

MANDATORY SUSTAINABILITY POLICY

NET ZERO BY 2030

[SEGRO.COM/RESPONSIBLESEGRO](https://segro.com/responsiblesegro)

SEGRO

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01 INTRODUCTION

SEGRO has set ambitious commitments to be Net Zero by 2030. We have determined a range of measures to future proof our operations and ensure our external commitments are achievable. These measures are set out in this Mandatory Sustainability Policy.

SEGRO has two distinct opportunities to impact the overall sustainability of its buildings – firstly as a developer and secondly as a landlord.

01 INTRODUCTION

SEGRO AS A DEVELOPER:

As a developer of high quality buildings, we understand that we are responsible for creating sustainable, low carbon buildings which meet the requirements of our customers, whilst respecting the interests of the local communities and environments in which we operate.

We are committed to:

- Calculating the embodied carbon of our buildings and driving reductions through improvements to our design and material specification.
- Ensuring that we reduce and minimise the use of resources wherever we can in the life cycle of our buildings.
- Enhancing our sites with relevant biodiversity features.
- Providing future enabled buildings, i.e. electric vehicle charging points ready installed or rooftop solar installations.

SEGRO AS A LANDLORD:

We understand that we play a key role in supporting our customers in their own sustainability commitments, particularly in their journeys to lower carbon usage.

We are committed to:

- Establishing a dialogue to understand customer needs and aspirations.
- Gathering customer energy data to include in SEGRO's reduction targets.



02 SCOPE

The Mandatory Sustainability Policy applies to both SEGRO developments and refurbishments.

It is relevant for all stakeholders who play a part in helping SEGRO reach our Net Zero and broader sustainability commitments, including SEGRO partners and suppliers.

03 APPLICABILITY

This Policy is mandatory for all SEGRO:

Developments, including all forward funding, forward commitments, and Joint Ventures.

Refurbishments, including for Joint Ventures.

Disposals of new assets where forward funded, forward commitments, Design & Build for customers and Joint Ventures Purchased goods and services.

Acquisitions of developments by forward funding, forward commitment, and Joint Ventures.

Lettings, lease renewals, renegotiations of existing leases.

The image shows a modern office interior. On the right, a large, vibrant green living wall features the SEGRO logo in white and red. In the foreground, a reception desk with a curved wooden front and a grey top is visible. The background includes a staircase with a metal railing, several doors, and a wall-mounted monitor displaying data. The ceiling has recessed lighting.

04 POLICY COMMITMENTS



EMBODIED CARBON

Building Information Modelling (BIM) and Life Cycle Assessments (LCA) for developments over 5,000m² of delivered lettable area.

Annual kgCO₂e/m² threshold - reviewed yearly.

