



RESPONSIBLE SEGRO

2017 SUSTAINABILITY DATA PACK
AND EPRA COMPLIANCE TABLES

Introduction and Overview	3
Energy	7
Greenhouse Gas (GHG) Emissions	18
Water	25
Certifications and Performance Measures	30

EPRA Sustainability BPRs

SEGRO continues to work with the European Public Real Estate Association (EPRA) to develop a set of recommendations for standardised reporting on key environmental impacts across the industry. In the following tables we report our performance against the EPRA Sustainability Best Practice Recommendations (sBPRs) on Sustainability Reporting, 3rd Edition dated September 2017 (EPRA Guidelines).

It is not feasible for SEGRO to achieve full compliance due to the extent to which we hand over full operational control to our customers in our leased properties. However, we do recognise the importance of reporting our performance against the industry standard and have therefore aligned our reporting to the EPRA sBPRs as far as possible.

CDP, GRESB and FTSE4Good

SEGRO continues to report against the Carbon Disclosure Project (CDP) and Global Real Estate Sustainability Benchmark (GRESB) and will be submitting information to each of these indices in 2018, aiming to improve our overall performance in these metrics. We will also aim to remain a member of the FTSE4Good index.

SEGRO Performance Data Report 2017

Introduction

The following report and dataset presents a detailed analysis of SEGRO's environmental performance. An explanation of the applied methodology and analysis has been presented, along with data trends and supporting commentary. Notes on the quality of the data have been provided to ensure clarity and transparency. The data provided is a disaggregation of the summary reported in SEGRO's 2017 Annual Report and Accounts.

Environmental Performance Data Collection and Analysis.

Data has been collected and compiled from a wide range of sources to report on environmental performance. These data sources include a Group wide energy bureau, along with SEGRO's Property Managers and site staff across UK and Continental Europe. Data has been collated, validated and stored in a purpose built data management platform. Consumption data has been converted into tonnes of carbon dioxide equivalent (where factors are available) by applying the current published DEFRA emissions factors, IEA set for International locations, titled "CO2 Emissions from Fuel Combustion, OECD/IEA, Paris, 2016" or supplier supplied factors for location based data.

Data collection and the calculation of greenhouse gas emissions have been prepared in accordance with the WRI/WBCSD: Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (the GHG Protocol), and it has been presented in accordance with the European Public Real Estate Association Best Practice Recommendations on Sustainability Reporting, 3rd Edition dated September 2017 (EPRA Guidelines). Further information regarding the methodologies and conversion factors used in our data reporting is detailed in our Reporting Criteria document published each year, which is available on our website – [SEGRO Methodology for Greenhouse Gas Reporting](#).

2016 data has been updated from last years EPRA tables. This is due to estimation techniques used in 2016 methodology which led to 3 months estimated data. Real data has been applied for the tables in this years submission. Further information regarding our organisational boundaries, coverage and estimation techniques can be found on the detailed methodology document on for 2017 available on our website – see the above link.

Materiality

To ensure our Responsible SEGRO strategy continues to meet stakeholder expectations in environmental sustainability, in 2017 we began an in-depth materiality assessment to understand the views of our senior business leaders, external partners, non-governmental organisations, customers, shareholders and other interested parties.

The materiality assessment is being undertaken in line with best practice methodologies, such as those supported by the Global Reporting Initiative (GRI) and is looking at the environmental sustainability categories, aligned to the United Nations Sustainable Development Goals, alongside other external, global and local initiatives, such as the new Draft London Plan.

We define issues to be material to our business in terms of:

- The degree to which an issue is aligned with our vision and purpose, brand portfolio and geography;
- The potential impact on our operations, or on our sourcing and consumers;
- The extent of SEGRO's influence on the issue; and
- The importance of an issue to our key stakeholders.

An Environmental Materiality Matrix currently under development will illustrate those issues that are identified as a priority for SEGRO over the next seven years and identify the priority areas of focus for SEGRO.

Early results show that areas such as operational waste and water consumption will be considered in development of buildings, but are not considered material to the business.

Third Party Assurance

We undertake third party assurance on our resource efficiency data in accordance with ISAE3000. A public assurance statement from our auditors, Corporate Citizenship, can be found on our website - [Independent Assurance of SEGRO Sustainability data 2017](#).

