



# capco

Capital & Counties Properties PLC  
**EPRA Sustainability Best Practice  
Reporting Recommendations  
March 2018**

# DELIVERING VALUE RESPONSIBLY

Capital and Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our key assets are the Covent Garden and Earls Court estates. We create and grow value through a combination of asset management, strategic investment and selective development.



For more information visit:  
[www.capitalandcounties.com](http://www.capitalandcounties.com)

## *In this report*

Capco aims to minimise the impact of our operations on the environment. We apply a responsible and forward-looking approach to environmental issues and the principles of sustainability. We are committed to improving our environmental performance and to reporting clearly and in line with the latest sector guidance. Capco continues to participate in industry performance benchmarks including the FTSE4Good Index, CDP Climate Change Programme and the Global Real Estate Sustainability Benchmark (GRESB). Capco remains an active member of the UK Green Building Council.

In this report Capco provide details of the Group's environmental performance in line with the European Public Real Estate Association (EPRA) Sustainability Reporting Best Practice Recommendations (sBPR). The EPRA sBPR provide a guidance framework for reporting environmental performance and aim to bring greater consistency and clarity to companies' disclosures.



### FTSE4Good Index

*In 2017 we remained a participant of the FTSE4Good Index, acknowledging that as a company we comply with globally recognised corporate responsibility standards.*



### CDP Climate Change Programme

*During 2017 we continued our participation in the CDP Climate Change Programme and achieved a grade "A" rating.*



### UK Green Building Council

*We remain an active member of the UK Green Building Council, a leading organisation that campaigns for a sustainable built environment.*



### GRESB

*Capco submitted its second response to the Global Real Estate Sustainability Benchmark (GRESB) in 2017 and were awarded a rating of 4 green stars.*

Capco recognises the importance of reporting performance in line with industry standards. For the second year running we have taken steps to align our reporting to the core recommendations of the EPRA sBPR.

The reporting period covered in this report is the year ended 31 December 2017. Data is presented in line with the Capco business model, reflecting our two main estates at Covent Garden and Earls Court, and our head office at 15 Grosvenor Street.

#### EPRA Reporting Approach

For each relevant EPRA sBPR performance measure, data is presented for Capco as a whole (including our head office at 15 Grosvenor Street), and for each estate. Capco consolidates data using the 'operational control' approach, as defined by the World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD) GHG Protocol. Data is reported in two ways; on an 'absolute' and on a 'like-for-like' basis. Absolute data includes all properties where Capco have operational control, where we procure energy or appoint a third-party to procure energy on our behalf. 'Like-for-like' data does not include properties where Capco does not have operation control; properties in development or properties that have been acquired or sold since 1 January 2016. Data is sourced from a bureau service provider, maintenance contractors and financial ledgers. Activity data is measured based on metered consumption, purchased quantities of commercial fuels and records of all refrigerant moved in and out of refrigeration and air-con (RAC) equipment. The UK Government Conversion Factors for Company Reporting are used to convert this data into tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e), a standard unit for measuring greenhouse gas emissions. Processes are in place to ensure that data is as complete and accurate as possible. However, should the need for estimation arise, three main estimation techniques are employed: direct comparison, pro-rata calculation or application of an average consumption value per square feet. The report does not include performance data for indicators relating to district heating and cooling (DH&C-Abs and DH&C-LfL) as this performance measure is not relevant to the Capco portfolio in the year reported on. Intensity related indicators are calculated using floor area data.

A third-party verifies Capco's GHG emissions to a limited level of assurance in accordance with ISO 14064-3. A copy of this statement can be found here: <http://www.capitalandcounties.com/responsibility/environment>

Indicator	Unit	EPRA Code	Covent Garden <sup>1</sup>			Earls Court <sup>2</sup>			Venues <sup>3</sup>			Capital & Counties Properties PLC		
			2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
<b>Like-for-like</b>														
Total fuel consumption	kWh	Fuels-Lfl	641,777	644,034	-0.4%	23,771	19,859	19.7%	NR	NR	NR	665,548	663,893	0.2%
Total electricity consumption	kWh	Elec-Lfl	1,615,927	1,700,957	-5.0%	152,343	181,201	-15.9%	NR	NR	NR	1,768,270	1,882,158	-6.1%
<b>Absolute</b>														
Total fuel consumption	kWh	Fuels-Abs	1,160,779	1,076,823	7.8%	412,350	87,090	373.5%	2,196,549	4,602,379	-52.3%	3,769,678	5,766,292	-34.6%
Total electricity consumption	kWh	Elec-Abs	1,758,488	1,823,925	-3.6%	1,597,214	513,014	211.3%	2,221,008	8,643,924	-74.3%	5,576,710	10,980,863	-49.2%
<b>Normalised</b>														
Building energy intensity	kWh/sqft	Energy-Int	3.74	4.61	-18.9%	6.00	4.03	48.9%	5.91	17.71	-66.7%	5.89	11.24	-47.6%