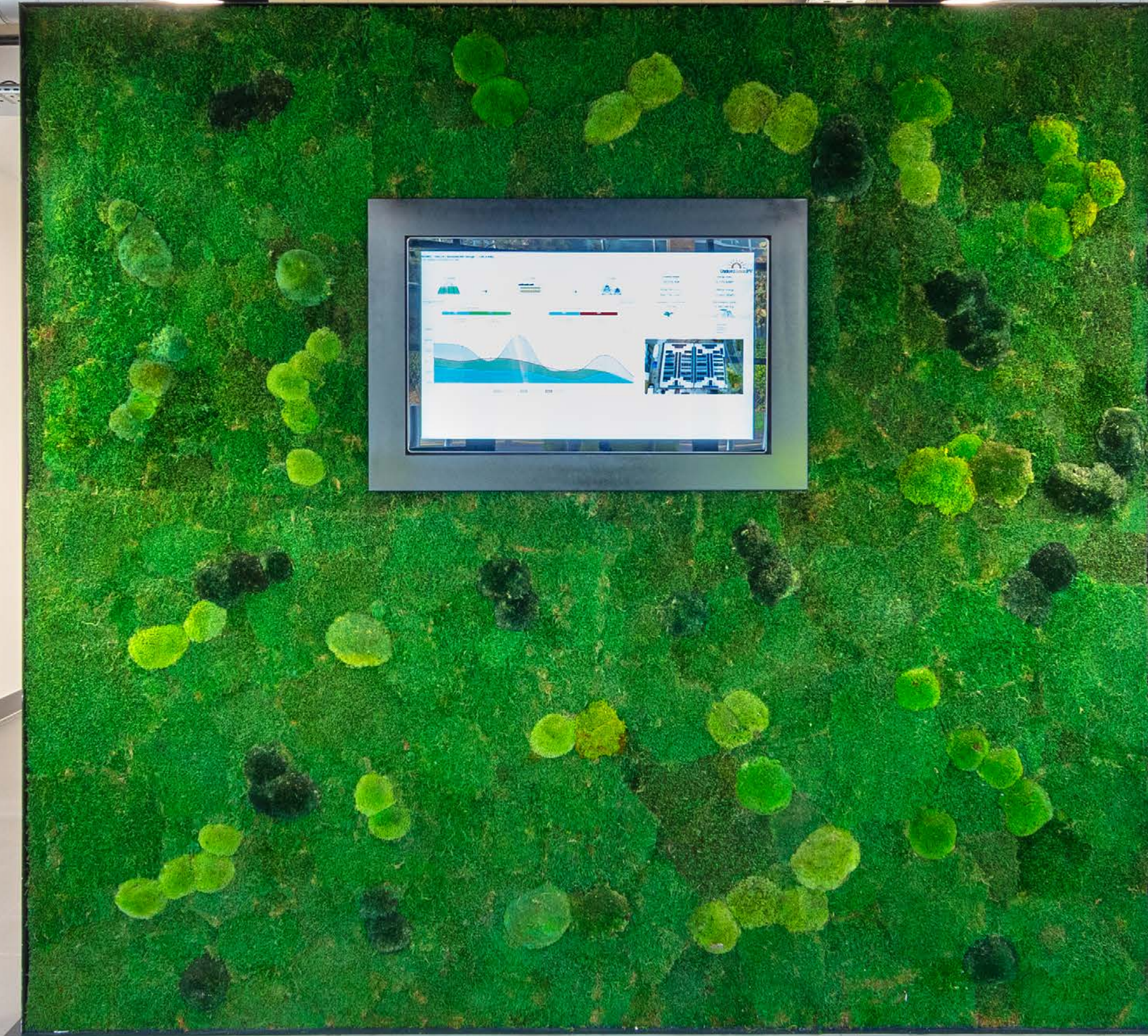


04 POLICY COMMITMENTS



ENERGY DATA

Continue the implementation of Green Leases (subject to local restrictions), which mandate sharing energy data and support the procurement of renewable electricity.



04 POLICY COMMITMENTS



ELECTRIC VEHICLE CHARGING

New developments equipped with electric vehicle charging points to meet our customer needs.



04 POLICY COMMITMENTS



PV INSTALLATIONS

Roofs on new developments built to support up to 100% solar PV.

Solar installation is able to support customer needs with excess electricity exported to the grid.



04 POLICY COMMITMENTS



CONSTRUCTION AND BUILDING CERTIFICATIONS

BREEAM New Construction 'Excellent' or equivalent on all new developments over 5,000m².

EPC 'B' or better (or energy intensity of less than 150 kWh/m²) on refurbishments.

In the absence of a comparable standard, LED lighting as a minimum.

04 POLICY COMMITMENTS



BIODIVERSITY AND WELLBEING

Biodiversity Net Gain commitments
(currently UK only).

At least 5 specific biodiversity and/or wellness
features in every new development over 5,000m².

At least 2 biodiversity and/or wellness
features in smaller developments.

At least 1 biodiversity and/or wellness
feature for each refurbishment.



05 GOVERNANCE

The SEGRO plc Board is responsible for leading the business in the way which it believes is most likely to lead to long-term sustainable success. Each of the Directors is mindful of their duties under section 172 Companies Act 2006 to run SEGRO for the benefit of its shareholders, and in doing so, take into account the long-term impact of any decisions on stakeholder relationships and the impact of our activities on the environment whilst maintaining our reputation for high business conduct at all times. The Board, through their oversight of the Responsible SEGRO framework, provide input on environmental and sustainability issues.

The Board and Executive Committee receive reports on Sustainability, Health and Safety, and compliance with the Code of Business Conduct and Ethics and our policy on whistleblowing. This policy is approved by our Executive Committee. The Director, Sustainability has primary and day-to-day responsibility for implementing this policy, monitoring its use and effectiveness and dealing with any queries about this policy.

06 REVIEW

This Policy will be reviewed annually or more frequently if required.

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing low-carbon growth, Investing in local communities and environments and Nurturing talent.

See [SEGRO.com](https://www.segro.com) for further information.

July 2023.





[SEGRO.COM/RESPONSIBLESEGRO](https://www.segro.com/responsible-segro)

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