

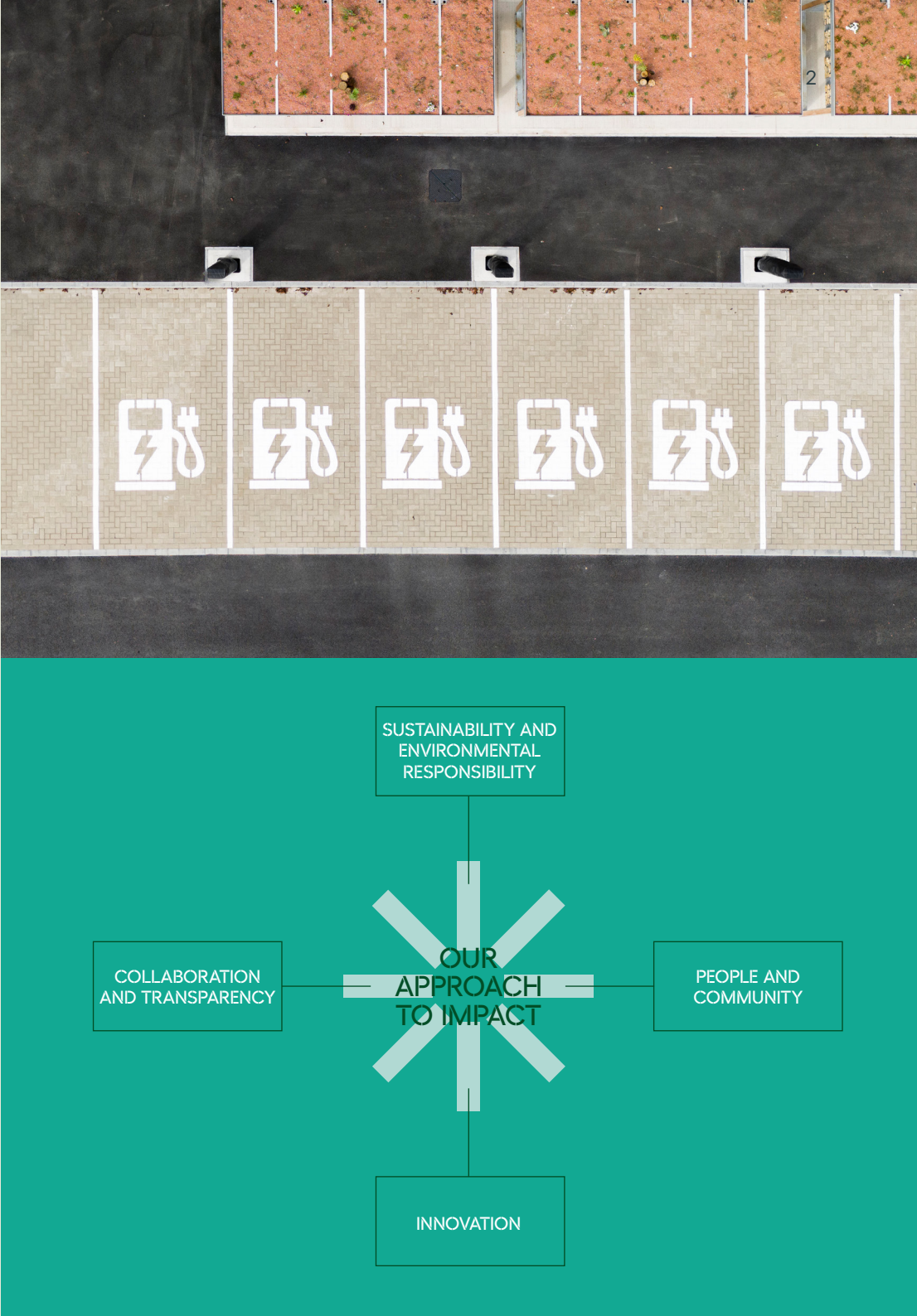
ESG METRICS



INTRODUCTION

Origin is redefining the industrial and logistics sector with highly sustainable spaces that set new benchmarks in innovation and design. JV partners HBD and Feldberg Capital have worked collaboratively to develop a set of ESG KPIs and metrics guiding all our development and management decisions.