Potential Priority Areas of Focus



Elec-Abs - Total electricity consumption by property type and region (kWh)		2017	2016 (Restated)
	Total Data Gathered	92,947,756	90,506,568
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	5,833,394	15,826,491
	Exclusive customer consumption (on sub-metered and metered basis)	87,114,361	74,680,078
	Total Data Gathered	32,239,912	27,209,717
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	4,058,493	9,633,069
	Exclusive customer consumption (on sub-metered and metered basis)	28,181,419	17,576,648
	Total Data Gathered	4,717,465	4,124,601
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	894,073	4,124,601
	Exclusive customer consumption (on sub-metered and metered basis)	3,823,392	—
	Total Data Gathered	920,340	93,334
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	920,340	93,334
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	130,825,474	121,934,220
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	11,706,301	29,677,494
	Exclusive customer consumption (on sub-metered and metered basis)	119,119,173	92,256,726
UK Total		11,012,477	10,595,278
CE Total		119,812,997	111,338,941
Coverage (properties)		325	319
Coverage (sq m)		2,373,412	2,231,226
Total portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	66,071	594,357
UK Total		66,071	594,357
CE Total		—	—
Coverage (properties)		4	6
Coverage (sq m)		759	7,516

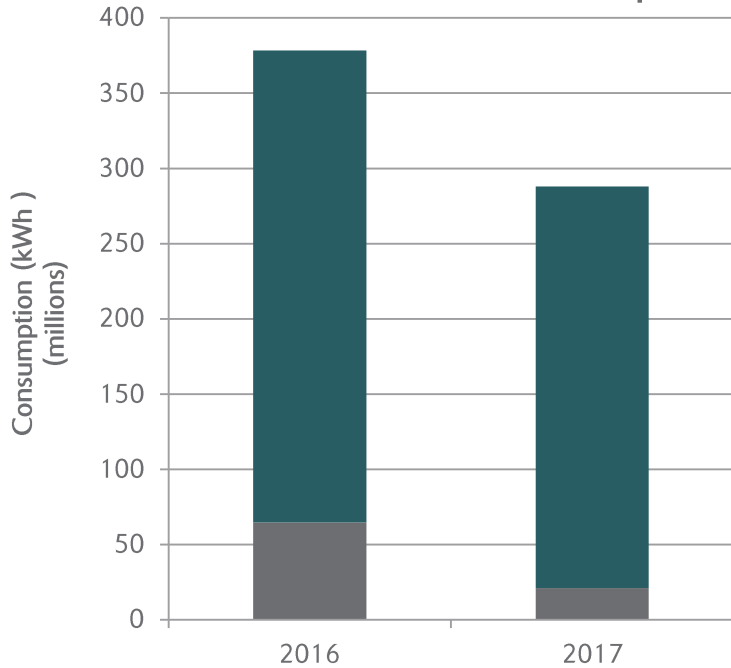
DH&C-Abs - Steam consumption by property type and region (kWh)		2017	2016 (Restated)
	Total Data Gathered	2,989,000	919,403
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	—	427,151
	Exclusive customer consumption (on sub-metered and metered basis)	2,989,000	492,252
	Total Data Gathered	52,219	67,645,895
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	—	630,838
	Exclusive customer consumption (on sub-metered and metered basis)	52,219	67,015,057
	Total Data Gathered	—	—
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	—	—
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	—	—
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	—	—
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	3,041,219	68,565,298
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	—	1,057,989
	Exclusive customer consumption (on sub-metered and metered basis)	3,041,219	67,507,309
UK Total		52,219	281,982
CE Total		2,989,000	68,283,316
Coverage (properties)		3	17
Coverage (sq m)		63,003	147,462
Total portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	—	—
UK Total		—	—
CE Total		—	—
Coverage (properties)		—	—
Coverage (sq m)		—	—

Fuels-Abs - Fuel oil consumption by property type and region (kWh)		2017	2016 (Restated)
	Total Data Gathered	262,155	N/A
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	—	N/A
	Exclusive customer consumption (on sub-metered and metered basis)	262,155	N/A
	Total Data Gathered	18,182	N/A
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	—	N/A
	Exclusive customer consumption (on sub-metered and metered basis)	18,182	N/A
	Total Data Gathered	—	N/A
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	—	N/A
	Exclusive customer consumption (on sub-metered and metered basis)	—	N/A
	Total Data Gathered	—	N/A
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	—	N/A
	Exclusive customer consumption (on sub-metered and metered basis)	—	N/A
	Total Data Gathered	280,337	N/A
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	—	N/A
	Exclusive customer consumption (on sub-metered and metered basis)	280,337	N/A
UK Total		—	N/A
CE Total		280,337	N/A
Coverage (properties)		21	N/A
Coverage (sq m)		568,851	N/A
Total portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	—	N/A
UK Total		—	N/A
CE Total		—	N/A
Coverage (properties)		—	N/A
Coverage (sq m)		—	N/A

