exclusive customer consumption (on sub-metered and metered basis)	0	0	-
	Total Data Gathered	297,015	243,994	17.9
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	30,231	45,267	(33.2)
	Exclusive customer consumption (on sub-metered and metered basis)	266,783	198,727	25.5
UK Total		68,718	62,069	9.7
CE Total		228,296	181,925	20.3
Coverage (properties)		88	99	(11.1)
Coverage (sq m)		925,304	1,130,058	(18.1)
Total Portfolio (sq m)		6,986,771	6,674,754	4.5
SEGRO owned and occupied	Total Data Gathered	268	338	(20.7)
UK Total		268	338	(20.7)
CE Total		0	0	-
Coverage (properties)		2	2	-
Coverage (sq m)		336	561	(40.1)

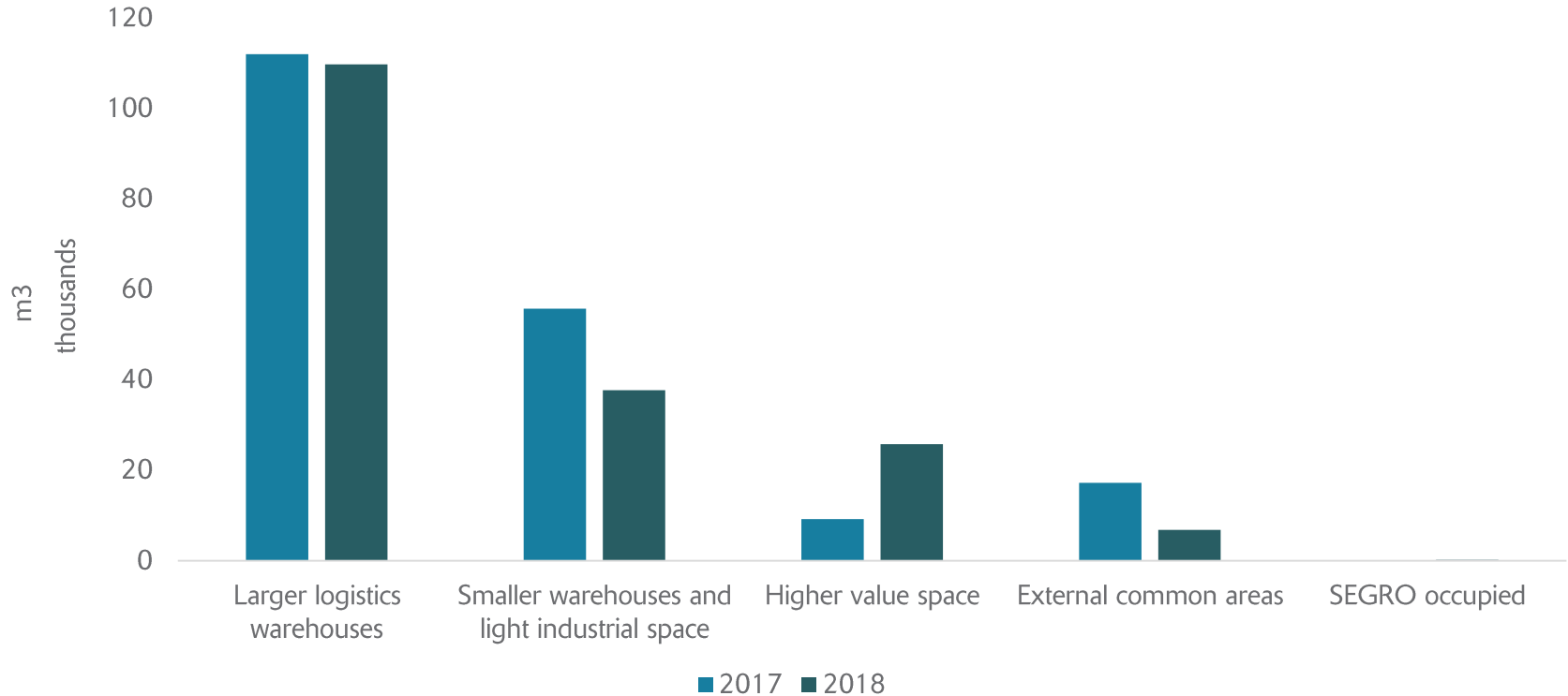
Absolute water consumption landlord vs. customer



