

ESG Data Sheet and GHG Verification Statement 2025

31st December 2025



Annually we report a series of environmental, social and governance (ESG) metrics for Tritax Big Box REIT plc (TBBR) in our Annual Report, in our annual EPRA sBPR-aligned sustainability report and on our website. These metrics demonstrate performance against our material ESG issues. This document details the methodology of how these metrics are determined including the reporting boundary, reporting period and scope of each metric.

Additionally, a subset of our ESG metrics are externally verified by TÜV Rheinland UK Ltd. A copy of their verification statement including the scope of their assurance is provided at the end of this document.

Greenhouse gas (GHG) emissions

Reporting methodology

TBBR calculates and reports its GHG emissions in accordance with the latest versions of guidelines published by the GHG Protocol, including the Corporate Accounting and Reporting Standard, the Scope 2 Guidance, and, where applicable, the Technical Guidance for Calculating Scope 3 Emissions. These GHG emissions are reported annually in the Company's Annual Report and its EPRA sBPR report.

Reporting boundary

TBBR applies the operational control approach for GHG reporting, as set out by the GHG Protocol. Operational control means that the Company has the management authority to introduce and implement operating policies and procedures.

All energy consumption related to assets and units which are occupied by a client (i.e., are not vacant) are therefore categorised as being under the operational control of said client. Where an asset becomes vacant, the Company then becomes the operator of that asset until a new client is identified, and the lease starts.

For assets which were acquired or disposed of during the reporting period, they are included within the Company's reporting boundary when they were owned by the Company (i.e., from the date of acquisition / until the disposal date).

All reported energy use and associated GHG emissions relates to the Company's operations in the UK.

GHG emissions are expressed as tonnes of carbon dioxide equivalent (tCO₂e).

Reporting period

Unless stated below, the reporting period for the Company's GHG reporting is aligned with its financial reporting period (i.e., 1st January to 31st December).

Scope of metrics

Scope 1 — Direct Emissions

- Scope 1 emissions relate to fuel (including natural gas) consumption within landlord-controlled common and external areas and shared services, as well as fugitive emissions from refrigerant losses within landlord areas, which are recorded based on top-ups reported by TBBR's third-party property managers.
- These emissions represent the direct fuel-related and fugitive emissions from areas under TBBR's operational control.

Scope 2 — Indirect Emissions (Location and Market-Based)

Scope 2 emissions cover purchased electricity for landlord-controlled common and external areas and shared services. TBBR reports both:

- Location-based emissions: calculated using the UK Government GHG Conversion Factors for Company Reporting for the relevant reporting periods.
- Market-based emissions: calculated using supplier-specific fuel-mix disclosures for 1 April 2024 to 31 March 2025, as required under the Electricity (Fuel Mix Disclosure) Regulations 2005. An emissions factor of zero is applied for all REGO-backed electricity, in line with the GHG protocol Scope 2 guidance.

These reflect the indirect emissions associated with energy procured and consumed under TBBR's operational control.

Scope 3 — Indirect Value Chain Emissions

TBBR reports on the Scope 3 categories most relevant to its activities and consistent with the GHG Protocol. For TBBR, this includes two material categories:

- Category 2 – Capital Goods: Emissions associated with the development and major refurbishment of new buildings. These represent upfront embodied carbon impacts within TBBR's development activities. (See 'Portfolio Upfront Embodied Carbon Intensity' for detailed methodology.)
- Category 13 – Downstream Leased Assets: Emissions associated with clients' operational energy use (equivalent to the clients' Scope 1 and 2 emissions) within TBBR-owned assets. Consumption data is requested and collected annually in arrears from clients.

Net Zero Scope 1 and 2 (market-based) emissions by 2025:

- Scope 1: Comprises of direct greenhouse gas emissions from sources owned or controlled by TBBR, including landlord-procured fuels such as gas used in vacant units or common areas. These represent the operational emissions from assets under direct control.
- Scope 2: Comprises of indirect emissions from purchased electricity, heat, steam or cooling used in landlord-controlled areas.

Against our net zero target, these are reported on a market-based basis, reflecting the emissions associated with procured electricity after accounting for contractual instruments such as REGO certificates.

To meet this target, we will offset the residual emissions through the use of certified carbon credits aligned with market best practice.

Net Zero Scope 3 (construction-related) emissions by 2030:

- Scope 3 emissions related to the development of new assets and major refurbishments of standing assets (i.e., Category 2 – Capital Goods). This includes materials production, transportation, and construction processes of contractors.

We aim to offset embodied carbon emissions at practical completion for all new developments in line with the UKGBC framework for Net Zero Carbon in Construction.

Net Zero Scope 3 (remainder of material) emissions by 2040:

- This relates to the GHG emissions associated with the energy use of TBBR's clients (i.e., Category 13 – Downstream Leased Assets).