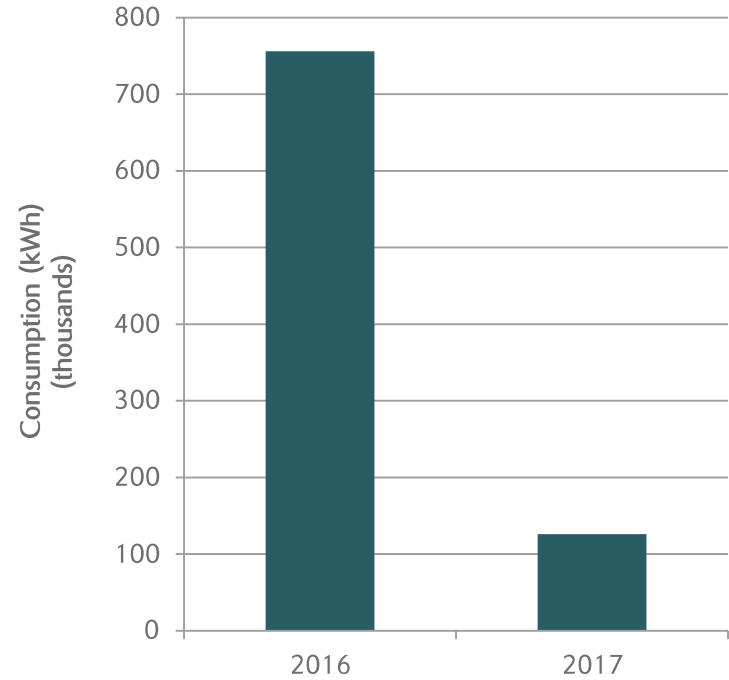
Fuels-Abs - Natural gas consumption by property type and region (kWh)		2017	2016 (Restated)
	Total Data Gathered	121,982,488	142,611,304
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	3,245,907	16,150,426
	Exclusive customer consumption (on sub-metered and metered basis)	118,736,582	126,460,878
	Total Data Gathered	30,719,878	43,345,265
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	5,299,971	16,206,133
	Exclusive customer consumption (on sub-metered and metered basis)	25,419,907	27,139,133
	Total Data Gathered	966,033	1,822,196
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	714,521	1,661,444
	Exclusive customer consumption (on sub-metered and metered basis)	251,512	160,753
	Total Data Gathered	80,435	—
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	80,435	—
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	153,748,835	187,778,766
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	9,340,834	34,018,002
	Exclusive customer consumption (on sub-metered and metered basis)	144,408,001	153,760,764
UK Total		7,367,609	10,408,678
CE Total		146,381,226	177,370,087
Coverage (properties)		177	197
Coverage (sq m)		2,128,220	1,652,948
Total portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	60,143	150,622
UK Total		60,143	150,622
CE Total		—	—
Coverage (properties)		4	5
Coverage (sq m)		1,580	5,317

Total energy consumption breakdown by property type and region (kWh)		2017	2016
			(Restated)
	Total Data Gathered	218,181,399	234,037,275
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	9,079,301	32,404,067
	Exclusive customer consumption (on sub-metered and metered basis)	209,102,098	201,633,208
	Total Data Gathered	63,030,192	138,200,877
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	9,358,464	26,470,039
	Exclusive customer consumption (on sub-metered and metered basis)	53,671,727	111,730,838
	Total Data Gathered	5,683,499	5,946,797
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	1,608,594	5,786,044
	Exclusive customer consumption (on sub-metered and metered basis)	4,074,904	160,753
	Total Data Gathered	1,000,775	93,334
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	1,000,775	93,334
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	287,895,864	378,278,283
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	21,047,135	64,753,484
	Exclusive customer consumption (on sub-metered and metered basis)	266,848,730	313,524,799
UK Total		18,432,305	21,285,939
CE Total		269,463,560	356,992,344
Coverage (properties)		347	354
Coverage (sq m)		2,997,916	2,417,796
Total portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	126,214	756,124
UK Total		126,214	744,979
CE Total		—	11,145
Coverage (properties)		5	7
Coverage (sq m)		1,629	7,663

Investment Portfolio Total Energy Consumption Customer vs Landlord split



Occupied Space: SEGRO Obtained Energy Consumption



- Exclusive customer consumption (on sub-metered and metered basis)
- Shared-services (for common parts and customer areas on un-metered basis)