Performance Indicator

Water-LfL - Like-for-like water consumption breakdown by property type (m ³)		2018	2017	Change %
	Total Data Gathered	109,765	112,025	(2.0%)
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	667	1,402	(52.4%)
	Exclusive customer consumption (on sub-metered and metered basis)	109,098	110,623	(1.4%)
	Total Data Gathered	37,701	55,736	(32.4%)
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	4,638	6,722	(31.0%)
	Exclusive customer consumption (on sub-metered and metered basis)	33,064	49,014	(32.5%)
	Total Data Gathered	25,760	9,169	64.4%
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	6,309	7,831	(19.4%)
	Exclusive customer consumption (on sub-metered and metered basis)	19,451	1,338	93.1%
	Total Data Gathered	6,818	17,227	(60.4%)
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	6,818	17,227	(60.4%)
	Exclusive customer consumption (on sub-metered and metered basis)	0	0	-
	Total Data Gathered	180,044	194,156	(7.3%)
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	18,432	33,181	(44.4%)
	Exclusive customer consumption (on sub-metered and metered basis)	161,612	160,975	0.4%
UK Total		41,433	46,722	(11.3%)
CE Total		138,611	147,434	(6.0%)
Coverage (properties)		51	51	-
Coverage (sq m)		645,904	645,904	-
Total Portfolio (sq m)		6,986,771	6,674,754	4.5%
SEGRO owned and occupied	Total Data Gathered	146	138	5.5%
UK Total		146	138	5.5%
CE Total		0	0	-
Coverage (properties)		1	1	-
Coverage (sq m)		187	187	-

Like-for-Like Water Consumption by Property Type



Performance Indicator

Water-Int - Like-for-like water intensity (m ³ / m ² / year)		2018	2017	Change %
Larger logistics warehouses	Total Data Gathered	0.20	0.20	-
Smaller warehouses and light industrial space	Total Data Gathered	0.46	0.68	(32.4%)
Higher value space	Total Data Gathered	2.46	0.88	64.2%
External common areas	Total Data Gathered	0.00	0.00	-
Grand Total	Total Data Gathered	0.28	0.28	-
Coverage (properties)		51	51	-
Coverage (sq m)		645,904	645,904	-
Total Portfolio (sq m)		6,986,771	6,674,754	4.5%
SEGRO owned and occupied	Total Data Gathered	0.78	0.74	5.1%
Coverage (properties)		1	1	-
Coverage (sq m)		187	187	-

SEGRO 2020 table

SEGRO 2020 table (operational targets)

2018

Reduce energy intensity for SEGRO responsible space by 40 per cent	79%
Reduce water intensity for SEGRO responsible space by 20 per cent	57%
Reuse or recycle 80 per cent of construction/demolition waste	95%
Reuse or recycle 60 per cent of excavation waste	100%

SEGRO 2020 table (development targets)

2018

Install water efficient technology in all new buildings and qualifying major refurbishments	93%
100 per cent of qualifying buildings to be at least 40 per cent more efficient than our 2009 baseline	100%
100 per cent of qualifying new developments by SEGRO over 10,000 sq m to be BREEAM certified 'Very Good' or equivalent	100%
100 per cent of new buildings to be EPC 'B' rated or better	100%
100 per cent of qualifying refurbishments to be EPC 'C' rated or better	95%
Increase renewable energy generating capacity across the Group	(3%)*

* This figure states a decrease to reflect the significant sales of photovoltaic (PV) since 2017.