Portfolio Carbon and Energy Intensity

We calculate our portfolio carbon and energy intensity using a floor area-weighted average approach. In line with the GRESB reporting methodology, we include only those assets with at least 75% data coverage. For the 2025 reporting year, this applies solely to assets classified as industrial assets. Carbon intensity is reported as kgCO₂e/sq.ft, and energy intensity as kWh/sq.ft.

The portfolio carbon intensity metric includes all carbon emissions from the operation of assets (i.e., from Scope 1, 2 and Scope 3, Category 13 – downstream leased assets).

Portfolio energy intensity includes the consumption of natural gas, refrigerant gas losses and purchased electricity from landlord-controlled common areas and void units and consumption associated with client operations. Consumption data is requested and collected annually in arrears from clients. Therefore, portfolio carbon and energy intensity reported in TBBR's Annual Report 2025 relates to the reporting period 1 January 2024 – 31 December 2024. Additionally, please note, the portfolio and energy intensity reported in TBBR's Annual Report 2025, the 2024 figures relate to the period 1 January 2023 – 31 December 2023.

Portfolio Upfront Embodied Carbon Intensity

Upfront embodied carbon intensity is assessed for all developments completed within the reporting year using a floor area-weighted average approach. In 2025, four developments reached completion. Each scheme underwent a whole life carbon assessment undertaken by an independent third party using OneClick LCA, aligned with the RICS Whole

Life Carbon Assessment for the Built Environment (2nd Edition). The assessment considers the upfront embodied carbon emissions from our supply chain and construction activities (stages A1 to A5).

For each completed development, upfront embodied carbon intensity is calculated by dividing the total upfront embodied carbon emissions by the gross internal floor area (m²). Portfolio-level intensity is derived by summing upfront embodied emissions across all completed developments and dividing by the total area (m²). Results are reported in kgCO₂e/m².

Once all reduction opportunities have been achieved, we aim to offset the remainder of the upfront carbon emissions of our buildings at practical completion in line with the UKGBC framework for Net Zero Carbon in Construction.

We report embodied carbon intensity at both whole site and building-only levels:

- Whole site reporting includes all carbon impacts associated with the delivery of the scheme, from site establishment to completion, covering work undertaken by the principal contractor as well as any enabling or secondary contractors across the full site footprint.
- Building-only reporting aligns with the Pilot UK Net Zero Carbon Building Standard (UKNZCBS) Pilot, capturing only the impacts associated with the functional building unit itself. This excludes emissions from external landscaping, external works, and site-wide infrastructure.

Other environmental metrics

Reporting Boundary

2024 whole portfolio boundary: Includes strategic assets, non-strategic assets, UK Commercial Property REIT (UKCM) assets (operational control period: 12 May 2024 – 31 December 2024), completed development assets as at 31 December 2024. The portfolio size was circa 42.0 million sq ft.

2025 whole portfolio boundary: Includes strategic assets, non-strategic assets, UKCM assets, completed development assets as at December 2025, and newly acquired Blackstone assets for the period we had operational control (22 October 2025 – 31 December 2025). The portfolio size was circa 49.1 million sq ft.

2025 excluding Blackstone portfolio: Includes strategic assets, non-strategic assets, UKCM assets, completed development assets as at 31 December 2025. It excludes assets sold during the year. The portfolio size was circa 42.6 million sq ft.

Reporting period

Unless stated below, these figures are reported as of the 31st December 2025.

Scope of metrics

EPC Coverage

EPC coverage is calculated as the total net internal area (sq.ft) of assets with an EPC rating, aggregated by rating band. Development assets that have not yet reached practical completion, as well as assets where TBBR holds a minority stake in, are excluded from the calculation.

EPC B or above represents the proportion of assets (by sq.ft) with A+, A, or B EPC ratings, divided by the total net internal area within the relevant reporting boundary.

BREEAM Coverage

BREEAM coverage reflects the total net internal area (sq.ft) of assets by certified BREEAM rating. Where final certification has not yet been issued but a Letter of Comfort is in place, these assets are included. Development assets that have not reached practical completion and assets in which TBBR holds a minority stake are excluded.

BREEAM Very Good or above refers to the proportion of assets (by sq.ft) rated Outstanding, Excellent, or Very Good, divided by the total net internal area within the relevant reporting boundary.

Solar PV

Solar PV capacity is measured as the total megawatts (MW) of solar PV capacity installed across our standing portfolio.

The solar PV pipeline is measured as the total megawatts (MW) of power for projects that include speculative, in progress, and near practical completion across both standing and development assets. Note that solar PV pipeline is ever changing with projects potentially not completing due to planning requirements, Distribution Network Operator (DNO) capacity or occupier preferences. When this becomes known, these projects will be removed from this figure.