(NR - Not Reported)

1. Covent Garden: Reporting of energy data has been extended in 2017 to include energy sub-metered to our tenants.
2. Earls Court: During 2017 Lillie Square Phase 1 became an operational part of our estate. The absolute energy usage has increased due to the new energy supplies for Phase 1.
3. Venues: Capco completed the sale of Venues, its exhibition business, comprising Olympia London together with certain related property assets, on 7 April 2017. Therefore data associated to Venues is not included in the Like-for-like report as data is not available for the full 12 month reporting period.

## Greenhouse gas emissions

Indicator	Unit	EPRA Code	Covent Garden <sup>4</sup>			Earls Court <sup>5</sup>			Venues <sup>6</sup>			Capital & Counties Properties PLC		
			2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
<b>Like-for-like</b>														
Total direct GHG emissions	tCO <sub>2</sub> e	GHG-Dir-Lfl	118	119	-0.3%	4.4	3.7	19.8%	NR	NR	NR	123	122	0.3%
Total indirect GHG emissions	tCO <sub>2</sub> e	GHG-Indir-Lfl	568	701	-18.9%	54	75	23.3%	NR	NR	NR	622	776	-19.8%
<b>Absolute</b>														
Total direct GHG emissions	tCO <sub>2</sub> e	GHG-Dir-Abs	214	198	7.9%	76	16	379.9%	405	847	-52.2%	694	1,061	-34.6%
Total indirect GHG emissions	tCO <sub>2</sub> e	GHG-Indir-Abs	618	752	-17.7%	562	211	165.6%	781	3,562	-78.1%	1,961	4,525	-56.7%
<b>Normalised</b>														
GHG intensity from building energy consumption	tCO <sub>2</sub> e/sq ft	GHG-Int	0.0011	0.0016	-32.8%	0.0019	0.0016	19.5%	0.0016	0.0059	-73.1%	0.0016	0.0037	-57.1%

(NR - Not Reported)

4. Covent Garden: Reporting of energy data has been extended in 2017 to include scope 3 emissions (energy sub-metered to tenants).

5. Earls Court: During 2017 Lillie Square Phase 1 became an operational part of our estate. The absolute GHG emissions have increased due to the new energy supplies for Phase 1.

6. Venues: Capco completed the sale of Venues, its exhibition business, comprising Olympia London together with certain related property assets, on 7 April 2017. Therefore data associated to Venues is not included in the Like-for-like report as data is not available for the full 12 month reporting period.

Indicator	Unit	EPRA Code	Covent Garden			Earls Court <sup>7</sup>			Venues <sup>8</sup>			Capital & Counties Properties PLC		
			2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
<b>Like-for-like</b>														
Total water consumption	m <sup>3</sup>	Water-LfL	4,853	7,001	-31%	339	308	10%	NR	NR	NR	5,192	7,309	-29%
<b>Absolute</b>														
Total water consumption	m <sup>3</sup>	Water-Abs	9,252	7,795	19%	548	584	-6%	11,111	39,247	-72%	20,911	47,626	-56%
<b>Normalised</b>														
Building water intensity	m <sup>3</sup> /sq ft	Water-Int	0.021	0.018	19%	0.0097	0.0103	-6%	0.015	0.052	-72%	0.045	0.038	19%

(NR - Not Reported)

7. Earls Court: During 2017 Lillie Square Phase 1 became an operational part of our estate. Water usage associated to Phase 1 of Lillie Square is not included in the report. This is due to on-going validation of metering and billing arrangements.
8. Venues: Capco completed the sale of Venues, its exhibition business, comprising Olympia London together with certain related property assets, on 7 April 2017. Therefore data associated to Venues is not included in the Like-for-like report as data is not available for the full 12 month reporting period.

