TRITAX®

New Construction Sustainability Brief

September 2025

Introduction

On behalf of its Clients, Tritax Management LLP ("Tritax") is committed to procuring investment in the sustainable development of new logistics space in the UK and Europe.

To fulfil these objectives, we seek to work with development partners to achieve our required sustainability features.

Scope

This brief relates to Tritax and all its Funds under management.

Definitions

BREEAM

BREEAM is the Building Research Establishment Environmental Assessment Method for sustainable construction. It originates from the UK and is the most widely used and robust method available for measuring and demonstrating the environmental performance of buildings.

EPC

Energy Performance Certificates (EPC) rate how energy efficient a building is, using grades from A+ to G (with 'A' the most efficient grade). The UK requires a minimum standard of E Grade to lease commercial buildings. In Europe, the scheme varies, and the A+ to G grading system is not always used.

BNG

Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are in a measurably improved state than they were before the development. In England, BNG is mandatory as of February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%.

Green Building and Operational Energy Performance Certifications

Tritax seeks to support and achieve international green building standards for the development of new logistics assets.

Carbon emissions during construction

Tritax seeks to minimise the embodied carbon associated with new developments. For all such projects, it requires its development partners to undertake an embodied carbon assessment at design stage and then take steps to reduce the embodied carbon of the project to deliver a lower-carbon building to future customers.

Energy in buildings

Tritax is committed to investing in energy efficient, low carbon and cost-effective buildings. Developers are asked to assess building operation energy usage modelling to identify opportunities to improve the operational efficiency for the occupying customers.

Healthy, productive, and accessible buildings

Tritax seeks to invest in developments that deliver workspaces designed to provide the most comfortable working conditions by optimising daylight, ventilation, heating, and cooling systems. It also ensures that buildings meet accessibility requirements, and all buildings are assessed for these requirements.

Renewable energy

Tritax seeks to maximise opportunities to provide on-site renewable energy generation. It requires full investigation of the use of integrated renewable energy systems on all projects, to minimise the use of fossil fuels in the operation of the building.

Biodiversity

Tritax is committed to creating a net positive biodiversity impact, following the biodiversity mitigation hierarchy, and meeting the Biodiversity Net Gain requirements for new developments in England.

Sustainable transport

Tritax seeks to reduce the environmental impacts of transport through the provision of more sustainable travel options for occupying customers.

Community

Tritax seeks to engage and assist the local communities that surround our investment and development assets. This includes supporting employment and skills training in local areas during construction and operation.

Sustainable Design Features

Tritax has committed to achieving the following strategies, wherever possible, in all new development projects:

Achieve a Green Building Certification to a minimum of:

- BREEAM Excellent (or equivalent country green building standard)
- EPC A (or equivalent country operational energy performance standard)

Reduce CO_2 emissions and decrease the use of fossil fuels by:

- employing renewable energy sources wherever possible
- reducing transport during construction by sourcing materials and components locally wherever possible
- implementing cycling facilities to minimise car travel for future occupiers
- implementing EV charging facilities for future occupiers
- designing for optimum use of daylight
- optimising the building envelope for thermal regulation
- designing automatic lighting controls and fit low energy and LED lighting throughout the site
- implementing building management technology to control energy consumption
- installing automatic meter reading technology
- minimise the use of finite sources and use renewable sustainable elements wherever possible

Reduce water usage by:

- implementing rainwater harvesting systems into the building design where appropriate
- installing water efficient fittings, such as low flow taps, low flow showers, automated controls on urinals and dual flush, low flow WCs
- fitting water meters and automatic meter-reading technology
- installing water leak detection systems and monitoring water consumption

Reduce waste by:

- providing recycling facilities during and after construction
- using recycled components and recycled aggregates where appropriate
- considering off-site manufacture

Increase biodiversity by:

- investigating the ecological value of the site and identifying opportunities to enhance against the baseline
- employing an ecologist to assure maintaining or increasing the ecology on the site
- planting trees to support flood risk minimisation, carbon absorption, temperature regulation and air quality
- designing schemes to protect against flood risk

Reduce pollutants by:

- selecting building materials with low embodied energy and a good life cycle analysis
- avoiding toxic materials such as formaldehyde as much as possible
- installing heating systems which don't use any fossil fuels
- installing oil interceptors in car parks and service yards
- designing external lighting to minimise light pollution

Create health, safety and wellbeing for future occupiers by:

- improving the indoor air quality through ventilation and healthy breathable building materials
- providing thermal comfort by creating temperature-controlled environments
- providing open spaces and green recreational areas for occupiers
- providing views out for the office area
- meeting accessibility requirements
- where it is our responsibility, managing exposure to light, noise and electromagnetic fields through monitoring and control measures
- where it is our responsibility, minimising exposure to chemical factors, by reducing the specification, by implementing safe handling and removal procedures
- where it is our responsibility, ensuring the safety of customers through fire protection and disaster management plans

Create health, safety and wellbeing during construction by:

- providing comprehensive site risk assessments, safety training programs and continuous monitoring of site hazards
- using low-noise equipment or sound barriers and scheduling noisy activities to normal working hours to minimise disturbance to nearby communities
- taking reasonable steps to suppress dust through use of dust screens and coverings on materials

Increase resilience by:

- carrying out climate change risk assessments for all new developments and implementing climate change mitigation and adaptation measures where appropriate