Cert-Tot - Type and number of sustainably certified assets - EPCs Europe

EU EPCs	2018	%	2017	%
Number of Unrated Units	507	28.8	502	30.5
Number of Rated Units	1,253	71.2	1,143	69.5
Total Number of Units	1,760	100.0	1,645	100.0
Area of Unrated Units (sq m)	2,077,240	30.4	2,244,443	33.6
Area of Rated Units (sq m)	4,753,356	69.6	4,430,310	66.4
Total Area of Units	6,986,771	100.0	6,674,754	100.0

Cert-Tot - Type and number of sustainably certified assets - EPCs MEES (UK) Related

Rating	Area (sq m)	% of portfolio
A+	16,287	0.8
A	445,907	21.0
B	247,217	11.7
C	459,370	21.7
D	295,295	13.9
E	204,790	9.7
F	27,778	1.3
G	16,653	0.8
Grand Total	1,713,297	80.9

Cert-Tot Type and number of sustainably certified assets - Voluntary Sustainable Certifications

EU EPCs	2018	%	2017	%
Number of Uncertified Units	1,490	84.8	1,489	90.5
Number of Certified Units	267	15.2	156	9.5
Total Number of Units	1,757	100.0	1,645	100.0
Area of Uncertified Units	5,023,627	73.6	5,157,116	77.3
Area of Certified Units	1,804,703	26.4	1,517,637	22.7
Total Area of Units	6,986,771	100.0	6,674,754	100.0

Cert-Tot Type and number of sustainably certified assets - Voluntary Sustainable Certifications

Certification Scheme	Rating	Area M3	% of portfolio
BREEAM	Outstanding	138,689	2.0
	Excellent	316,412	4.6
	Very Good	645,068	9.4
	Good	4,811	0.1
	Pass	35,295	0.5
HQE	Excellent	129,714	1.9
	Very Good	5,690	0.1
	Good	21,025	0.3
DGNB	Gold	181,931	2.7
	Silver	326,068	4.8
Coverage (sq m)		1,804,703	26.4
Total portfolio (sq m)		6,986,771	100.0

EPRA Social Performance Measures

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
Diversity-Emp	Employee gender diversity	405-1	Percentage of employees	Y	SEGRO 2018 Annual Report and Accounts Page 42-43 SEGRO's median pay gap is 49.5 per cent, lower than 2017's median pay gap of 54 per cent. This calculation represents the average pay of all men compared to the average pay of all women we employ in the UK. We have disclosed this number as we believe it is important to be transparent, despite not being obliged to do so because we employ significantly fewer than 250 people in the UK, which can create distortion in the analysis. The relatively high figure reflects this distortion and the current make-up of our workforce as described above.
Emp-Training	Employee training and development	404-1	Average hours	Y	SEGRO 2018 Annual Report and Accounts Page 42
Emp-Dev	Employee Performance appraisals	404-3	Percentage of employees	Y	All employees at SEGRO have a Performance and Development Review (PDR), which is an annual process providing the opportunity to reflect on their performance, potential and development. As part of the process, all employees meet with their manager three times a year, to set objectives, review progress mid-year and a final end of year review.
Emp-Turnover	New hires and turnover	401-1	Total number and rate	Y	SEGRO 2018 Annual Report and Accounts Pages 42-43
H&S-Emp	Employee health and safety	403-2	Injury rate, absentee rate and number of work related fatalities	Y	SEGRO 2018 Annual Report and Accounts Page 43

Key: Fully reported - Y Partially reported - P Not reported - N

EPRA Social Performance Measures (continued)