## Waste

Indicator	Unit	EPRA Code	Covent Garden			Earls Court <sup>9</sup>			Venues <sup>10</sup>			Capital & Counties Properties PLC		
			2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
<b>Like-for-like</b>														
Total weight of waste by disposal route: Recycling	Metric tonnes	Waste-LfL	257	311	-17%	NR	0.17	NR	NR	NR	NR	257	311	-17%
Total weight of waste by disposal route: EfW	Metric tonnes	Waste-LfL	350	359	-3%	NR	0	NR	NR	NR	NR	350	359	-3%
Total weight of waste by disposal route: Landfill	Metric tonnes	Waste-LfL	0	0	0%	NR	0	NR	NR	NR	NR	0	0	0%
Proportion of total waste: Recycling	Metric tonnes	Waste-LfL	42%	46%	-8%	NR	100%	NR	NR	NR	NR	42%	46%	-9%
Proportion of total waste: EfW	Metric tonnes	Waste-LfL	58%	54%	7%	NR	0%	NR	NR	NR	NR	58%	54%	8%
Proportion of total waste: Landfill	Metric tonnes	Waste-LfL	0%	0%	0%	NR	0%	NR	NR	NR	NR	0%	0%	0%
<b>Absolute</b>														
Total weight of waste by disposal route: Recycling	Metric tonnes	Waste-Abs	257	311	-17%	NR	0.81	NR	407	1,548	-74%	664	1,860	-64%
Total weight of waste by disposal route: EfW	Metric tonnes	Waste-Abs	350	359	-3%	NR	0	NR	0	0	0%	350	359	-3%
Total weight of waste by disposal route: Landfill	Metric tonnes	Waste-Abs	0	0	0%	NR	0	NR	0	0	0%	0	0	0%
Proportion of total waste: Recycling	Metric tonnes	Waste-Abs	42%	46%	-8%	NR	100%	NR	100%	100%	0%	65%	84%	-22%
Proportion of total waste: EfW	Metric tonnes	Waste-Abs	58%	54%	7%	NR	0%	NR	0%	0%	0%	35%	16%	113%
Proportion of total waste: Landfill	Metric tonnes	Waste-Abs	0%	0%	0%	NR	0%	NR	0%	0%	0%	0%	0%	0%

(NR - Not Reported)

9. Earls Court: Waste data is not reported as waste was collected by the local authority during 2017 and reports are not available.

10. Venues: Capco completed the sale of Venues, its exhibition business, comprising Olympia London together with certain related property assets, on 7 April 2017. Therefore data associated to Venues is not included in the Like-for-like report as data is not available for the full 12 month reporting period.

## Sustainability certification

EPRA Code: Cert-Tot	Unit sq ft	% of total space
<b>Absolute:</b>		
Space with Sustainability Certification	496,690	1.9%
<b>Rating:</b>		
BREEAM Excellent	29,712	1%
BREEAM Very Good	41,127	1.6%
Code for Sustainable Homes Level 4	410,816	1.6%
Ska Sustainability Rating for Fit-Outs	15,035	1%



## Own office disclosure

Indicator	Unit	EPRA Code	2017	2016	% Change
<b>Energy</b>					
Total fuel consumption	kWh	Fuels-LfL	131,622	113,159	16%
Total electricity consumption	kWh	Elec-LfL	205,082	292,518	-30%
Building energy intensity	kWh/sq ft	Energy-Int	3	3	-17%
<b>Greenhouse Gas Emissions</b>					
Total direct GHG emissions	tCO <sub>2</sub> e	GHG-Dir-LfL	24	21	15%
Total indirect GHG emissions	tCO <sub>2</sub> e	GHG-Indir-LfL	72	121	-40%
GHG intensity from building energy consumption	tCO <sub>2</sub> e/sq ft	GHG-Int	0	0	-32%
<b>Water</b>					
Total water consumption	m <sup>3</sup>	Water-LfL	962	1,051	-8%
Building water intensity	m <sup>3</sup> /sq ft	Water-Int	0	0	-8%
<b>Waste</b>					
Total weight of waste by disposal route: Recycling	Metric tonnes	Waste-LfL	12	9	29%
Proportion of total waste: Recycling	Metric tonnes	Waste-LfL	63%	59%	7%
Total weight of waste by disposal route: EfW	Metric tonnes	Waste-LfL	7	6	8%
Proportion of total waste: EfW	Metric tonnes	Waste-LfL	37%	41%	-10%
Total weight of waste by disposal route: Landfill	Metric tonnes	Waste-LfL	0	0	0%
Proportion of total waste: Landfill	Metric tonnes	Waste-LfL	0%	0%	0%