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It gives me great pleasure to present our Annual Sustainable Real Estate Investment Report for 2015. This report reflects Standard Life Investments’ strong sustainability values and global commitment to responsible real estate investment.

In 2015, as sustainability challenges became ever more important for global real estate investment, we continued to embed environmental, social and governance (ESG) factors into the investment process. Our approach to managing ESG issues enables us to maximise the sustainability performance of our assets and reduce exposure to environmental risk.

We are also pleased to present our mission and strategic priorities for sustainable real estate investment (SREI). These are described in the following section in the context of our SREI policy and sustainability management systems. Our strategic priorities reflect our view on the existing and emerging ESG drivers for real estate investment and our commitment to implement innovative approaches to improving performance.

In 2015, we turned our attention to a number of new opportunities including the application of Cradle to Cradle® principles (see Case studies) and the increasingly important imperative of ensuring our assets benefit the health, wellbeing and productivity of their occupants and users. These will remain key areas of focus in 2016 and beyond.

We submitted all of our direct real estate funds to the Global Real Estate Sustainability Benchmark (GRESB) in 2015 and I am delighted that 16 of our funds were ranked as Green Stars. These results demonstrate our consistently strong performance across all regions and sectors. In 2016, we will submit to the GRESB debt survey for the first time.

We will continue to drive down the environmental impacts of the assets we manage and identify opportunities to enhance asset and fund performance both in the UK and overseas.

### Assets under management: by geography
- **UK**: 89%
- **Europe**: 9%
- **North America**: 1%
- **Asia**: 1%
- **Other**: 0%

### Assets under management: by sector
- **Office**: 27%
- **Retail**: 39%
- **Industrial**: 16%
- **Alternatives**: 8%
- **Cash**: 7%
- **Other**: 2%

**Assets under management**

£18.2 billion

Gross real estate assets under management as at 31/12/15, including cash and holdings in real estate held in other classes.
Our mission and strategic priorities for SREI reflect our key ESG impacts and the areas where we believe we can have a positive influence. They are the framework of ESG issues that determine the scope of our Corporate Real Estate Sustainability Management System (CRESM) and our Environmental Management Systems (EMS). More detail on the strategic priorities is included in the CRESM section on page 12.

| Standard Life Investments Sustainable Real Estate Investment Mission |
| “We aim to be the industry leader in responsible investment, contributing to a sustainable world and a better financial future for our customers” |

| Sustainable Real Estate Investment Policy |
| Sustainable Real Estate Investment – Strategic Priorities |

- **Occupier Satisfaction**
  - Health
  - Wellbeing
  - Productivity

- **Resource Scarcity**
  - Material efficiency
  - Water efficiency
  - Recovery of value

- **Climate Change**
  - Resilience to climate impacts
  - Energy efficiency
  - Low-carbon energy generation

| Fund Management CRESM |
| Development EMS |
| Management EMS |
Shared responsible investment values

Standard Life Investments aims to be the industry leader in responsible investment (RI). Our dedicated RI team works closely with the real estate team to ensure a consistent approach to sustainability across all asset classes.

At Standard Life Investments, RI encompasses research, analysis and engagement work on social and environmental issues affecting our clients’ investments. Our RI team works across all asset classes, with all of our investment teams and the governance & stewardship team. The overall objective is to ensure every facet of ESG is integrated across our business. We apply this approach throughout our investment processes and to mandates which have tailored sustainable, responsible investment or ethical criteria.

Our work on SREI is an important part of our RI mission. Our approach to SREI not only looks for assets that can achieve the financial returns expected by investors, but also reflects our strong values of respect for society and the environment. The aim is to ensure that community and individual rights are protected, environmental impacts are reduced and resources are conserved. To support this approach there are two dedicated sustainability staff within our real estate investment team as well as a real estate sustainability focus group, which includes one of our RI analysts.

As signatories to the United Nations backed Principles for Responsible Investment (PRI), in March 2015 Standard Life Investments submitted its PRI Report. This reinforces the transparency of our approach to SREI. A copy of our UNPRI real estate transparency report is available online.

I am pleased to report that as part of the PRI annual reporting and assessment process in 2015, we scored an 'A' for the property module compared with a median sector score of 'C'.

Real estate sustainable and responsible investment governance structure

Risk management and governance are core activities embedded in all our processes. Within real estate, where we have specialist teams focused on managing specific real estate-related risks, our approach to risk management and governance is integrated with that taken across Standard Life Investments and the wider Standard Life Group.

Our Global Code of Conduct and associated training modules are subject to regular review by the Standard Life Investments risk and compliance team, which monitors and oversees that all staff have read and understood the applicable rules and regulations. This helps to ensure that all of our investment professionals have an awareness of the most up-to-date legislation and act accordingly at all times.
Reporting line through head of real estate

Standard Life Investments Board

David Paine
Head of Real Estate Investments

Standard Life Investments
Real Estate Management Team

Commercial Lending
UK Group & Institutional Funds
Continental European Funds
Finance & Operations
Wholesale & Listed Funds
International Funds
Research & Strategy

Finance, Tax & Structuring
Health & Safety Management
Sustainability
Insurance
Supplier Management

Energy Management
Waste Management
Risk Management
Adaptability & Accessability
Tenant Management
Community Engagement

Delivered by portfolio managers, managing agents and professional consultants

Real Estate Workforce as at 31 March 2015

<table>
<thead>
<tr>
<th>Contract type</th>
<th>Gender</th>
<th>UK total</th>
<th>Overseas total</th>
<th>Global total</th>
</tr>
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<tbody>
<tr>
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<td>Full time</td>
<td>Male</td>
<td>66</td>
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<tr>
<td></td>
<td>Female</td>
<td>11</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Temporary</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full time</td>
<td>Male</td>
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<td></td>
<td>Female</td>
<td>11</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>All</td>
<td></td>
<td>96</td>
<td>18</td>
<td>114</td>
</tr>
</tbody>
</table>

Delivered by portfolio managers, managing agents and professional consultants
In 2015, we made significant progress in embedding sustainability in all areas of our real estate business. Continual improvement remains our aim and we performed well against our sustainability targets throughout the year. Our 2015 GRESB rankings demonstrate the consistency of our performance across all sectors and regions. Alongside our focus on energy, water and waste management, we are pursuing new and innovative approaches to SREI aligned to our mission and strategic priorities to realise additional value for our stakeholders.

Mission, policy and management systems
While much of this report focuses on our past performance, our mission and strategic priorities for SREI highlight our aspirations for the future. Our management systems are the means through which good sustainability practice is integrated within our business. In 2016, we will reinforce these systems and procedures to fully reflect our strategic priorities.

We have established an effective approach to the continuing professional development of our fund and portfolio managers on SREI. In the coming year, we plan to increase the frequency of internal workshops and training sessions, each focused on a specific ESG topic. We will also continue to work closely with our key partners and suppliers to ensure that our approach to SREI is embedded across the value chain.

The SREI team
Our commitment to SREI is underlined by our increased dedicated resource in this area. Ruairi Revell recently joined us as real estate sustainability advisor, bringing significant experience of embedding sustainability into the built environment.
Key performance indicators  
- targets and achievements

**Energy efficiency statement**
We have a target to reduce energy consumption from our global 'like for like' portfolio by 10% from a 2011/12 baseline over five years, giving a notional 2% annual target. This target is also applied on a practical level to our assets, ensuring that our managing agents and consultants also play an important role in improving energy efficiency.

- For our 'like for like' portfolio we are pleased to report a significant 4.1% year-on-year reduction in energy consumption compared with 2013/14, representing a 9.6% reduction from the baseline year. Our annual reduction of almost 3GWh is equivalent to the annual consumption of 202 average UK homes.

**Greenhouse gas emissions statement**
Our global greenhouse gas emissions reduced in 2015, both in total and for our 'like for like' portfolio.

- Our weather-adjusted 'like for like' reduction of 5.5% for last year represents a saving of 1,671 tonnes, equivalent to 5,220 return single person flights from Edinburgh to London.

**Water conservation statement**
Our annual water conservation target is 1% based on a five-year target for each asset of 5%.

- On a ‘like for like’ basis, metered water consumption increased by 4.5% year on year and is 15.3% above the level consumed in the baseline year.
- This increase can be partially attributed to construction and refurbishment works at a number of our large assets. There was also unusually low consumption at a number of assets in the baseline year which affects this comparison. We are working with our managing agents and consultants to put in place interventions to bring consumption back down in 2016. The Case studies section describes examples of measures we are implementing.
Waste diversion statement

In the last year, we have continued to focus on achieving zero waste to landfill and maximising the recycled element of our resource streams across all of our assets. Our diversion targets and achievements for 2014/15 are shown in the table below.