Social Value

Charitable contributions are measured as the total direct financial contributions made throughout the reporting period from donations to TBBR charity partnerships, employee-fundraising, and the community benefit fund.

Young people supported/impacted is calculated as the total number of young people supported/impacted through a range of channels. This includes the direct and indirect interactions with young people supported through our charity partner programmes, ad hoc events, attendance of young people at virtual and/or in person events, and downloads of pre-recorded events.

The community benefit fund (CBF) is designed to deliver social, economic, and environmental value to local communities near our logistics developments. The CBF is typically linked to all new build developments and is calculated by applying £0.10 per sq. ft to any additional new lettable space which has been developed (GIA). Donations are made following receipt of a planning decision notice and expiry of any judicial review period.

Client Consumption Data Coverage

TBBR defines client consumption data coverage as the proportion of total leased floor area for which client consumption data has been obtained. This data is collected annually in arrears and forms the basis for reporting Scope 3 Category 13 (Downstream Leased Assets) emissions. TBBR reports the client energy consumption data coverage, which is defined below:

- Client energy consumption data coverage: refers to the percentage of total leased floor area for which TBBR has obtained energy consumption data from its clients. Separate calculations are applied for landlord-controlled and client-controlled areas in line with the GRESB methodology. In 2025, TBBR achieved 90% energy data coverage across its portfolio.

Biodiversity

Where there is a planning requirement, TBBR measures Biodiversity Net Gain (BNG) using the Statutory Biodiversity Metric published by DEFRA, which calculates biodiversity value in standardised biodiversity units based on habitat type, distinctiveness, condition and strategic significance. This provides a consistent framework for assessing baseline biodiversity and for demonstrating the mandated minimum 10% net gain required by the Environment Act 2021 as part of the Town and Planning Act 1990.

For developments pre-dating mandatory BNG, assessments were completed using the DEFRA metric version applicable at the time or, where required by the planning authority, local variants such as the Warwickshire County Council version (18.3). Where possible, TBBR prioritises on-site BNG delivery, but if we are unable to achieve BNG of 10%, we purchase credible offsite BNG credits. In 2025, no developments completed were required to adhere to the BNG of 10%.

Greenhouse Gas Verification Statement

Reference Number: 2/A

The inventory of Greenhouse Gas emissions in the period **January 1st 2025 to December 31st 2025** for

Reporting organization

Tritax Big Box REIT plc
72 Broadwick Street
London, W1F 9QZ
United Kingdom

has been verified in accordance with **ISAE 3410 – Assurance Engagements on Greenhouse Gas Statements** as meeting the requirements of:

GHG Protocol Corporate Accounting and Reporting Standard (Revised Edition)

to represent a total amount of:

- **Direct emissions (Scope 1):** 62.18 tCO₂e
- **Indirect emissions from imported energy (Scope 2 – location-based):** 461.93 tCO₂e
- **Indirect emissions from imported energy (Scope 2 – market-based):** 40.27 tCO₂e
- **Scope 3 Category 2 (Capital Goods, Upfront Carbon):** 36,115 tCO₂e

- **Total Emissions (Scope 1 + Scope 2, location based):** 524.11 tCO₂e

for the following activities:

Landlord-controlled energy consumption associated with common parts, external areas, and voids within Tritax Big Box's UK logistics property portfolio under operational control.
Embodied emissions (Scope 3 Category 2 – Capital Goods, upfront carbon) from four developments completed in 2025, calculated by Ridge & Partners LLP and reported to Tritax post-completion.

Lead Assessor: Mr. Wai Kwok Wong
Technical Reviewer: Mr. Jim Yuan

Approved by
TÜV Rheinland UK Ltd.

Approved by:



Name: Gareth Book
Title: Managing Director

Date: 3rd February 2026

Greenhouse Gas Verification Statement

Reference Number: 2/A

Brief Description of Verification Process

TÜV Rheinland UK Ltd. has been contracted by Tritax Big Box REIT plc for the independent assurance of Scope 1, Scope 2, and Scope 3 Category 2 (Capital Goods, Upfront carbon) greenhouse gas emissions, expressed in carbon dioxide equivalent (CO₂e), as reported in the Company's Streamlined Energy and Carbon Reporting ("SECR") 2025 for the calendar year 2025.

The management of Tritax Big Box is responsible for the organisation's GHG information system, the development and maintenance of records and reporting procedures in accordance with that system, including the calculation and determination of GHG emissions information and the reported GHG emissions.

It is TÜV Rheinland UK Ltd.'s responsibility to express an independent assurance conclusion on the GHG assertion for the period 01/01/2025 – 31/12/2025.

