



At Landsec, our sustainability vision is to design, develop and manage buildings in ways that will enhance the health of our environment and improve quality of life for our people, customers and communities now and for future generations.

Our sustainability strategy, Build well, Live well, Act well sets out this vision and our approach to addressing the global challenges relevant to our business and stakeholders.

Landsec recognises the risks posed by climate change and increasing pressures on the natural environment. We also understand our responsibility to reduce greenhouse gas emissions, use resources efficiently and protect the natural environment.

We will comply with all applicable environmental and energy legislation and will endeavour to avoid or minimise any harm caused to the natural environment. We will also strive to meet best practice in non-regulated areas, integrating climate change, resource use and biodiversity considerations into our activities, whilst working with our customers, communities, suppliers and partners.

Governance

The Board is responsible for overseeing our approach to sustainability and climate-related risks and opportunities affecting the business. Our Chief Executive Officer (CEO) is the Board 'Sustainability Executive' who has overall responsibility for sustainability, including environmental and energy management.

The Sustainability Hub supports the CEO and Executive Leadership Team (ELT) by advising on and helping to shape Landsec's approach to sustainability, including the management of environmental and energy-related risks and opportunities. Chaired by the Chief Corporate Affairs Officer, the Hub comprises colleagues with sustainability expertise from across the business and supports delivery of the sustainability strategy, shares best practice, and helps coordinate activity to embed sustainability across Landsec.

Sustainability expertise is embedded across the business, within business units and enabling functions. These teams are responsible for integrating environmental and energy management into decision-making and day-to-day operations, delivering programmes of work that contribute to Landsec's sustainability targets, mitigating environmental and climate-related risks, monitoring performance, and supporting internal and external reporting.

Specific aims:

Compliance with environmental and energy legislation and best practice

We will comply with all relevant environmental and energy legislation and regulatory requirements in every aspect of our company and will strive to meet best practice in non-regulated areas.

Energy and climate change

In the design and construction of properties, and in the procurement of products and services, we will aim to meet the current and predicted needs of our customers in a manner that takes appropriate regard of energy efficiency, seeking to minimise associated levels of greenhouse gas emissions, commensurate with our company objectives as detailed in Build well, Live well, Act well including our science-based carbon reduction targets to reduce direct and indirect emissions by 47% by 2030 from a 2020 baseline and achieve net zero by 2040 from the same baseline. These targets will support the UK Government's 2050 net zero ambition.

In our managed assets, we will aim to reduce energy consumption to the lowest practical level commensurate with the operational needs of the company and to satisfy the requirements of our customers. Within the

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overall built environment for which we are responsible, we will aim to minimise the impacts of extreme weather events upon our properties and the surrounding communities.

Enhancing nature and green spaces

We will design, develop and manage our assets to enhance nature and green spaces, improving biodiversity, promoting health, wellbeing and community engagement and building resilience to climate change

Protecting and enhancing the natural environment

We will minimise the potential for our company's activities to cause harm to the natural environment, and where possible, take advantage of opportunities to enhance it. This will be done by integrating biodiversity considerations into our activities, identifying good working practices, using resources efficiently, and engaging with local communities, NGOs and our partners in seeking to identify and take advantage of opportunities to enhance the natural environment arising from our operational and development activities.

Water stewardship

We aim to manage water in ways that reduce consumption, improve operational efficiency, and support local ecosystems by embedding responsible practices and appropriate technologies that minimise use where feasible and ensure our activities align with and uphold the resilience of surrounding water systems.

Environmental and energy management system

We will continue to implement and resource a formal environmental and energy management system across our activities, aligned with ISO 14001 and ISO 50001.

Minimisation of pollution and contamination

We will manage our activities to minimise the risk of pollution and contamination including protecting water courses and other sensitive receptors

Environmental and energy objectives, commitments and targets

We will identify appropriate environmental and energy objectives, and associated commitments and targets that will help us achieve these objectives, providing the necessary resources required.

Monitoring performance

We will monitor our performance, using appropriate metrics based on best practice guidance and key performance indicators, on a regular basis to determine achievement against our objectives, commitments and targets.

Training and development

We will provide training to build capacity in relation to environmental and energy matters within the company and ensure our partners are competent in environmental and energy issues relevant to their role.

Effective communication

We are committed to communicating effectively both internally and externally on all environmental and energy issues, to contribute towards a culture of environmental awareness within the company.

Continuous improvement

We are committed to continuous improvement in the performance and management of our environmental and energy management system, working with our customers, communities, suppliers and partners.

Scope

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This policy applies to development and operational activities which Landsec has direct control of. Suppliers and partners are also requested to comply with the content of this policy as part of our Supply Chain Commitment.

Policy Review

This policy will be reviewed annually and updated as appropriate to reflect changes in legislation, best practice and business priorities.

Ownership

The Executive Leadership Team is responsible for the operation of this policy.

Signed by:

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Mark Allan

Chief Executive

22 June 2026