<table>
<thead>
<tr>
<th>Sector</th>
<th>Recycling Targets (on or off site)</th>
<th>Recovery Targets (for other use)</th>
<th>2014/15 Recycling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2014/15</td>
<td>2015/16</td>
<td>2014/15</td>
</tr>
<tr>
<td>Industrial</td>
<td>35%</td>
<td>60%</td>
<td>65%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>60%</td>
<td>70%</td>
<td>40%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>70%</td>
<td>70%</td>
<td>30%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>70%</td>
<td>70%</td>
<td>30%</td>
</tr>
<tr>
<td>Offices</td>
<td>55%</td>
<td>65%</td>
<td>45%</td>
</tr>
<tr>
<td>Overall Average</td>
<td>55%</td>
<td>60%</td>
<td>45%</td>
</tr>
</tbody>
</table>

In 2014/15, we achieved zero waste to landfill for three of our sectors with a diversion rate of 99.6%. This represents a saving in landfill tax of over £600,000.

Community engagement statement

In 2015, our UK retail assets hosted over 115 fundraising and charity events, engaged with local schools to hold educational events and supported local businesses to provide work experience and temporary work placement opportunities.

Engagement activities at our retail assets supported over 60 charities, raising over £370,000 for many local, national and international causes.

Health and safety performance statement

We continue to provide safe and secure buildings that promote a healthy working environment. We have managed and controlled our health & safety risks systematically using best-in-class technology and specialist assessors that are leading the field.

At the point of first audit at the beginning of 2014, we achieved a global ‘risks controlled’ level of 97.02%.
Sustainable real estate investment policy

This policy sets the overarching standards that the real estate team within Standard Life Investments adheres to in relation to SREI. The policy is in place to ensure that we maximise our sustainability performance and the investment opportunities associated with our real estate investments.

Principal standards

➢ During all stages of a real estate asset’s life, from acquisition to disposal, we will follow the United Nations ‘Principles for Responsible Investment’ (PRI).

➢ In all reporting, whether to internal or external stakeholders, we will follow the guidelines in the Global Reporting Initiative (GRI), where applicable to environmental and social performance.

➢ In fund management and reporting including portfolio construction or re-alignment, we will follow our Corporate Real Estate Sustainability Management System (CRESM) for fund investment and management ‘Sustainable Investment Programme’.

➢ We will maintain Environmental Management Systems (EMS) for the development and management of real estate assets, informed by our strategic priorities for SREI.

➢ In all facets of building design and construction throughout the development process we will follow our EMS for developments ‘Sustainable Construct Programme’.

➢ To maintain and operate all portfolios within our existing multi-let estate in accordance with our EMS for landlord managed assets ‘Sustainable Operations Programme’.

➢ When working with joint venture partners, we will promote awareness of the standards within our EMS and work with them to achieve our SREI mission.

The diagram on the next page provides the context that this policy sits within and highlights the various components of each EMS.
Standard Life Investments
Sustainable Real Estate Investment Mission
“We aim to be the industry leader in responsible investment, contributing to a sustainable world and a better financial future for our customers”

Sustainable Real Estate Investment Policy

Sustainable Real Estate Investment – Strategic Priorities

Corporate Real Estate Sustainability Management System

Development EMS
Sustainable Construct Programme

Management EMS
Sustainable Operations Programme

Sustainability Checklist

Sustainable Development Workshops

Green Travel Plan

Sustainability Certification

Development Handover Procedures

Asset Environmental File

Asset Action Plan

Asset Quarterly Energy Review

Asset Annual Energy Statement

Asset Annual Waste Statement

Fund Annual Knowledge Sharing Presentation

Fund Annual ESG Statement

Fund Annual Global Real Estate Sustainability Benchmark Submission

Annual Sustainable Real Estate Investment Report
Corporate Real Estate Sustainability Management System - Global Sustainable Investment Programme

CRESM provides the framework for SREI at Standard Life Investments. It defines our overarching procedures for sustainable investment management at the corporate, asset and portfolio levels. Its scope is informed by our strategic priorities and it in turn informs our Environmental Management Systems for development and asset management.

Our strategic priorities for SREI
Our strategic priorities reflect our key ESG impacts and the areas where we believe we can have a positive influence. The figure on page four presents our priorities in the context of our SREI policy and management systems. In this section, we briefly outline the issues and our aspirations under each priority area.

Occupier satisfaction
There is now overwhelming evidence of the link between the design and management of the built environment and the health, wellbeing and productivity of people using it.

The health and wellbeing of asset users is affected by a range of factors including indoor air quality, lighting and noise levels, thermal comfort, links to nature and proximity to amenities. If human-centred design is adopted, there can be significant knock-on benefits for organisations in the form of reduced absenteeism and staff turnover, and increased productivity.

We are actively exploring ways to improve the impact that our assets have on the health, wellbeing and productivity of their users. There are unique challenges in each real estate sector; interventions must be evidence based and tailored to their context. This requires us to work closely with our partners and tenants as their decisions related to their own fit-out can have the largest influence on health and wellbeing outcomes for occupiers.
Resource scarcity
The availability of materials and natural resources – including metals, biomass, cement and water – is essential for the construction and operation of the built environment. Although there are signs that consumption of natural resources has decoupled from GDP growth, issues of resource scarcity are set to intensify as total global demand continues to rise.

We are working to further reduce the physical resource intensity of our assets. We have successfully achieved zero waste to landfill across the vast majority of our assets and continually look to maximise the recovery of value from resource streams.

We are now exploring the potential for innovative approaches to improving material efficiency as part of new developments and refurbishments.

Climate change
The recent commitment as part of the Paris Agreement to keep the global temperature increase well below 2°C reinforces the need for us to continue our efforts to reduce greenhouse gas emissions. Meeting this goal presents a significant challenge for the built environment which currently accounts for one-third of emissions globally.

We are working hard to reduce emissions from our assets and, as demonstrated in this report, have made significant progress by engaging with occupiers and implementing energy efficiency and renewable generation measures. We will continue to set ambitious targets and work with our partners to further improve performance.

Alongside reducing emissions, we are working to ensure that our assets are resilient to the environmental and social risks associated with climate impacts in all of the geographies in which we operate.
**Principal objectives of the CRESM**
The key objectives of our CRESM for sustainable fund management are:

- to establish and maintain continual professional development in sustainability for fund and portfolio managers
- to maintain up-to-date guidance for sustainable portfolio construction decision making including the relevant risk sign-off processes
- to disclose sustainability performance to inform fund investors, engage with asset occupiers and share knowledge with peers.

**Sustainable professional development**
We undertake the following awareness and training activities.

**On-line sustainability training modules**
In line with the Standard Life Investments’ Global Code of Conduct, the following computer based on-line training modules must be read and understood by all employees at induction and then on an annual basis.

- Financial crime
- Anti-bribery and corruption
- Physical information and security
- Managing risk
- Diversity
- Sustainability

In addition to these modules, the real estate team are encouraged to undertake various courses relevant to the real estate investment process.

**In-house sustainability workshops & presentations**
We hold at least two sustainability events each year that contribute to the continuing professional development of the real estate team. These are led by the real estate sustainability team and are carried out in our main real estate offices in Edinburgh and Paris. They are tailored to suit the particular geographies that each office covers. The events cover the following elements.

- Forecast look – highlighting upcoming legislation, proposed initiatives, progress against targets and a spotlight on any new technology.
- Full year review – highlighting the full-year sustainability performance of each sector and each fund in that jurisdiction and reviewing targets for the year ahead.

We hold additional internal sessions as necessary, for example when there is a particularly relevant new piece of legislation being introduced or a new initiative being rolled out.

**External sustainability training**
In addition to the above, we encourage our real estate managers to attend external sustainability training courses when they are available, from providers such as the Green Building Council or other professional bodies.
**Sustainable portfolio decision-making**

We make the following considerations when taking investment decisions during portfolio construction or re-alignment stages.

**Portfolio sustainability risk parameters**

At inception, each new fund that invests in direct real estate assets sets guideline sustainability parameters appropriate for the geographical and sector characteristics of the assets. These cover as a minimum the following aspects.

- Contamination & remediation
- Flood risk & defence profile
- Minimum energy performance criteria
- Obsolescence
- Sustainability certification

**Asset sustainability screening process**

In light of the above parameters, for each proposed asset acquisition, we undertake timely due diligence so that we can make a meaningful review of the impact on overall fund risk or enhancement.

In addition to understanding the impact on the above parameters at a fund and portfolio level, we undertake a review of the following at the asset level.

- Environmental tax costs
- Accessibility

- Adaptability
- Landlord/tenant obligations & restrictive covenants
- Anticipated capital expenditure profile
- Opportunities for sustainability initiatives

**Annual portfolio sustainability profile update**

Each year, we undertake a review of the above parameters for each asset, with particular focus on flood risk profiles.

**Sustainability performance disclosure**

**Legal compliance**

In order to comply with the UK mandatory greenhouse gas emissions reporting regulations, we publicly disclose our performance in an annual Sustainable Real Estate Investment Report covering our global emissions.

**Investor updates**

On an annual basis we submit our real estate funds to the Global Real Estate Sustainability Benchmark (GRESB) and provide a copy of the sustainability performance scorecard report to our clients.

In addition to the GRESB scorecard, we issue an annual ESG statement which highlights the sustainability performance of each asset. At the half-year point, we present an update on each of the sustainability criteria to show progress against targets, detail any initiatives
implemented or planned and highlight the impact of any recent or upcoming environmental legislation.