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
H&S-Asset	Asset Health and Safety assessments	416-1	Percentage of assets	P	SEGRO 2018 Annual Report and Accounts Page 43
H&S-Comp	Asset Health and Safety compliance	416-2	Number of incidents	P	SEGRO 2018 Annual Report and Accounts Page 43
Comty-Eng	Community Engagement, impact assessments and development programmes	413-1	Percentage of assets	Y	<p>SEGRO employees, responsible for 100% of our assets, contributed to our overall community engagement. For further details click the following link - SEGRO 2018 Annual Report and Accounts Page – 44-45</p> <p>We aim to enhance the communities in which we operate by collaborating with local charities and social enterprises. These grass-root community groups have the knowledge and expertise to help local vulnerable people and by offering financial support to these organisations, we help people return to employment. In 2018, SEGRO donated the equivalent of:</p> <ul style="list-style-type: none"> • £277,000 in the form of direct donations • £135,660 through employee volunteering • £379,281 through assistance in kind
Gov-Board	Composition of highest governance body	102-22	Total number	Y	SEGRO 2018 Annual Report and Accounts Page – 60-108
Gov-Selec	Process for nominating and selecting the highest governance body	102-24	Narrative on process	Y	SEGRO 2018 Annual Report and Accounts Page – 77-78
Gov-Col	Process for managing conflicts of interest	102-25	Narrative on process	Y	SEGRO 2018 Annual Report and Accounts Page – 70

Key: Fully reported - Y Partially reported - P Not reported - N

EPRA Environmental Sustainability Performance Measures

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
Elec-Abs	Total electricity consumption	302-1	Annual kWh	Y	This report, page - 9
Elec-LfL	Like-for-like total electricity consumption	302-1	Annual kWh	Y	This report, page - 15
DH&C-Abs	Total district heating & cooling consumption	302-1	Annual kWh	Y	This report, page - 10
DH&C-LfL	Like-for-like total district heating & cooling consumption	302-1	Annual kWh	Y	This report, page - 15
Fuels-Abs	Total fuel consumption	302-1	Annual kWh	Y	This report, page - 11
Fuels-LfL	Like-for-like total fuel consumption	302-1	Annual kWh	Y	This report, page - 15
Energy-Int	Building energy intensity	-	kWh	Y	This report, page - 18
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	Annual metric tonnes CO2e	Y	This report, page - 20
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	Annual metric tonnes CO2e	Y	This report, page - 20
GHG-Int	Greenhouse gas (GHG) intensity from building energy consumption	305-4	Tonnes CO2e	Y	This report, page - 24
Water-Abs	Total water consumption	303-1	m3	Y	This report, page - 27
Water-LfL	Like-for-like total water consumption	303-1	m3	Y	This report, page - 29
Water-Int	Building water intensity	-	m3	Y	This report, page - 31
Waste-Abs	Total weight of waste by disposal route	306-2	Metric Tonnes	N	* See footnote
Waste-LfL	Like-for-like total weight of waste by disposal route	306-2	Metric Tonnes	N	* See footnote
Cert-Tot	Type and number of sustainably certified assets	-	sq m area	Y	This report, page - 33

* Due to the nature of our leases, and the results of the materiality review, SEGRO does not collect or report data for operational waste disposal or generation

Glossary

Scope 1 emissions	Scope 1 emissions are direct emissions from owned or controlled sources. These emissions come primarily from sources such as gas use.
Scope 2 emissions	Scope 2 emissions are indirect emissions from the consumption of electricity from owned or controlled sources.
Scope 3 emissions	Scope 3 emissions are all indirect emissions (not included in scope 2) that occur in our value chain, including both upstream and downstream emissions. These emissions come primarily from customers use of energy in our assets.
Market-based emissions	Market-based emissions are calculated using an emission factor that is specific to the electricity purchased for that asset. This is provided by the energy provider.
Location-based emissions	Location-based emissions are calculated using an average emission factor that relates to the grid on which energy consumption occurs. This is different for each geography.
Like-for-like	Like-for-like is defined as sites which have both been in the current portfolio for two full years and have remained either fully occupied or fully vacant for both years.