



Helical plc - Environmental Policy (May 2020)

Helical plc is a London and Manchester focused property development and investment company. We aim to deliver market-leading returns by developing dynamic properties and letting them to diverse tenants on flexible terms and applying a proactive approach to asset management.

We recognise our responsibility to reduce any adverse environmental impacts arising from our business activities and we work within existing regulatory frameworks to comply with all relevant environmental legislation as a minimum through our operations. Our overall goal is to operate in an environmentally sustainable manner throughout our activities.

Our response to environmental issues is practical and pragmatic and reflects our desire to be a responsive, flexible and collaborative partner and landlord.

As outlined in our Sustainability Strategy, “Built for the Future” we have identified our two key priorities to address the environmental impact of our operations;

- **Transition to a lower carbon business**
- **Buy, use and reuse resources efficiently**

In support of these priorities we have the below overarching objectives all of which provide a framework for performance targets which we commit to monitor and report on to ensure compliance, and to meet evolving client and investor expectations in moving towards being a sustainable business:

- All new developments to be net zero carbon in operation by 2025.
- We will aim to reduce the embodied carbon in all new developments by 20% against the current RIBA benchmark.
- Through adopting new technologies and using low carbon materials we will create a pathway to developing net zero carbon buildings.
- Within our existing portfolio we will seek to achieve a 25% reduction in the operational carbon emissions by 2025.
- We will limit the consumption of natural resources including water in both the managed and development portfolio.
- We will implement appropriate waste management practices, seeking to reduce, reuse and recycle before disposal to landfill in both our managed and developed portfolio.
- We will protect and enhance biodiversity and ecology wherever practical.
- We will integrate environmental considerations through passive design in new and refurbished buildings, seeking wherever possible to achieve good practice standards.



- As a minimum, all new developments will aim to achieve BREEAM Excellent and all major refurbishments will aim to achieve BREEAM Very Good or above.
- We will endeavour to source timber from legal sustainable sources and where possible, from well managed sources certified by third-party certification bodies accredited by the Forest Stewardship Council.
- We will prohibit the use of materials and substances that have potentially hazardous effects on the environment, human health and wellbeing.
- We will investigate pollution and other environmental liabilities as part of our due diligence procedures when acquiring new assets.
- We will minimise the risks of pollution from emissions to air, water and/or land contamination, particularly during construction or demolition.
- We will minimise carbon emissions associated with transport to our managed assets and construction sites wherever possible.
- We will endeavour to address the issues resulting from climate change such as the exposure to extreme weather risks including flooding and subsidence through appropriate design and asset appraisal.
- We will ensure that project teams managed by Helical refer to our Sustainability Project Management Checklist to ensure a consistent standard of environmental management is applied to our projects.
- We will encourage the sharing of good environmental practices across our operations.
- We will work closely with our tenants in order to improve their own environmental performance.
- We will seek to reduce the adverse environmental impacts associated with our own management practices and procurement policies
- We will monitor and review our performance against our environmental objectives on a regular basis in order to demonstrate that we are achieving the standards that we set ourselves and ensure their ongoing relevance.
- We will seek to develop on existing brownfield locations and aim to limit the impact our new developments have on the local environment.
- We will look to align our corporate reporting with the relevant recommendations of the Task Force for Climate Related Financial Disclosure (TCFD) and relevant United Nations Sustainable Development Goals.



This Policy is reviewed annually by the main board and is implemented by management representatives working with our project teams and managing agents

Signed:

Gerald Kaye, Chief Executive