**Occupier engagement**
Where we are responsible for the operational management of an asset, including its energy and water supplies, then we provide each tenant with an annual Landlords Energy Statement utilising the Carbon Trust engagement tool LES-TER. This is provided through our managing agent and/or our mechanical & electrical FM consultants.

Where we are responsible for the waste management at an asset, our managing agents and/or our waste management consultant also provide each tenant with an annual waste statement.

**Knowledge sharing**
In order to share best practice throughout the real estate team, as part of the annual fund presentation each fund manager must communicate the sustainability performance of their assets and present relevant case studies.

Furthermore, to share best practice throughout the professional teams that manage our portfolios, we include a section on sustainability in our annual real estate agents conference.

**Environmental management systems**
We currently operate two EMSs covering the development of new assets and the management of our existing assets. These collate the processes and procedures we implement in order to ensure legal compliance and maximise our sustainability performance. Copies of our EMSs can be found at the following web link as part of our overall SREI policy document.

www.standardlifeinvestments.com/realestate
Sustainable new developments

Bluewater Building, Hoofddorp

Standard Life Investments acquired the Bluewater Building in late 2014. It forms part of Park 20|20 in Hoofddorp, Netherlands; a joint initiative by the Delta Development Group, VolkerWessels, and Reggeborgh Groep. It is the first application of Cradle to Cradle® (C2C) principles at scale in the Netherlands.

The building itself responds to the C2C philosophy by incorporating certified materials, a re-usable structural frame, on-site water treatment and renewable energy generation. It also supports occupant health and wellbeing by providing natural light, fresh air and connections with nature.

This approach offers opportunities to realise significant environmental and social benefits with knock-on financial savings from reduced energy costs and improved productivity. We are investigating how this approach can be applied more widely across our portfolio and have highlighted these opportunities in our strategic priorities.

Cradle to Cradle® is a trademark of McDonough Braungart Design Chemistry, LLC

Sustainable refurbishment

Narrow Quay House, Bristol

We have recently undertaken significant refurbishment works at Narrow Quay House, Bristol, UK, demonstrating that conventional office buildings can be transformed into high-quality, high-performing workplaces.

External alterations included a new eastern façade, new windows and cladding and a new roof covering. Internally, all building services were replaced to achieve high levels of energy and water efficiency. An array of solar PV panels on the new roof will provide between 5% and 10% of the building’s energy requirements. The building has achieved a BREEAM In Use rating of Very Good and the works have improved its Energy Performance Certificate rating from ‘E’ to ‘B’.

The transformation of Narrow Quay House resulted in 68% of the building being pre-let off plan, the first time this has been achieved in Bristol in a number of years. The project clearly demonstrates the value of comprehensive retrofit, both commercially and for sustainability performance.
Energy and low carbon technologies

It was another busy year for energy projects with energy efficiency, energy management and low carbon generation initiatives undertaken across all sectors to contribute to our targets. Here, we describe a selection of our recent interventions.

10 Piccadilly, London

This listed building at the western corner of Piccadilly Circus provides Grade A office accommodation. A comprehensive review of energy consumption identified a number of opportunities which were implemented in 2014/15. These include the installation of a new energy efficient chiller, increasing the temperature of chilled water and the roll-out of LED lighting.

Overall, these interventions have so far resulted in a saving of over 50,000kWh, equivalent to 27 tonnes of carbon dioxide and representing a saving in energy costs of over £7,000.

Churchill Square, Brighton

As a landlord we are able to take a long-term view of the financing for solar installations. Following a review of the site and its energy profile – and given its large exposed flat roof – we took the opportunity to install a solar array at Churchill Square Shopping Centre. A 49.5 kWp PV installation was completed in late 2014 and will generate around 52,000kWh/ year. It is set to pay back in less than eight years.

We have also recently installed LED lighting in the two car parks at Churchill Square. This will save approximately 851MWh/year, representing an annual financial saving of around £86,000.
Voltage optimisation (VO) equipment has been successfully installed at a number of our assets over the past few years. Where an asset is located in close proximity to the primary sub-station, voltages at the point of use are often higher than necessary, resulting in increased electricity consumption.

VO equipment was installed at 12 Charles II Street in April 2015. For the first nine months of operation, the installation has delivered a saving of 117,233kWh, equivalent to 63 tonnes of carbon dioxide.

Energy management initiatives

The biggest impact on the energy consumption of equipment is the running hours of the plant. In order to ensure our assets are operated optimally, we have installed various technologies including lighting controls, BMS controls, boiler optimisation and smart metering. These technologies have helped us to achieve a 6.3% reduction in energy consumption across our global ‘like for like’ portfolio from our baseline of 2011/12.

Water efficiency

Water efficiency has been a challenge over the last two years, particularly at our UK assets. A number of factors have contributed to increased consumption including the replenishment of air-conditioning systems and high numbers of refurbishment and construction projects where water is not separately metered.

We are currently working with our partners to fully understand the reasons behind the increase in water consumption and to put in place measures to reduce it in future. We are installing water sub-meters where possible to enable more detailed analysis of consumption. At County Mall Shopping Centre in Sussex, for example, where one of the largest increases in consumption has been recorded, the installation of six sub-meters and real-time monitoring will allow us to target water-saving interventions where they are most needed.

We are also rolling out water-saving measures including ‘hippo’ devices to reduce consumption from toilet flushes. This has recently been completed at Cornwall Court, an office building in Birmingham, and we will be monitoring the effects this year.
Community engagement

All of our assets and their occupants have an important role to play in their local communities. This is particularly the case for our UK retail assets. Here, we briefly summarise the hundreds of events and initiatives that took place throughout our estate over the past year.

Charities and fundraising

In the past year, over 60 charities have been supported across our retail portfolio. A total of £373,000 was raised throughout the year at our UK retail assets, representing an increase compared with the year before. Hundreds of events took place to raise money for local, national and international charities including the Hertfordshire Blind Society, Barnet and Enfield Mental Health Trust, Tree of Hope, Macmillan Cancer Support, Oxfam and The Trussell Trust.

School engagement and educational events

Supporting education opportunities for local school pupils and the wider community is an important part of our shopping centres’ engagement activity. We actively encourage local schools to make use of our retail assets in the UK. In 2015, events included ‘Love Is...’ at Marlowes Shopping Centre which linked local schools with the Dacorum Arts Partnership in a competition attracting over 850 entries from local pupils. At Centre Court, Wimbledon, arts competitions were run at Easter with each participating school receiving £100 of arts materials. Other centres offered school pupils the opportunity to showcase their projects and skills with performing arts and textiles events at the One Stop Shopping Centre in Perry Bar and performances from the Enfield Grammar School Brass Band at the Palace Gardens Shopping Centre.

Business support and work experience

Several of our centres regularly provide opportunities for work experience placements for local school pupils. As an example, One Stop Shopping Centre in Birmingham works with a local school to provide disadvantaged young people with valuable work experience. In the past year, two of these students have gone on to secure jobs at the centre.

A number of centres work as part of their local business communities and regional Local Enterprise Partnerships to contribute to economic strategy. Several also work with their local Business Crime Reduction Partnerships, which bring local stakeholders together to improve the safety of communities.
Consolidated key performance indicators

**Reporting period**
This is the third annual Standard Life Investments Sustainable Real Estate Investment Report that covers the global environmental performance of our assets. This report therefore compares with the 2011/12 baseline year as well as last year’s data. The reporting period covered in the following data is qualified as follows.

- **UK assets**
  UK fiscal year 1 April 2014 to 31 March 2015
- **Overseas assets**
  Calendar year 2014
- **Baseline year**
  2011/12 and 2011 respectively
- **Reporting cycle**
  Annually

We have kept the UK assets reporting year aligned with the data that we need to submit as participants in the UK CRC Energy Efficiency Scheme.

**Report boundaries**
The report covers all of the real estate funds under our discretionary management which operate from our worldwide real estate offices.

The environmental KPIs that are included within this report are for assets where we manage the energy and waste services (i.e. where we are the counterparty to the supply contract). In the bulk of our estate, the tenants are generally the counterparty for those supplies consumed within their demise so are not included within the scope of this report. In those buildings where tenants are supplied via a sub-metering system, then those KPIs are included within this report in the total procured figures in the energy efficiency statements. However, these are excluded from UK energy efficiency statements and UK greenhouse gas emissions statements.

Statements made with degree day adjustments have been carried out at the industry standard of 15.5°C on a one-year comparison basis. ‘like for like’ comparisons are only made with assets that have been landlord managed for the full 12 months of each year since the baseline year of 2011/12 to account for assets either bought/sold or changed from single let to multi-let status.

In those situations where assets are held in joint venture partnerships, then we have included those assets where we hold a stake of 50% or more within one or more of our funds.

For details of our disclosure against the Global Reporting Initiative (GRI) Construction and Real Estate Sector Supplement (CRESS) reporting level C requirements please see the table at the end of this section.