Annual reports will disclose performance against the metrics, ensuring the Origin portfolio remains accountable and focused on the mission statement, being to create environmentally responsible real estate that reduces carbon emissions, prioritises sustainability, protects health and wellbeing, and delivers long-term value for the communities in which we operate.



DEVELOPMENT KPIS AND METRICS

Origin Impact Pillar	Description	Metric	Unit	Type	Achievements on the Seed Assets
Sustainability/ Environmental Responsibility	Operational energy intensity	Assessments (predictions) undertaken on every scheme 50 kWh/m2 - minimum 35 kWh/m2 - Aspirational These metrics are enabled and rely on the occupier to complete the assessment/ measures req'd. All schemes are NZC in Operation - Enabled.	kwh/m2/yr GIA per year	KPI	Spark Phase 1: Baseline – 42.6 kWh/m2 (estimated score) ARK Phase 1: Baseline – 38.1 kWh/m2 (estimated score) INTER: Baseline – 38.7 kWh/m2 (estimated score)
Sustainability/ Environmental Responsibility	Onsite fossil fuel (gas/oil) consumption (eg heating, hot water, cooking)	Electric only (no gas)	Y/N	Supporting	Spark Phase 1: Electricity is the only fuel source provided (no gas) ARK Phase 1: Electricity is the only fuel source provided (no gas) INTER: Electricity is the only fuel source provided (no gas)
Sustainability/ Environmental Responsibility	Upfront Embodied Carbon Assessment	Assessments undertaken on every scheme. 635 kgCO2e/m2 - minimum 500 kgCO2e/m2 - aspirational Note: the new UK Net Zero Carbon Building standard, for Storage and distribution buildings is <635 kgCO2e/m2 for upfront embodied carbon	kgCO2e/m2 GIA	KPI	Spark Unit A: 488 kgCO2 e/m2 for upfront embodied Spark Unit G: 613 kgCO2 e/m2 for upfront embodied INTER: 582 kgCO2 e/m2 for upfront embodied ARK Phase 1: 505 kgCO2 e/m2 for upfront embodied
Sustainability/ Environmental Responsibility	Whole Life Carbon (lifecycle stages A-C (excl B6/B7)	Assessments (predictions) undertaken on every scheme. 900 kgCO2 e/m2 - minimum 700 kgCO2 e/m2 - aspirational	kgCO2e/m2 GIA	KPI	Spark Unit A: 729 kgCO2 e/m2 for WLC Spark Unit G: 896 kgCO2 e/m2 for WLC INTER: 875 kgCO2 e/m2 for WLC ARK Phase 1: 759 kgCO2 e/m2 for WLC
Sustainability/ Environmental Responsibility	Asset EPC rating	A-25 or better	Rating	KPI	Spark Unit A: Awaiting final index rating, however the contractor has an obligation to achieve this Spark Unit G: As above INTER: As above ARK Phase 1: As above
Sustainability/ Environmental Responsibility	BREEAM New Construction	Minimum - Excellent Aspirational - Outstanding	Certification score	KPI	All Seed Assets: On course for BREEAM Excellent (contractual responsibility on the contractor)

DEVELOPMENT KPIS AND METRICS

Origin Impact Pillar	Description	Metric	Unit	Type	Achievements on the Seed Assets
Sustainability/ Environmental Responsibility	Non-hazardous construction waste generation	Maximum 4 BREEAM credits	BREEAM Wst01 credits	KPI	All Seed Assets: On course for achieving all 4 BREEAM credits
Sustainability/ Environmental Responsibility	Non-hazardous construction waste diverted from landfill and incineration	>95%	% non-hazardous construction waste	KPI	All Seed Assets: achieved
Sustainability/ Environmental Responsibility	Physical climate risks and vulnerability assessment	Assessment undertaken on every scheme	Y/N	KPI	All Seed Assets: not included, but might be an opportunity to undertake during the construction stage.
Sustainability/ Environmental Responsibility	Environmental Impact Assessment (EIA)	A screening opinion on schemes where the site area exceeds 5 ha	Complies Y/N	KPI	Spark Phase 1: EIA undertaken in conjunction with the Outline consent. No additional one for the Reserved Matters. ARK and INTER: Not required for planning, so not undertaken. Schemes not large enough.
Sustainability/ Environmental Responsibility	Biodiversity Net Gain	Minimum - planning (10%) Aspirational - 20%	Complies Y/N	KPI	All Seed Assets: agreed to not include this
Sustainability/ Environmental Responsibility	Water Use in Operation	The maximum levels for each sanitary fitting shall be: - WC's – maximum effective flush volume of 3.50 litre - Urinals – 1 litres/bowl/hour (0.75 litres/ bowl/hour for two or more) - Wash hand basin taps – 4 litres/min - Kitchen tap – 5 litres/min (kitchenette) - Showers – 5 litres/min	Litres/bowl/hour Litres/person/day Litres/min	KPI	All Seed Assets: These levels are needed to be achieved if the Main contractor is targetting all 4no. BREEAM credits. The contractors have some element of flexibility so whilst these are 'expected' they aren't guaranteed.