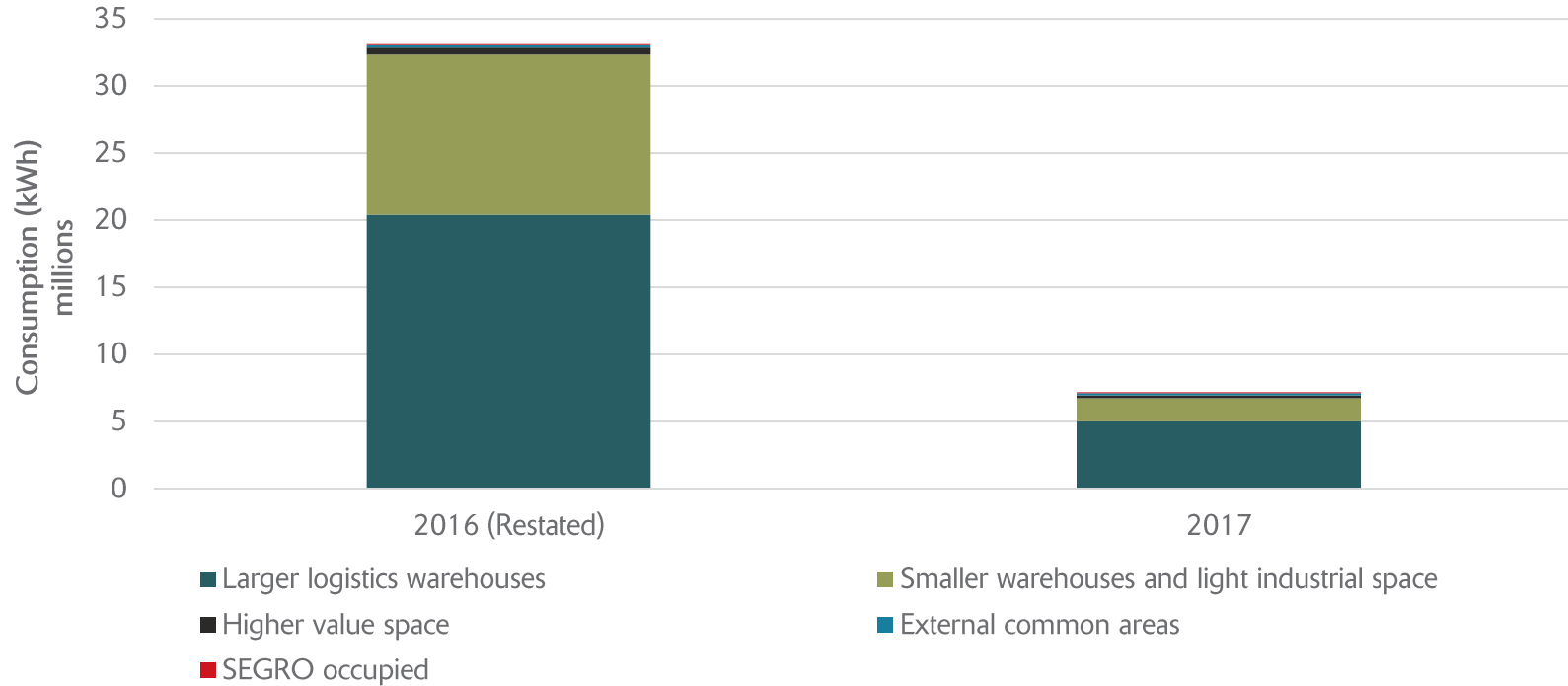
Performance Indicator

DH&C-Lfl - Like-for-like electricity, natural gas and steam consumption (kWh)

		2017	2016 (Restated)
Electricity	Total Data Gathered	89,733,821	97,728,735
Coverage (properties)		94	94
Coverage (sq m)		1,278,873	1,278,873
Natural Gas	Total Data Gathered	99,424,430	138,655,985
Coverage (properties)		60	60
Coverage (sq m)		1,114,924	1,114,924
Steam	Total Data Gathered	3,041,219	1,161,138
Coverage (properties)		4	4
Coverage (sq m)		61,132	61,132
Total Portfolio (sq m)		6,674,754	6,384,680

Electricity - Like-for-like energy consumption breakdown by property type (kWh)		2017	2016 (Restated)
	Total Data Gathered	149,671,504	149,671,504
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	5,007,598	5,007,598
	Exclusive customer consumption (on sub-metered and metered basis)	144,663,906	144,663,906
	Total Data Gathered	41,852,648	41,852,648
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	1,718,626	1,718,626
	Exclusive customer consumption (on sub-metered and metered basis)	40,134,023	40,134,023
	Total Data Gathered	439,211	439,211
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	217,529	217,529
	Exclusive customer consumption (on sub-metered and metered basis)	221,683	221,683
	Total Data Gathered	164,396	164,396
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	164,396	164,396
	Exclusive customer consumption (on sub-metered and metered basis)	—	—
	Total Data Gathered	192,127,760	192,127,760
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	7,108,149	7,108,149
	Exclusive customer consumption (on sub-metered and metered basis)	185,019,611	185,019,611
UK Total		1,764,942	1,764,942
CE Total		190,362,818	190,362,818
Coverage (properties)		101	101
Coverage (sq m)		1,375,484	1,375,484
Total portfolio (sq m)		6,674,754	6,674,754
SEGRO owned and occupied	Total Data Gathered	71,710	71,710
UK Total		71,710	71,710
CE Total		—	—
Coverage (properties)		3	3
Coverage (sq m)		385	385