For any enquiries relating to any of the information within this report, please contact our sustainability manager Graham Baxter at graham_baxter@standardlife.com or by mail to our real estate head office at 1 George Street, Edinburgh, EH2 2LL.
Key performance indicators

Energy efficiency statements (GRI EN3, EN4 & CRE1)

In 2014/15, we continued to deliver reductions in energy consumption. Globally, for our ‘like for like’ portfolio, total procured energy has reduced by 4.1% year on year and by 9.6% since the baseline year of 2011/12. Although ‘like for like’ consumption has increased for several asset classes – owing largely to changes in the ‘like for like’ portfolio – it has decreased significantly for standard offices, our largest consuming sector. Total procured energy decreased in 2014/15 due to a number of factors including the sale of several high-consuming assets overseas. The indicators on the following pages demonstrate the continued success of our approach to reducing energy consumption. We will work with our partners across all sectors to further improve performance in 2016.

Global Sector Energy Efficiency Statement

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Procured</td>
<td>158,405,349</td>
<td>192,698,124</td>
<td>129,208,832</td>
</tr>
<tr>
<td>'Like for Like' Areas (NLA)</td>
<td>64,959,704</td>
<td>62,377,733</td>
<td>6,095,552,945</td>
</tr>
<tr>
<td>'Like for Like' Asset Value (£)</td>
<td>1,759,541</td>
<td>1,759,541</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Global Energy by Sector

- Distribution Warehouses: 21,040,142 kWh
- Industrial Parks: 8,415,771 kWh
- Unit Shops: 1,738,178 kWh
- Retail Warehouses: 4,908,488 kWh
- Shopping Centres: 31,665,611 kWh
- Standard Offices: 90,637,159 kWh
- Other: 0 kWh

Total: 158,405,349 kWh

Global ‘Like for Like’ Energy

- 2011/2012: 70,000,000 kWh
- 2013/2014: 68,000,000 kWh
- 2014/2015: 64,000,000 kWh

Total: 202,000,000 kWh

Global Energy Procured

- 2011/2012: 250,000,000 kWh
- 2013/2014: 200,000,000 kWh
- 2014/2015: 150,000,000 kWh

Total: 600,000,000 kWh

Footnotes:
- 'Like for Like' Total Global Energy
- 'Like for Like' Change compared to last year
- 'Like for Like' Change compared to base year
- Global Energy by Sector
- 2011/2012: Distribution Warehouses 21,040,142 kWh, Industrial Parks 8,415,771 kWh, Unit Shops 1,738,178 kWh, Retail Warehouses 4,908,488 kWh, Shopping Centres 31,665,611 kWh, Standard Offices 90,637,159 kWh, Other 0 kWh
- 2013/2014: Distribution Warehouses 19,237,799 kWh, Industrial Parks 1,408,476 kWh, Unit Shops 1,070,814 kWh, Retail Warehouses 3,822,466 kWh, Shopping Centres 37,189,063 kWh, Standard Offices 39,146,834 kWh, Other 0 kWh
- 2014/2015: Distribution Warehouses 19,237,799 kWh, Industrial Parks 1,408,476 kWh, Unit Shops 1,070,814 kWh, Retail Warehouses 3,822,466 kWh, Shopping Centres 37,189,063 kWh, Standard Offices 39,146,834 kWh, Other 0 kWh

Graphs and tables showing energy consumption and efficiency data for various sectors.
For our ‘like for like’ portfolio, total energy consumption has reduced compared with last year and the baseline year, both in the UK and overseas.

### UK Sector Energy Efficiency Statement

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011/2012 Total Procured</th>
<th>'2011/2012 Like for Like' Procured Degree Day Base</th>
<th>2013/2014 Total Procured</th>
<th>'2013/2014 Like for Like' Procured Degree Day Base</th>
<th>2014/2015 Total Procured</th>
<th>'2014/2015 Like for Like' Procured Degree Day Base</th>
<th>'Like for Like' Change compared to last year</th>
<th>'Like for Like' Change compared to base year</th>
<th>2016/2015 Total Procured</th>
<th>(ft2)</th>
<th>(m²)</th>
<th>2014/2015 %</th>
<th>2014/2015 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>4,78,570</td>
<td>3.3</td>
<td>251,436</td>
<td>3.1</td>
<td>192,379</td>
<td>0</td>
<td>-26.4%</td>
<td>-20.4%</td>
<td>314,520</td>
<td>523,987</td>
<td>48,468</td>
<td>£26,585,000</td>
<td>0.5%</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>4,835,780</td>
<td>2.7</td>
<td>2,876,945</td>
<td>2.1</td>
<td>1,995,819</td>
<td>711,819</td>
<td>1,289,935</td>
<td>17.3%</td>
<td>4,037,026</td>
<td>6,160,955</td>
<td>527,388</td>
<td>£669,645,000</td>
<td>3.1%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>864,423</td>
<td>12.6</td>
<td>1,190,221</td>
<td>13.0</td>
<td>800,097</td>
<td>0</td>
<td>800,100</td>
<td>8.9%</td>
<td>1,733,576</td>
<td>777,920</td>
<td>67,624</td>
<td>£1,50,250,000</td>
<td>3.1%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>3,475,459</td>
<td>12.8</td>
<td>3,562,324</td>
<td>10.5</td>
<td>3,007,794</td>
<td>0</td>
<td>3,010,197</td>
<td>10.2%</td>
<td>3,743,527</td>
<td>3,419,183</td>
<td>331,663</td>
<td>£1,339,570,000</td>
<td>27.4%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>26,430,143</td>
<td>54.3</td>
<td>24,917,760</td>
<td>51.3</td>
<td>20,375,777</td>
<td>1,490,523</td>
<td>18,959,063</td>
<td>15.5%</td>
<td>24,169,247</td>
<td>4,037,389</td>
<td>375,073</td>
<td>£1,743,826,692</td>
<td>35.6%</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>55,662,196</td>
<td>130.6</td>
<td>55,82,067</td>
<td>126.8</td>
<td>33,120,088</td>
<td>11,307,107</td>
<td>21,991,877</td>
<td>19.6%</td>
<td>1,079,535</td>
<td>1,979,921</td>
<td>183,921</td>
<td>£1,166,070,000</td>
<td>23.8%</td>
</tr>
<tr>
<td>All Sectors Total</td>
<td>92,646,572</td>
<td>32.6</td>
<td>88,619,965</td>
<td>30.8</td>
<td>59,491,953</td>
<td>13,509,449</td>
<td>46,243,560</td>
<td>3.9%</td>
<td>101,320,986</td>
<td>16,848,968</td>
<td>1,565,347</td>
<td>£4,896,446,692</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### Overseas Sector Energy Efficiency Statement

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011 Total Procured</th>
<th>2013 Total Procured</th>
<th>2011 Like for Like Procured Degree Day Base</th>
<th>2013 Like for Like Procured Degree Day Base</th>
<th>2014 Like for Like Procured Degree Day Base</th>
<th>2014 Like for Like Procured Degree Day Base</th>
<th>'Like for Like' Change compared to last year</th>
<th>'Like for Like' Change compared to base year</th>
<th>2014 Total Procured</th>
<th>(ft²)</th>
<th>(m²)</th>
<th>2014</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>20,563,572</td>
<td>36,977,317</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,040,374</td>
<td>0</td>
<td>0</td>
<td>£-</td>
<td>0.0%</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>3,579,992</td>
<td>4,929,665</td>
<td>291,532</td>
<td>24</td>
<td>172,269</td>
<td>14</td>
<td>118,541</td>
<td>10</td>
<td>31.2%</td>
<td>130,426</td>
<td>12,117</td>
<td>£7,739,000</td>
<td>3.9%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>873,755</td>
<td>307,159</td>
<td>156,545</td>
<td>56</td>
<td>192,335</td>
<td>68</td>
<td>80,548</td>
<td>29</td>
<td>58.1%</td>
<td>303,546</td>
<td>2,820</td>
<td>£54,123,300</td>
<td>27.2%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>533,029</td>
<td>1,540,711</td>
<td>533,029</td>
<td>12</td>
<td>626,362</td>
<td>14</td>
<td>687,479</td>
<td>15</td>
<td>-2.9%</td>
<td>4,819,320</td>
<td>465,215</td>
<td>45,078</td>
<td>24.0%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>5,235,468</td>
<td>18,12,822</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>6,930,177</td>
<td>0</td>
<td>0</td>
<td>–</td>
<td>0.0%</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>34,974,963</td>
<td>41,611,086</td>
<td>16,918,706</td>
<td>126</td>
<td>15,803,374</td>
<td>118</td>
<td>15,197,605</td>
<td>113</td>
<td>4.0%</td>
<td>1,644,289</td>
<td>134,179</td>
<td>£89,464,799</td>
<td>46.9%</td>
</tr>
<tr>
<td>Totals</td>
<td>65,758,779</td>
<td>104,078,760</td>
<td>17,899,912</td>
<td>92</td>
<td>16,821,140</td>
<td>87</td>
<td>16,084,173</td>
<td>83</td>
<td>4.4%</td>
<td>27,887,846</td>
<td>2,090,285</td>
<td>194,194</td>
<td>£1,99,106,253</td>
</tr>
</tbody>
</table>
**UK Sector Direct Consumption Summary**