TÜV Rheinland UK Ltd conducted a third-party verification in accordance with ISAE 3410, consistent with the requirements of ISAE 3000 (Revised). The verification was performed as an onsite and offsite verification, based on a desk review of the GHG Assertion, supporting documentation and remote interviews. The verification was conducted in line with the agreed scope, objectives and criteria.

The verification covers all GHG emissions within Tritax Big Box's operational boundary and upfront embodied carbon emissions and removals within Tritax Big Box's organizational boundaries. However, the following limitations were noted:

- **Sampling limitations:** Due to limited assurance, not all sites and records were reviewed; sampling focused on significant contributors.
- **Scope 3 coverage:** Only Category 2 (Capital Goods, Upfront carbon) embodied emissions included. Other Scope 3 categories (e.g., downstream leased assets, transport, waste) excluded.
- **Uncertainty:** Inherent estimation uncertainties due to use of emission factors, model assumptions, and approximations in embodied carbon LCAs.

Level of Assurance

The level of assurance agreed for this engagement is a **limited level of assurance**.

Greenhouse Gas Verification Statement

Reference Number: 2/A

Scope

This engagement covers verification of emissions from anthropogenic sources of greenhouse gases within Tritax Big Box's operational control boundary and meets the requirements of the GHG Protocol Corporate Standard (Revised Edition).

- **Organisational boundary:** Operational control (UK property portfolio, including UKCM assets acquired in May 2024 and Blackstone assets acquired in 2025).
- **Activities covered:** Landlord-controlled procurement of fuels and electricity for common parts, external areas, and voids; embodied emissions from new developments and refurbishment projects (Scope 3 Category 2, Upfront carbon).
- **GHG types:** CO₂, CH₄, N₂O, HFCs, expressed as CO₂e using IPCC AR5 GWPs.
- **Directed actions:** None.
- **GHG information verified:** 01/01/2025 – 31/12/2025.
- **Intended users:** Internal management, investors, customers, and other stakeholders requiring transparent GHG disclosures.

Objective

The objectives of this verification are to independently review:

- Whether the CO₂e emissions are as declared in Tritax Big Box's GHG assertion;
- That the data reported are accurate, complete, consistent, transparent, and free of material misstatement.

Criteria

The criteria used for this verification are the principles and requirements of the **GHG Protocol Corporate Accounting and Reporting Standard (Revised Edition)**.

Materiality

The materiality threshold for this engagement was considered to be **±10%**, based on the intended users of the GHG assertion and the level of assurance applied.

Greenhouse Gas Verification Statement

Reference Number: 2/A

Responsibilities

- **Tritax Big Box REIT plc:** Responsible for preparing the GHG inventory and supporting documentation.
- **TÜV Rheinland UK Ltd.:** Responsible for conducting the assurance and issuing an opinion in accordance with ISAE 3410.

Conclusion

Tritax Big Box REIT plc provided the GHG assertion based on the requirements of the GHG Protocol Corporate Standard.

The GHG information for the period **01/01/2025 – 31/12/2025**, disclosing total Scope 1, Scope 2, and Scope 3 Category 2 (Capital Goods, Upfront carbon) emissions was verified by TÜV Rheinland UK Ltd. to a **limited level of assurance**, consistent with the agreed scope, objectives, and criteria.

TÜV Rheinland concludes with limited assurance that no evidence has been found that causes us to believe that the presented CO₂ equivalent are not materially correct, are not a fair representation of the GHG data and information, or are not prepared in accordance with the GHG Protocol.

This Statement shall be interpreted together with the GHG Assertion of Tritax Big Box REIT plc as a whole.

Recommendations

We planned and performed our work to obtain the information, explanations, and evidence that we considered necessary to provide a limited level of assurance that the CO₂e emissions for the period **01/01/2025 – 31/12/2025** are fairly stated, with the following comments:

- **Energy Data Controls:** Improve reconciliation between AMR data, invoices, and SECR workbooks, and strengthen documentation of estimation methodologies applied to void units or missing data periods.
- **Operational Boundary and Asset Integration:** Further formalise procedures for confirming operational control and integrating newly acquired assets into the GHG inventory in a timely and consistent manner.
- **Asset-level Evidence Management:** Enhance consistency of evidence retention and confirmation processes for landlord-controlled assets (e.g. void areas and building services) to support completeness of reported emissions.

Note: This Statement is issued by TÜV Rheinland UK Ltd. under TÜV Rheinland's General Conditions for GHG Validation and Verification Services. The findings recorded hereon are based upon an assurance engagement performed by TÜV Rheinland UK Ltd. A full copy of this statement and the supporting GHG Assertion is available on request. This Statement does not relieve Tritax Big Box from compliance with any bylaws, regulations, or guidelines.