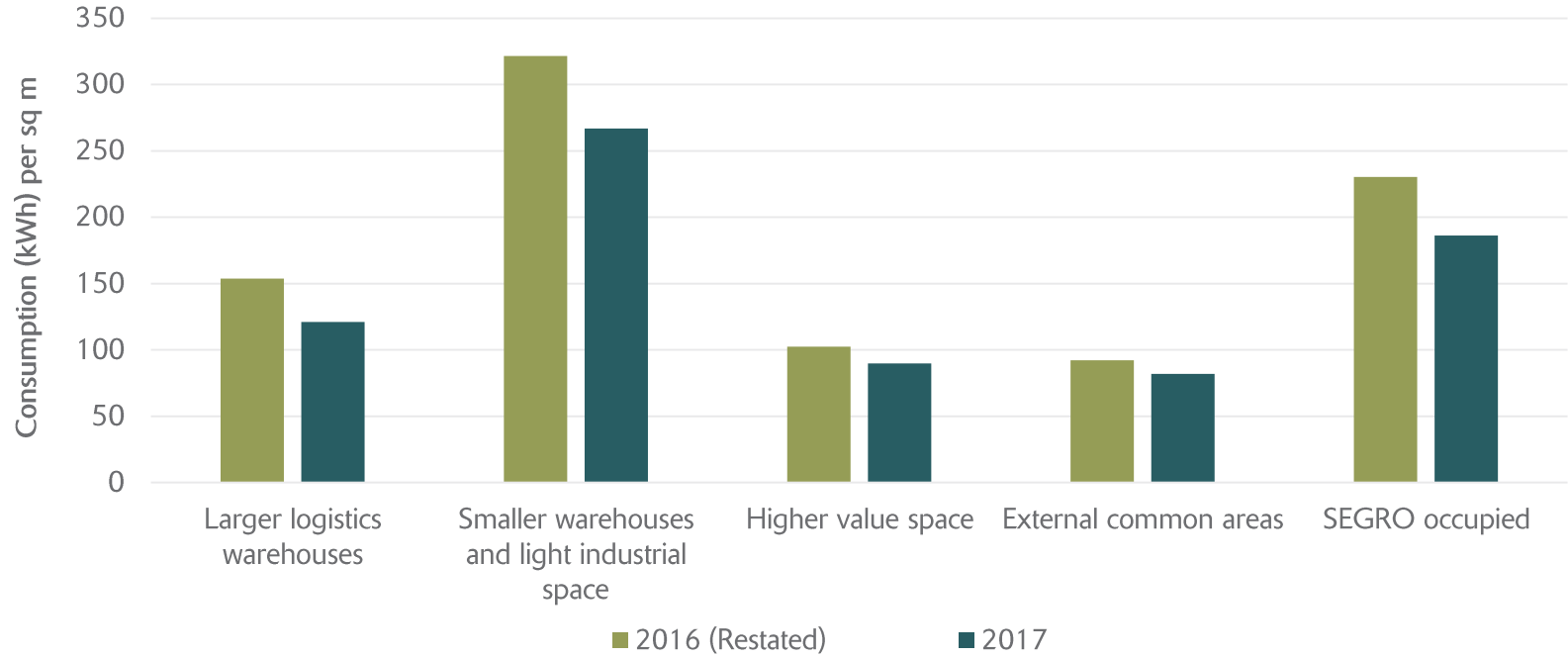
Like-for-like landlord shared services total energy consumption



Performance Indicator

Energy-Int - Like-for-like energy intensity breakdown by property type (kWh/sq m/year)		2017	2016 (Restated)
Larger logistics warehouses	Total Data Gathered	121	154
Smaller warehouses and light industrial space	Total Data Gathered	267	321
Higher value space	Total Data Gathered	90	102
External common areas	Total Data Gathered	82	92
Grand Total	Total Data Gathered	137	173
Coverage (properties)		104	104
Coverage (sq m)		1,375,869	1,375,869
Total Portfolio (sq m)		6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	186	230
UK Total		186	230
CE Total		NA	NA
Coverage (properties)		3	3
Coverage (sq m)		385	385