<table>
<thead>
<tr>
<th>Sector</th>
<th>Gas (kWh)</th>
<th>'Like for Like' Areas (NLA)</th>
<th>'Like for Like' Asset Value (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2011/2012 Total</td>
<td>2013/2014 Total</td>
<td>2011/2012 'Like for Like'</td>
</tr>
<tr>
<td>Distribution Warehouses</td>
<td>57,620</td>
<td>14,694</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>2,268,956</td>
<td>1,096,512</td>
<td>366,556</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>948</td>
<td>208,242</td>
<td>822</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>120,844</td>
<td>116,909</td>
<td>120,844</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>5,679,655</td>
<td>5,305,372</td>
<td>4,013,871</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>16,484,978</td>
<td>17,474,415</td>
<td>10,020,100</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Totals**

| 2014/2015 Total | 2011/2012 Total | 2013/2014 Total | 2011/2012 'Like for Like' | 2013/2014 'Like for Like' | 2014/2015 Total | 2011/2012 'Like for Like' Change compared to last year | 2013/2014 'Like for Like' Change compared to base year | |
|----------------|----------------|----------------|---------------------------|---------------------------|----------------|---------------------------------------------------|---------------------------------------------------| |
| 24,613,001 | 24,216,144 | 14,522,193 | 14,780,543 | 13,052,791 | 11.7% | 10.1% | 28,688,115 | 11,410,117 | 1,061,834 | £3,847,941,692 | 100% |

Despite an average increase in heating degree days across the regions we have assets, overall we have delivered significant reductions in gas consumption for the ‘like for like’ portfolio compared with 2013 and the baseline year of 2011.

**Overseas Sector Direct Consumption Summary**

<table>
<thead>
<tr>
<th>Sector</th>
<th>Gas (kWh)</th>
<th>'Like for Like' Areas (NLA)</th>
<th>'Like for Like' Asset Value (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2011 Total</td>
<td>2013 Total</td>
<td>2011 'Like for Like'</td>
</tr>
<tr>
<td>Distribution Warehouses</td>
<td>5,751,635</td>
<td>20,961,318</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>1,904,465</td>
<td>2,809,156</td>
<td>277,172</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>37,3806</td>
<td>33,456</td>
<td>0</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>1,085,255</td>
<td>3,126,952</td>
<td>0</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>5,443,295</td>
<td>5,745,929</td>
<td>4,641,042</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Totals**

| 2014 Total | 2011 Total | 2013 Total | 2011 'Like for Like' | 2013 'Like for Like' | 2014 'Like for Like' | 2014 'Like for Like' Change compared to last year | 2014 'Like for Like' Change compared to base year | |
|----------------|----------------|----------------|---------------------------|---------------------------|----------------|---------------------------------------------------|---------------------------------------------------| |
| 14,558,677 | 32,677,012 | 4,918,216 | 4,746,829 | 3,614,500 | 23.9% | 26.5% | 5,904,247 | 1,284,779 | 119,360 | £19,809,000 | 100% |

Despite an average increase in heating degree days across the regions we have assets, overall we have delivered significant reductions in gas consumption for the ‘like for like’ portfolio compared with 2013 and the baseline year of 2011.
### UK Sector Indirect Consumption Summary

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011/2012 Total (ft²) (m²)</th>
<th>2013/2014 Total (ft²) (m²)</th>
<th>2014/2015 Total (ft²) (m²)</th>
<th>2011/2012 'Like for Like' (kWh)</th>
<th>2013/2014 'Like for Like' (kWh)</th>
<th>2014/2015 'Like for Like' (kWh)</th>
<th>'Like for Like' Change compared to last year (%)</th>
<th>'Like for Like' Change compared to base year (%)</th>
<th>2011/2012 'Like for Like' Asset Value (£)</th>
<th>2013/2014 'Like for Like' Asset Value (£)</th>
<th>2014/2015 'Like for Like' Asset Value (£)</th>
<th>2014/2015 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>420,950</td>
<td>236,742</td>
<td>159,779</td>
<td>152,209</td>
<td>192,379</td>
<td>-26.4%</td>
<td>-20.4%</td>
<td>305,217</td>
<td>523,987</td>
<td>48,678</td>
<td>296,585,000</td>
<td>0.5%</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>2,550,133</td>
<td>1,781,065</td>
<td>1,626,728</td>
<td>1,658,347</td>
<td>1,699,088</td>
<td>-2.4%</td>
<td>7.0%</td>
<td>2,720,557</td>
<td>6,160,955</td>
<td>572,388</td>
<td>449,665,000</td>
<td>9.6%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>863,475</td>
<td>981,979</td>
<td>848,515</td>
<td>878,679</td>
<td>799,939</td>
<td>9.0%</td>
<td>5.7%</td>
<td>1,097,883</td>
<td>727,920</td>
<td>67,624</td>
<td>150,750,000</td>
<td>3.1%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>4,327,261</td>
<td>3,445,416</td>
<td>3,943,113</td>
<td>3,243,464</td>
<td>2,887,634</td>
<td>11.0%</td>
<td>26.8%</td>
<td>3,623,367</td>
<td>3,419,183</td>
<td>317,663</td>
<td>1,339,570,000</td>
<td>27.4%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>20,750,951</td>
<td>19,219,442</td>
<td>17,037,078</td>
<td>16,685,339</td>
<td>16,685,339</td>
<td>0.5%</td>
<td>2.1%</td>
<td>19,703,799</td>
<td>4,037,389</td>
<td>375,073</td>
<td>1,743,826,692</td>
<td>35.6%</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>39,177,218</td>
<td>38,353,615</td>
<td>26,140,709</td>
<td>24,484,094</td>
<td>24,174,783</td>
<td>1.3%</td>
<td>7.5%</td>
<td>45,182,047</td>
<td>1,979,535</td>
<td>183,921</td>
<td>1,166,070,000</td>
<td>23.8%</td>
</tr>
<tr>
<td>Totals</td>
<td>68,089,989</td>
<td>64,018,258</td>
<td>49,955,923</td>
<td>46,439,162</td>
<td>47,192,676</td>
<td>1.6%</td>
<td>7.0%</td>
<td>72,632,871</td>
<td>16,848,968</td>
<td>1,565,347</td>
<td>4,896,446,692</td>
<td>100%</td>
</tr>
</tbody>
</table>

On a ‘like for like’ basis, electricity consumption at our UK assets is now 7% lower than in 2011/12 with significant reductions achieved by retail warehouses in particular.

### Overseas Sector Indirect Consumption Summary

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011 Total (ft²) (m²)</th>
<th>2013 Total (ft²) (m²)</th>
<th>2014 Total (ft²) (m²)</th>
<th>2011 'Like for Like' (kWh)</th>
<th>2013 'Like for Like' (kWh)</th>
<th>2014 'Like for Like' (kWh)</th>
<th>'Like for Like' Change compared to last year (%)</th>
<th>'Like for Like' Change compared to base year (%)</th>
<th>2011 'Like for Like' Asset Value (£)</th>
<th>2013 'Like for Like' Asset Value (£)</th>
<th>2014 'Like for Like' Asset Value (£)</th>
<th>2014 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>14,409,916</td>
<td>15,542,968</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1,040,374</td>
<td>0</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>1,675,526</td>
<td>2,120,509</td>
<td>14,360</td>
<td>15,437</td>
<td>-14.6%</td>
<td>-7.5%</td>
<td>15,437</td>
<td>130,426</td>
<td>4,819,320</td>
<td>485,215</td>
<td>45,078</td>
<td>24.0%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>499,949</td>
<td>273,503</td>
<td>15,635</td>
<td>192,135</td>
<td>80,548</td>
<td>58.1%</td>
<td>80,548</td>
<td>30,354</td>
<td>1,743,826,692</td>
<td>4,779,154</td>
<td>24.0%</td>
<td>27.2%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>83,029</td>
<td>53,029</td>
<td>626,362</td>
<td>687,479</td>
<td>-9.8%</td>
<td>-29.0%</td>
<td>687,479</td>
<td>485,215</td>
<td>89,464,799</td>
<td>4,779,154</td>
<td>24.0%</td>
<td>164.9%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>4,150,213</td>
<td>15,585,870</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>4,640,431</td>
<td>0</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>29,513,668</td>
<td>35,865,157</td>
<td>12,277,665</td>
<td>12,189,720</td>
<td>11,387,489</td>
<td>6.6%</td>
<td>3,623,367</td>
<td>1,979,535</td>
<td>89,464,799</td>
<td>4,779,154</td>
<td>24.0%</td>
<td>44.9%</td>
</tr>
<tr>
<td>Totals</td>
<td>51,200,302</td>
<td>70,928,718</td>
<td>12,981,599</td>
<td>13,021,682</td>
<td>12,170,953</td>
<td>6.5%</td>
<td>6.2%</td>
<td>2,183,598</td>
<td>2,090,285</td>
<td>194,194</td>
<td>1,106,253</td>
<td>100%</td>
</tr>
</tbody>
</table>

Electricity consumption at our ‘like for like’ overseas assets fell by 6.5% compared with 2013. These overseas indirect (scope 2) energy consumption figures include the tenant demised areas (scope 3). This has had a particular impact on our unit shops and retail warehouse assets.
**GHG emission statements (GRI EN16, EN17, EN18, EN20 & CRE3)**

The carbon dioxide (CO₂) conversion factors used in the following statements are taken from the CRC Energy Efficiency Scheme for UK supplies and the International Energy Agency and GHG Protocol Initiative for overseas supplies. All conversion factors are single year figures rather than five-year rolling averages in accordance with the UK GHG regulations guidelines. Nitrous Oxide (NO) has been expressed in CO₂ equivalents using the GHG regulations guideline conversion factors.