DEVELOPMENT KPIS AND METRICS

Origin Impact Pillar	Description	Metric	Unit	Type	Achievements on the Seed Assets
Sustainability/ Environmental Responsibility	Water use during construction	Net Water consumption M3	m3 / £100,000 construction spend	KPI	All Seed Assets: All Seed Assets: On course for achieving this KPI via the BREEAM Man 03. The contractors are recording their water use in the agreed format.
Sustainability/ Environmental Responsibility	Construction Environmental Management Plan	Produced by main contractors for all projects	Y/N	KPI	All Seed Assets: Produced and signed off by Local Authority
Sustainability/ Environmental Responsibility	Low GWP refrigerant systems used (Heating and cooling to offices etc)	GWP 677kgCO2eq/kg or lower. Use of the R32 Refrigerant gas to all VRF/VRV heating and cooling systems	kgCO2eq/kg (GWP)	KPI	All Seed Assets: This is specified
Sustainability/ Environmental Responsibility	Renewable energy	All schemes have roofs capable of taking full spread of PV. Each Origin scheme to assess PV requirement - project by project	Onsite PV generation (kWh)	KPI	All Seed Assets: Achieve this.
Sustainability/ Environmental Responsibility	Air Pressure Test (buildings >5000 m2)	To meet the BRUKL	m3/m2/hr	Supporting	All Seed Assets: Achieve this.
Sustainability/ Environmental Responsibility	Pre-demolition audit (only on sites requiring demolition)	Audit to be undertaken on all schemes that entail a significant amount of demolition	Y/N	Supporting	All Seed Assets: N/a
Sustainability/ Environmental Responsibility	Thermal Integrity Test (buildings >30,000 sqft)	To be undertaken for buildings over 30,000 sqft	Y/N	Supporting	All Seed Assets: N/a
People and Community	Maximum formaldehyde and VOCs	An Indoor Air Quality Plan produced for every scheme in accordance with BREEAM Hea02. The Plan focusses on VOCs and Formaldehyde restriction.	Complies Y/N	Supporting	All Seed Assets: N/a

DEVELOPMENT KPIS AND METRICS

Origin Impact Pillar	Description	Metric	Unit	Type	Achievements on the Seed Assets
People and Community	Considerate Constructors Scheme (CCS) score	Minimum - Very good score Aspirational - Excellent (40+)	CCS Score	Supporting	All Seed Assets: Achieve this.
Community	Non-toxic building construction materials	No materials containing substances restricted under UK REACH Restricted Substance List 2023 (REACH Annex XVII) to be used.	Complies Y/N	KPI	All Seed Assets: Achieve this.
Community	Social value impact	A bespoke Social value plan for all schemes with data recorded on Loop	£ hours	KPI	All Seed Assets: Achieve this.
Innovation	EV charging	Min 10%, aspirational 20%	Percentage of total spaces	KPI	All Seed Assets: Achieve this.
Innovation	Digital Metering	Provision for collection of tenant emissions Remote monitoring in conjunction with the NZC Standard guidance	Y/N	KPI	All Seed Assets: To be instructed once agreed.
Collaboration & Transparency	GRESB Reporting	Portfolio reviews on GRESB submission	Y/N	KPI	All Seed Assets: N/a

origin-properties.co.uk