Like-for-like energy intensity by property type

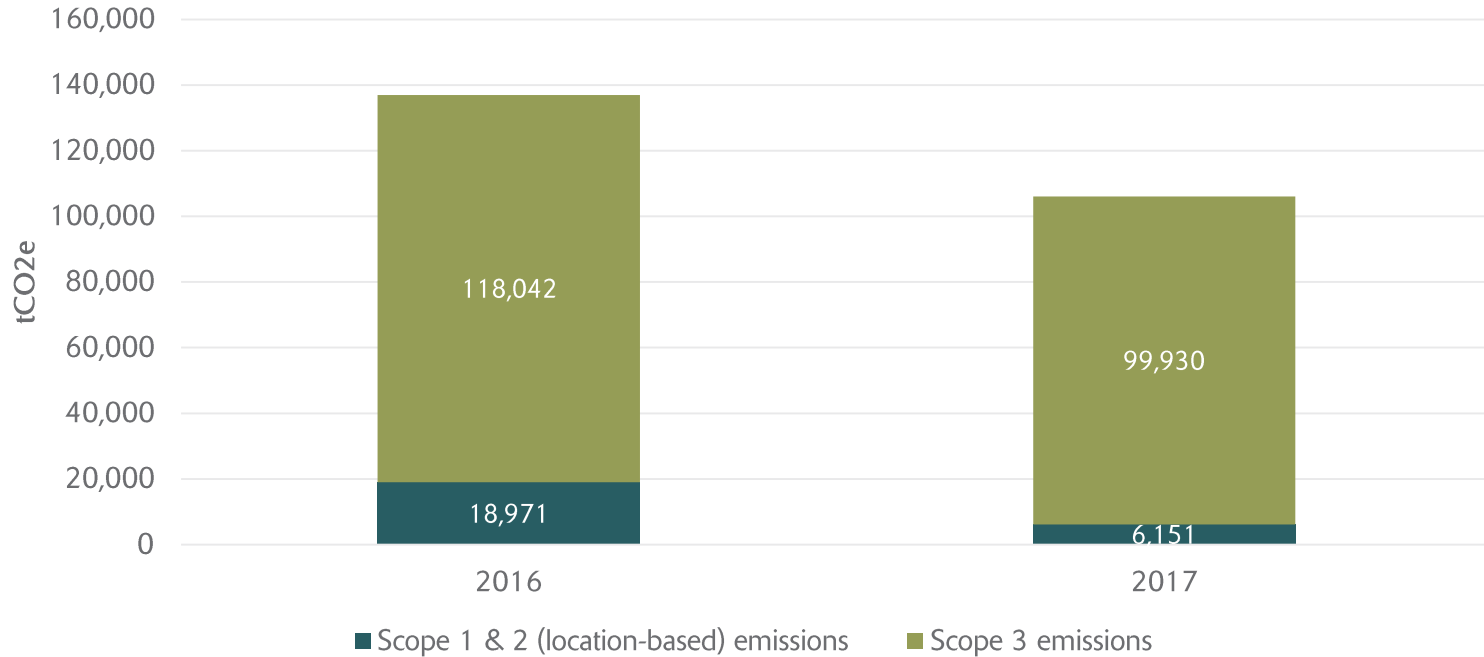


Greenhouse Gas Emissions

Performance Indicator

GHG-Dir-Abs and GHG-Ind-Abs - GHG emissions breakdown by property type (tonnes CO ₂ e)		2017 Location based	2016 Location based (Restated)	2017 Market based	2016 Market based (Restated)
Larger logistics warehouses	Total Emissions	80,063	93,071	90,683	94,766
	Scope 1 & 2 emissions	2,875	9,386	2,852	11,081
	Scope 3 emissions	77,188	83,685	87,831	83,685
Smaller warehouses and light industrial space	Total Emissions	23,799	41,711	28,511	41,316
	Scope 1 & 2 emissions	2,439	7,543	2,149	7,148
	Scope 3 emissions	21,360	34,168	26,362	34,168
Higher value space	Total Emissions	1,844	2,194	1,816	988
	Scope 1 & 2 emissions	461	2,007	281	802
	Scope 3 emissions	1,383	186	1,535	186
External common areas	Total Emissions	374	37	209	41
	Scope 1 & 2 emissions	374	34	209	39
	Scope 3 emissions	—	3	—	3
Grand Total	Total Emissions	106,081	137,013	121,219	137,111
	Scope 1 & 2 emissions	6,151	18,971	5,491	19,069
	Scope 3 emissions	99,930	118,042	115,728	118,042
Coverage (properties)		347	354	347	354
Coverage (sq m)		2,997,916	2,417,796	2,997,916	2,417,796
Total Portfolio (sq m)		6,674,754	6,384,680	6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	32	298	16	
Coverage (properties)		5	7	5	
Coverage (sq m)		1,629	7,663	1,629	