The degree day ‘adjusted’ figures tie in with the energy efficiency statements given above. Figures exclude tenant supplies.

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011/2012</th>
<th>2013/2014</th>
<th>2014/2015</th>
<th>'Like for Like' Areas (NLA)</th>
<th>'Like for Like' Asset Value (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Distribution Warehouses</strong></td>
<td>159,779</td>
<td>86</td>
<td>1.78</td>
<td>152,209</td>
<td>82</td>
</tr>
<tr>
<td><strong>Industrial Parks</strong></td>
<td>1,852,130</td>
<td>793</td>
<td>1.36</td>
<td>1,319,517</td>
<td>579</td>
</tr>
<tr>
<td><strong>Unit Shops</strong></td>
<td>1,005,882</td>
<td>474</td>
<td>6.73</td>
<td>1,070,814</td>
<td>491</td>
</tr>
<tr>
<td><strong>Retail Warehouses</strong></td>
<td>4,596,987</td>
<td>2,245</td>
<td>6.19</td>
<td>3,977,382</td>
<td>1,861</td>
</tr>
<tr>
<td><strong>Shopping Centres</strong></td>
<td>20,350,155</td>
<td>9,938</td>
<td>26.50</td>
<td>19,254,835</td>
<td>9,737</td>
</tr>
<tr>
<td><strong>Standard Offices</strong></td>
<td>40,946,308</td>
<td>18,106</td>
<td>56.92</td>
<td>39,146,834</td>
<td>17,785</td>
</tr>
<tr>
<td><strong>All Sectors Total</strong></td>
<td>68,911,240</td>
<td>31,642</td>
<td>17.98</td>
<td>64,921,591</td>
<td>30,534</td>
</tr>
</tbody>
</table>

**Total Global GHG Emissions**

**Global Sector GHG Emissions**

---

**GHG emission statements (GRI EN16, EN17, EN18, EN20 & CRE3)**

The carbon dioxide (CO₂) conversion factors used in the following statements are taken from the CRC Energy Efficiency Scheme for UK supplies and the International Energy Agency and GHG Protocol Initiative for overseas supplies. All conversion factors are single year figures rather than five-year rolling averages in accordance with the UK GHG regulations guidelines. Nitrous Oxide (NO) has been expressed in CO₂ equivalents using the GHG regulations guideline conversion factors.

The degree day ‘adjusted’ figures tie in with the energy efficiency statements given above. Figures exclude tenant supplies.
### UK Sector Green House Gas Emissions Statement 'Adjusted'

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011/2012</th>
<th>2013/2014</th>
<th>2014/2015</th>
<th>Change compared to last year</th>
<th>Change compared to base year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>'Like for Like' Landlord &amp; Degree Day Base (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Landlord &amp; Degree Day Adjusted (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Landlord &amp; Degree Day Adjusted (kWh)</td>
</tr>
<tr>
<td></td>
<td>'Like for Like' Procured Degree Day Base (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Procured Degree Day Adjusted (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Procured Degree Day Adjusted (kWh)</td>
</tr>
<tr>
<td>Distribution Warehouses</td>
<td>159,779</td>
<td>86</td>
<td>1.78</td>
<td>152,209</td>
<td>82</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>1,560,598</td>
<td>726</td>
<td>1.27</td>
<td>1,185,361</td>
<td>546</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>8,493,377</td>
<td>459</td>
<td>6.79</td>
<td>878,679</td>
<td>475</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>4,063,957</td>
<td>2,160</td>
<td>6.80</td>
<td>3,351,020</td>
<td>1,778</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>20,350,155</td>
<td>9,938</td>
<td>26.50</td>
<td>19,254,835</td>
<td>9,639</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>24,027,601</td>
<td>9,944</td>
<td>54.07</td>
<td>23,316,460</td>
<td>9,782</td>
</tr>
<tr>
<td>All Sectors Total</td>
<td>51,011,428</td>
<td>23,313</td>
<td>14.89</td>
<td>48,138,564</td>
<td>22,303</td>
</tr>
</tbody>
</table>

### Overseas Sector Green House Gas Emissions Statement 'Adjusted'

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011</th>
<th>2013</th>
<th>2014</th>
<th>Change compared to last year</th>
<th>Change compared to base year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>'Like for Like' Procured Degree Day Base (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Procured Degree Day Adjusted (kWh)</td>
<td>GHG Emissions (tCO2e)</td>
<td>'Like for Like' Procured Degree Day Adjusted (kWh)</td>
</tr>
<tr>
<td>Distribution Warehouses</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>291,532</td>
<td>67</td>
<td>5.52</td>
<td>134,156</td>
<td>32</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>156,545</td>
<td>15</td>
<td>5.34</td>
<td>192,135</td>
<td>15</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>533,029</td>
<td>85</td>
<td>1.89</td>
<td>626,362</td>
<td>83</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>16,918,706</td>
<td>8,162</td>
<td>60.83</td>
<td>15,830,374</td>
<td>8,003</td>
</tr>
<tr>
<td>Totals</td>
<td>17,899,812</td>
<td>8,329</td>
<td>42.89</td>
<td>16,783,027</td>
<td>8,231</td>
</tr>
</tbody>
</table>
### Global Sector Green House Gas Emissions ‘Actual’

<table>
<thead>
<tr>
<th>Sector</th>
<th>'Like for Like' CO2 (tCO2)</th>
<th>'Like for Like' N2O (tCO2e)</th>
<th>Total 'Like for Like' GHG (tCO2e)</th>
<th>'Like for Like' Areas (NLA)</th>
<th>'Like for Like' Asset Value (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2011/2012</td>
<td>2013/2014</td>
<td>2014/2015</td>
<td>2011/2012</td>
<td>2013/2014</td>
</tr>
<tr>
<td>Distribution Warehouses</td>
<td>86</td>
<td>82</td>
<td>104</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>771</td>
<td>576</td>
<td>615</td>
<td>22</td>
<td>16</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>474</td>
<td>491</td>
<td>438</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>2,260</td>
<td>1,859</td>
<td>1,654</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>9,825</td>
<td>9,592</td>
<td>9,433</td>
<td>113</td>
<td>96</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>17,626</td>
<td>17,674</td>
<td>16,009</td>
<td>480</td>
<td>484</td>
</tr>
<tr>
<td>Totals</td>
<td>31,023</td>
<td>30,274</td>
<td>28,253</td>
<td>620</td>
<td>600</td>
</tr>
</tbody>
</table>

In overall 'actual' terms, our 'like for like' carbon footprint decreased by 6.9% compared with last year and is currently 9.1% below the baseline year. The higher reduction in 'actual' emissions compared with 'adjusted' emissions reflects the effect of a slightly milder winter in 2014/15 in the UK. Our continued reductions in 'like for like' GHG also reflects the ongoing success of our EMS for asset operation.
| Sector                        | ’Like for Like’ Electricity (tCO2e) | ’Like for Like’ Gas (tCO2e) | ’Like for Like’ N2O (tCO2e) | ’Like for Like’ Total GHG (tCO2e) | ’Like for Like’ Areas (NLA) | ’Like for Like’ Asset Value (£) | % change (ft²) (m²) | % |
|------------------------------|-----------------------------------|-----------------------------|----------------------------|----------------------------------|-----------------------------|-------------------------------|--------------------------|
|                              | 2011/2012                         | 2013/2014                   | 2014/2015                  |                                  |                             |                               |                          | |
| Distribution Warehouses     | 464                                | 482                         | 534                       | 67                               | 59                          | 12                            | 11                        | 30 |
| Industrial Parks             | 464                                | 482                         | 534                       | 67                               | 59                          | 12                            | 11                        | 30 |
| Unit Shops                   | 459                                | 475                         | 433                       | 0                                | 0                           | 0                            | 0                        | 0  |
| Shopping Centres             | 9,217                              | 9,076                       | 9,027                      | 51                               | 29                          | 19                            | 5                        | 6  |
| Unit Shops                   | 15                                 | 15                          | 5                         | 0                                | 0                           | 0                            | 0                        | 0  |
| Standard Offices             | 7,887                              | 7,976                       | 8,027                      | 516                              | 29                          | 19                            | 5                        | 6  |
| Total                        | 20,429                             | 19,728                      | 18,961                     | 2,433                            | 2,360                       | 2,018                         | 452                      | 438 |

| Overseas Sector              | ’Like for Like’ Electricity (tCO2e) | ’Like for Like’ Gas (tCO2e) | ’Like for Like’ N2O (tCO2e) | ’Like for Like’ Total GHG (tCO2e) | ’Like for Like’ Areas (NLA) | ’Like for Like’ Asset Value (£) | % change (ft²) (m²) | % |
|------------------------------|-----------------------------------|-----------------------------|----------------------------|----------------------------------|-----------------------------|-------------------------------|--------------------------|
|                              | 2011/2012                         | 2013/2014                   | 2014/2015                  |                                  |                             |                               |                          | |
| Distribution Warehouses     | 0                                 | 0                           | 0                         | 0                                | 0                           | 0                             | 0                        | 0  |
| Industrial Parks             | 7                                 | 6                           | 5                         | 51                               | 29                          | 19                            | 9                        | 5  |
| Unit Shops                   | 15                                 | 15                          | 5                         | 0                                | 0                           | 0                            | 0                        | 0  |
| Shopping Centres             | 8,5                                | 83                          | 70                        | 0                                | 0                           | 0                            | 0                        | 0  |
| Total                        | 7,152                              | 7,210                       | 7,025                      | 832                              | 842                         | 848                           | 356                      | 156 |

| Sustainable Real Estate Investment | 31 |
Water conservation statements (GRI EN8 & CRE2)
In most of the countries where we have assets, water scarcity has not historically been a major issue. However, despite the increasing impact of flooding in recent years, more areas are beginning to experience water shortages. Although in most of our buildings the tenants have their own water supplies, the main drivers for the landlord to conserve water are increasing supply costs and the knock-on effect of water distribution on electricity consumption.

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011/2012 (m3)</th>
<th>Intensity (L/m2)</th>
<th>2013/2014 (m3)</th>
<th>Intensity (L/m2)</th>
<th>2014/2015 (m3)</th>
<th>Intensity (L/m2)</th>
<th>Change compared to last year</th>
<th>Change compared to base year</th>
<th>'Like for Like' Areas (NLA) (ft2)</th>
<th>'Like for Like' Asset Values (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>675</td>
<td>14</td>
<td>392</td>
<td>8</td>
<td>741</td>
<td>15</td>
<td>-89.2%</td>
<td>-9.7%</td>
<td>523,987</td>
<td>£23,710,000</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>24,339</td>
<td>51</td>
<td>52,347</td>
<td>109</td>
<td>57,849</td>
<td>120</td>
<td>-10.5%</td>
<td>-137.7%</td>
<td>5,173,183</td>
<td>£345,809,000</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>694</td>
<td>79</td>
<td>400</td>
<td>46</td>
<td>602</td>
<td>69</td>
<td>-50.6%</td>
<td>13.3%</td>
<td>94,355</td>
<td>£65,573,300</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>9,914</td>
<td>60</td>
<td>8,456</td>
<td>51</td>
<td>9,243</td>
<td>56</td>
<td>-9.3%</td>
<td>6.8%</td>
<td>1,784,029</td>
<td>£488,656,863</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>152,118</td>
<td>428</td>
<td>141,920</td>
<td>399</td>
<td>148,136</td>
<td>417</td>
<td>-4.4%</td>
<td>2.6%</td>
<td>3,825,366</td>
<td>£1,687,396,692</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>136,042</td>
<td>484</td>
<td>153,788</td>
<td>547</td>
<td>156,882</td>
<td>558</td>
<td>-2.0%</td>
<td>-15.3%</td>
<td>3,026,196</td>
<td>£994,299,799</td>
</tr>
<tr>
<td>Totals</td>
<td>323,783</td>
<td>242</td>
<td>357,302</td>
<td>267</td>
<td>373,453</td>
<td>279</td>
<td>-6.5%</td>
<td>-15.3%</td>
<td>14,427,116</td>
<td>£3,604,445,654</td>
</tr>
</tbody>
</table>

Our ‘like for like’ water consumption increased in 2014/15. A number of factors contributed to this increase including high numbers of refurbishment and construction projects where water is not separately metered as well as the replenishment of air conditioning systems. An additional factor in the increase compared to the baseline year is the unusually low consumption in 2011/12 at several assets in our ‘like for like’ portfolio. We are currently working with our partners across all sectors to put in place actions to reduce consumption in future.
### UK Sector Water Conservation Statement

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>675</td>
<td>424</td>
<td>675</td>
<td>392</td>
<td>741</td>
<td>-89.2%</td>
<td>-9.7%</td>
<td>969</td>
<td>-</td>
<td>523,987</td>
<td>48,678</td>
<td>0.7%</td>
<td>0.7%</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>51,456</td>
<td>53,409</td>
<td>23,938</td>
<td>51,774</td>
<td>57,020</td>
<td>-10.1%</td>
<td>-138.2%</td>
<td>63,567</td>
<td>3,546</td>
<td>5,042,757</td>
<td>468,493</td>
<td>11.1%</td>
<td>11.1%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>182</td>
<td>428</td>
<td>182</td>
<td>105</td>
<td>94</td>
<td>9.8%</td>
<td>48.1%</td>
<td>3,353</td>
<td>64,001</td>
<td>442,977</td>
<td>5,946</td>
<td>0.3%</td>
<td>0.3%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>7,676</td>
<td>6,423</td>
<td>7,358</td>
<td>6,425</td>
<td>7,445</td>
<td>-15.9%</td>
<td>-1.2%</td>
<td>7,445</td>
<td>1,535,340</td>
<td>142,639</td>
<td>453,400</td>
<td>16.8%</td>
<td>16.8%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>203,068</td>
<td>171,756</td>
<td>152,118</td>
<td>141,920</td>
<td>148,136</td>
<td>-4.4%</td>
<td>2.6%</td>
<td>164,954</td>
<td>3,825,366</td>
<td>355,400</td>
<td>£1,687,396,692</td>
<td>45.4%</td>
<td>45.4%</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>149,529</td>
<td>168,678</td>
<td>80,103</td>
<td>98,811</td>
<td>100,407</td>
<td>-1.6%</td>
<td>-25.3%</td>
<td>216,651</td>
<td>1,605,370</td>
<td>148,975</td>
<td>904,835,000</td>
<td>25.7%</td>
<td>25.7%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>412,586</strong></td>
<td><strong>401,118</strong></td>
<td><strong>264,374</strong></td>
<td><strong>299,426</strong></td>
<td><strong>313,845</strong></td>
<td><strong>-4.8%</strong></td>
<td><strong>-18.7%</strong></td>
<td><strong>456,939</strong></td>
<td><strong>12,594,820</strong></td>
<td><strong>1,170,132</strong></td>
<td><strong>£3,417,861,692</strong></td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Overseas Sector Water Conservation Statement

<table>
<thead>
<tr>
<th>Sector</th>
<th>2011 Total</th>
<th>2013 Total</th>
<th>2011 'Like for Like'</th>
<th>2013 'Like for Like'</th>
<th>2014 'Like for Like'</th>
<th>2014 'Like for Like' Change compared to last year</th>
<th>2014 'Like for Like' Change compared to base year</th>
<th>2013/2014</th>
<th>2014</th>
<th>2014 %</th>
<th>2014</th>
<th>2014 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Warehouses</td>
<td>61,987</td>
<td>76,242</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1,117</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Parks</td>
<td>50,189</td>
<td>20,250</td>
<td>573</td>
<td>829</td>
<td>829</td>
<td>-44.6%</td>
<td>-107.0%</td>
<td>130,426</td>
<td>12,117</td>
<td>£7,739,000</td>
<td>4.1%</td>
<td>4.1%</td>
</tr>
<tr>
<td>Unit Shops</td>
<td>8,378</td>
<td>3,511</td>
<td>512</td>
<td>508</td>
<td>508</td>
<td>-72.1%</td>
<td>0.9%</td>
<td>30,354</td>
<td>2,820</td>
<td>£54,123,300</td>
<td>29.0%</td>
<td>29.0%</td>
</tr>
<tr>
<td>Retail Warehouses</td>
<td>2,556</td>
<td>2,650</td>
<td>2,031</td>
<td>1,797</td>
<td>4,814</td>
<td>11.5%</td>
<td>29.7%</td>
<td>248,689</td>
<td>23,104</td>
<td>£35,256,863</td>
<td>18.9%</td>
<td>18.9%</td>
</tr>
<tr>
<td>Shopping Centres</td>
<td>13,800</td>
<td>82,329</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>14,433</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Standard Offices</td>
<td>107,815</td>
<td>126,529</td>
<td>55,939</td>
<td>54,976</td>
<td>56,475</td>
<td>-2.7%</td>
<td>-1.0%</td>
<td>58,512</td>
<td>1,422,826</td>
<td>132,185</td>
<td>£89,464,799</td>
<td>47.9%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>244,725</strong></td>
<td><strong>311,512</strong></td>
<td><strong>59,408</strong></td>
<td><strong>57,876</strong></td>
<td><strong>59,699</strong></td>
<td><strong>-3.0%</strong></td>
<td><strong>-0.3%</strong></td>
<td><strong>80,213</strong></td>
<td><strong>1,832,296</strong></td>
<td><strong>170,226</strong></td>
<td><strong>£186,583,962</strong></td>
<td>100%</td>
</tr>
</tbody>
</table>
Waste diversion statements (GRI EN22 & EN23)

The figures below present our waste management performance for UK assets. We have successfully achieved our zero waste to landfill target for assets in three sectors with only 0.4% of arisings going to landfill in total across all sectors. This represents an improvement on performance in 2013/14.