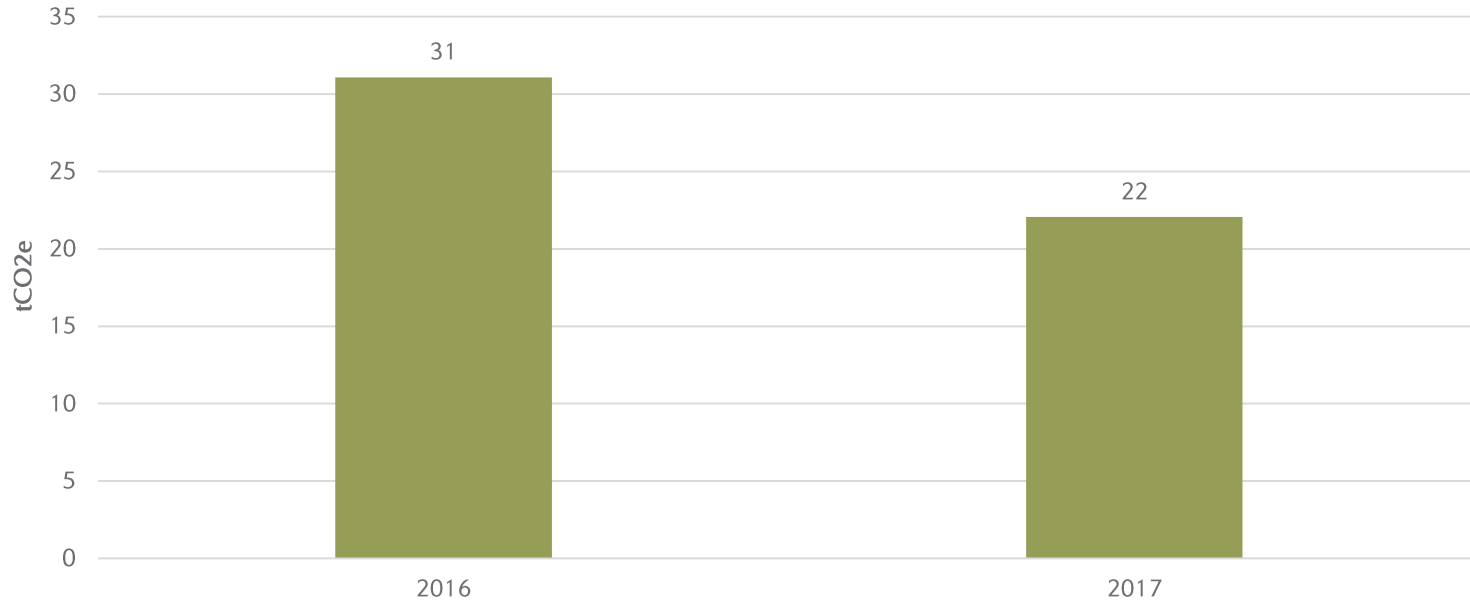
GHG emissions breakdown by scope



Performance Indicator

GHG-Dir-Lfl and GHG-Ind-Lfl - Like-for-like GHG emissions breakdown by property type (tonnes CO ₂ e)		2017 Location Based	2016 Location Based (Restated)	2017 Market Based	2016 Market Based (Restated)
Larger logistics warehouses	Total Emissions	56,067	92,509	64,306	93,602
	Scope 1 & 2 emissions	1,631	6,244	2,094	7,337
	Scope 3 emissions	54,436	86,265	62,212	86,265
Smaller warehouses and light industrial space	Total Emissions	16,828	19,946	21,307	20,152
	Scope 1 & 2 emissions	480	3,268	399	3,474
	Scope 3 emissions	16,348	16,677	20,908	16,677
Higher value space	Total Emissions	154	164	116	160
	Scope 1 & 2 emissions	79	154	82	150
	Scope 3 emissions	76	10	34	10
External common areas	Total Emissions (Scope 1, 2 & 3)	63	44	68	48
	Scope 1 & 2 emissions	63	44	68	47
	Scope 3 emissions	—	1	—	1
Grand Total	Total Emissions	73,111	112,662	85,797	113,962
	Scope 1 & 2 emissions	2,252	9,710	2,643	11,009
	Scope 3 emissions	70,859	102,953	83,154	102,953
Coverage (properties)		101	101		101
Coverage (sq m)		1,375,484	1,375,484		1,375,484
Total Portfolio (sq m)		6,674,754	6,384,680	6,674,754	6,384,680
SEGRO owned and occupied	Total Data Gathered	22	31	8	
Coverage (properties)		3	3		3
Coverage (sq m)		385	385		385

Like-for-like CO₂e emissions (location-based) from SEGRO owned and occupied properties



Performance Indicator

GHG-Int - Like-for-like building GHG emissions intensity (tonnes CO ₂ e / m ² / year)		2017	2016 (Restated)	Change %
Larger logistics warehouses	Total Data Gathered	0.05	0.08	70.0
Smaller warehouses and light industrial space	Total Data Gathered	0.14	0.13	15.0
Higher value space	Total Data Gathered	0.02	0.03	(33.0)
External common areas	Total Data Gathered	0.03	0.02	50.0
Grand Total	Total Data Gathered	0.06	0.08	(25.0)
Coverage (properties)		104	104	
Coverage (sq m)		1,375,869	1,375,869	
Total Portfolio (sq m)		6,674,754	6,384,680	
SEGRO owned and occupied	Total Data Gathered	0.02	0.08	
Coverage (properties)		3	3	
Coverage (sq m)		385	385	

Performance Indicator

Absolute GHG emissions (tonnes CO ₂ e) by scope of emissions and country		2017 Location Based	2016 Location Based (Restated)	2017 Market Based	2016 Market Based (Restated)
UK	Scope 1	1,361	1,943	1,361	1,361
	Scope 2	2,694	4,668	1,437	2,694
	Scope 3	1,214	430	1,112	1,214
Belgium	Scope 1	—	71	—	—
	Scope 2	226	—	197	226
	Scope 3	595	1,050	595	595
Czech Republic	Scope 1	11	1,114	11	11
	Scope 2	191	1,771	227	191
	Scope 3	3,403	487	3,881	3,403
France	Scope 1	—	—	—	—
	Scope 2	1	226	1	1
	Scope 3	3,100	3,361	3,098	3,100
Germany	Scope 1	130	1,464	130	130
	Scope 2	806	2,145	1,308	806
	Scope 3	11,174	20,184	16,269	11,174
Italy	Scope 1	—	—	—	—
	Scope 2	1	92	1	1
	Scope 3	647	8	873	647
Netherlands	Scope 1	87	417	87	87
	Scope 2	269	262	296	269
	Scope 3	1,523	11	1,656	1,523
Poland	Scope 1	137	1,278	137	137
	Scope 2	268	3,796	313	268
	Scope 3	78,276	92,534	88,244	78,276
Grand Total	Scope 1	1,726	6,287	1,726	1,726
	Scope 2	4,456	12,959	3,780	4,456
	Scope 3	99,933	118,065	115,728	99,933