<table>
<thead>
<tr>
<th>Sector</th>
<th>Total Recovered</th>
<th>Total Recycled</th>
<th>Total Landfill</th>
<th>Total Waste (Tonnes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Street Shops</td>
<td>220</td>
<td>388</td>
<td>0</td>
<td>607</td>
</tr>
<tr>
<td></td>
<td>36.2%</td>
<td>63.8%</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>59</td>
<td>32</td>
<td>0</td>
<td>92</td>
</tr>
<tr>
<td></td>
<td>64.7%</td>
<td>35.3%</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>726</td>
<td>1,139</td>
<td>20</td>
<td>1,885</td>
</tr>
<tr>
<td></td>
<td>38.5%</td>
<td>60.4%</td>
<td>1.1%</td>
<td></td>
</tr>
<tr>
<td>Retail Warehouse</td>
<td>350</td>
<td>712</td>
<td>8</td>
<td>1,070</td>
</tr>
<tr>
<td></td>
<td>32.7%</td>
<td>66.5%</td>
<td>0.8%</td>
<td></td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>2,183</td>
<td>1,734</td>
<td>0</td>
<td>3,916</td>
</tr>
<tr>
<td></td>
<td>55.7%</td>
<td>44.3%</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td>Overall</td>
<td>3,538</td>
<td>4,004</td>
<td>28</td>
<td>7,570</td>
</tr>
<tr>
<td></td>
<td>46.7%</td>
<td>52.9%</td>
<td>0.4%</td>
<td></td>
</tr>
</tbody>
</table>

We currently manage waste arisings for one shopping centre asset in Poland. For the reporting period, waste treatment rates for this asset were 36% recycled, 51% landfilled and 13% recovered through other treatment processes. This recycling rate is generally in line with good practice waste management in Poland. As the waste management sector in Poland matures, the diversion from landfill rate will improve. We are working with our managing agents in the country to ensure this is the case.
Health & safety performance statements (GRI PR1 & PR2)

Standard Life Investments is committed to providing safe and secure buildings that promote a healthy working/customer experience that supports a healthy lifestyle. We manage and control health and safety risks systematically as any other critical business activity using technologically advanced systems and environmentally protective materials and equipment.

We aim to achieve a health and safety performance we can be proud of allowing us to earn the confidence and trust of tenants, customers, employees, shareholders and society at large. The chart on the left below shows the performance of the portfolios split by geography for the point of first audit at the beginning of 2015.

The chart on the right illustrates the significant progress we have made over the seven years we have been tracking our performance in this area and highlights the effectiveness of our health and safety risk management process with over 95% of all risks managed effectively over the period 2010-2015.
The following table outlines our assessment of our alignment with the GRI reporting application level C including the Construction and Real Estate Sector Supplement. Those items marked "Voluntary" are those indicators that we have included within the report to provide as transparent a view as possible of our sustainability performance.

<table>
<thead>
<tr>
<th>Minimum GRI 3.1 CRESS Level C Requirements</th>
<th>Relevant 2015 Report Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Strategy &amp; Analysis</td>
<td></td>
</tr>
<tr>
<td>1.1 Statement from the most senior Decision Maker</td>
<td>Section 1: Corporate Statements</td>
</tr>
<tr>
<td>1.2 Description of Key Impacts (Voluntary)</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td></td>
<td>Head of Real Estate Statement</td>
</tr>
<tr>
<td></td>
<td>Real Estate Sustainability Manager</td>
</tr>
<tr>
<td>2.0 Organisation Profile (Minimum 10.No)</td>
<td></td>
</tr>
<tr>
<td>2.1 Name of Organisation</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.2 Primary Products</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.3 Operational Structure</td>
<td>Section 4: Statements</td>
</tr>
<tr>
<td>2.4 Location of Head Office</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.5 No. of Countries</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.6 Nature of Ownership</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.7 Markets Served</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.8 Scale of Organisation</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>2.9 Significant Changes in Year</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td>2.10 Awards Received in Period</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>SLI (RE) Workforce Structure</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>None</td>
</tr>
<tr>
<td>3.0 Report Parameters (Minimum 11.No)</td>
<td></td>
</tr>
<tr>
<td>3.1 Reporting Period</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.2 Date of Last Report</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.3 Reporting Cycle</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.4 Contact Point</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.5 Process for Content</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.6 Boundary of Report</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.7 Specific Limitations</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.8 Basis of Reporting XYZ</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.9 Data Measurement Techniques (Voluntary)</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>3.10 Re-statements</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td>3.11 Significant Changes</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td>3.12 Table of Disclosures</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td></td>
<td>Reporting Period</td>
</tr>
<tr>
<td></td>
<td>March 2015</td>
</tr>
<tr>
<td></td>
<td>Sustainability Manager</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>Report Boundaries</td>
</tr>
<tr>
<td></td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>This Table</td>
</tr>
<tr>
<td>4.0 Governance, Commitments and Engagement (Minimum 6.No)</td>
<td>Section 1: Statements</td>
</tr>
<tr>
<td>4.1 Governance Structure</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.2 Chair</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.3 Unitary Board Structure</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.4 Mechanism for Feedback</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.5 Basis for 4.14</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.6 Externally developed initiatives subscibed to (Voluntary)</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.7 Memberships in Associations (Voluntary)</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>4.8 Stakeholder Groups</td>
<td>Section 4: Consolidated KPIs</td>
</tr>
<tr>
<td>5.0 Management Approach and Performance Indicators (Minimum 10.No)</td>
<td>Section 1: Statements</td>
</tr>
</tbody>
</table>

**ECONOMIC PERFORMANCE INDICATORS**

1. EC2 - Financial implications and other risks and opportunities | Section 1: Statements | Head of RE & Sust. Manager Statements |

**ENVIRONMENTAL PERFORMANCE INDICATORS**

2. EN1 Direct Energy Consumption | Section 4: Consolidated KPIs | Energy Efficiency Statements |
3. EN4 Indirect Energy Consumption | Section 4: Consolidated KPIs | Energy Efficiency Statements |
4. CRE1 Building Energy Intensity (Voluntary) | Section 4: Consolidated KPIs | Energy Efficiency Statements |
5. EN5 Energy Saved due to Conservation/Improvements | Section 3: Case Studies | Energy and Low Carbon Technologies |
6. EN6 Initiatives to Provide Energy Efficient or Renewable Energy (Voluntary) | Section 3: Case Studies | Energy and Low Carbon Technologies |
7. EN7 Initiatives to Reduce Indirect Energy (Voluntary) | Section 3: Case Studies | Water Conservation Statement |
8. EN8 Total water withdrawn by source | Section 4: Consolidated KPIs | Water Conservation Statement |
9. CRE2 Building Water Insintesty (Voluntary) | Section 4: Consolidated KPIs | GHG Emissions Statement |
10. EN16 Total Direct & Indirect greenhouse gas emissions | Section 4: Consolidated KPIs | GHG Emissions Statement |
11. EN17 Other relevant indirect greenhouse gas emissions by weight | Section 4: Consolidated KPIs | GHG Emissions Statement |
12. CRE3 Greenhouse Gas Emissions Intensity (Voluntary) | Section 4: Consolidated KPIs | GHG Emissions Statement |
13. EN8 Initiatives to reduce greenhouse gas emissions (Voluntary) | Section 4: Consolidated KPIs | GHG Emissions Statement |
14. EN19 Emission of ozone depleting substances by weight (Voluntary) | Section 4: Consolidated KPIs | GHG Emissions Statement |
15. EN20 NO, SO & other significant emissions by type & weight (Voluntary) | Section 3: Case Studies | GHG Emissions Statement |
16. EN22 Total weight of waste by type & disposal method | Section 4: Consolidated KPIs | GHG Emissions Statement |
17. EN23 Total number and volume of significant spills (Voluntary) | Section 1: Statements | GHG Emissions Statement |
18. EN26 Monetary value of significant fines etc (Voluntary) | Section 4: Consolidated KPIs | GHG Emissions Statement |

**SOCIAL PERFORMANCE INDICATORS**

19. LA1 Total workforce by employment type, contract, region & gender |
20. HR3 Total hours of employee training (Voluntary) |
21. SO3 Percentage of Employees Trained in Anti-corruption (Voluntary) |
22. PR1 Health & Safety impacts of products and services |
23. PR2 Total number of incidents of non-compliance with regs (Voluntary) | Section 1: Statements | Workforce Statement |
| Section 1: Statements | Workforce Statement |
| Section 1: Policies & Standards | Sustainable Professional Development |
| Section 4: Consolidated KPIs | Health & Safety Performance Statement |
| Section 4: Consolidated KPIs | Health & Safety Performance Statement |
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