Performance Indicator

Refrigerant GHG emissions (kg CO ₂ e)	2017	2016 (Restated)
Larger logistics warehouses	N/A	N/A
Smaller warehouses and light industrial space	N/A	N/A
Higher value space	N/A	N/A
External common areas	N/A	N/A
SEGRO owned and occupied	N/A	N/A
Grand Total	N/A	N/A
Coverage (properties)	—	—

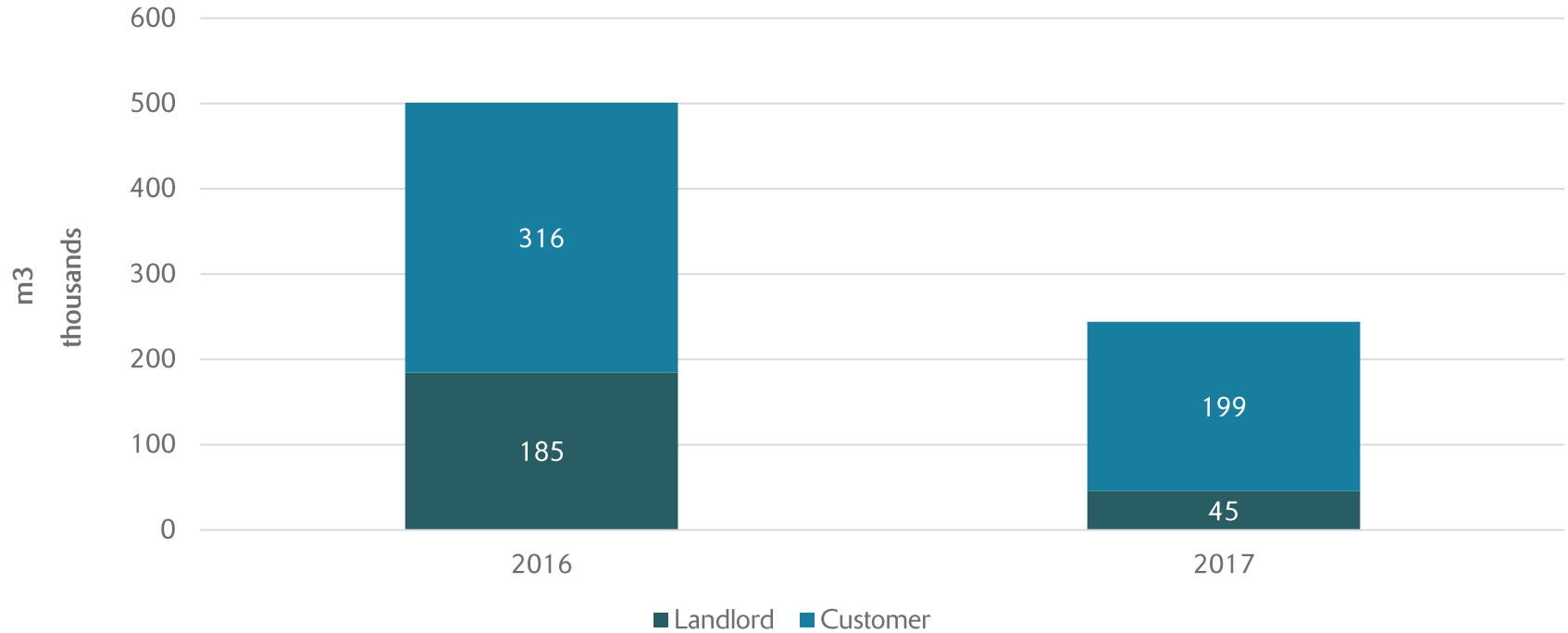
Performance Indicator

Transport GHG emissions (kg CO ₂ e)	2017	2016 (Restated)
Scope 1	266,006	504,307
Scope 3	263,683	N/A
Grand Total	529,689	504,307

Performance Indicator

Water-Abs - Water consumption breakdown by property type (m ³)		2017	2016 (Restated)	Change %
	Total Data Gathered	150,830	350,614	(57.0)
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	3,327	84,717	(96.1)
	Exclusive customer consumption (on sub-metered and metered basis)	147,502	265,896	(44.5)
	Total Data Gathered	66,185	144,600	(54.2)
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	16,242	94,698	(82.9)
	Exclusive customer consumption (on sub-metered and metered basis)	49,942	49,902	0.1
	Total Data Gathered	9,602	5,744	67.17
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	8,319	5,316	56.5
	Exclusive customer consumption (on sub-metered and metered basis)	1,283	428	199.8
	Total Data Gathered	17,378	N/A	—
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	17,378	N/A	—
	Exclusive customer consumption (on sub-metered and metered basis)	—	—	—
	Total Data Gathered	243,994	500,962	(51.3)
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	45,267	184,735	(75.5)
	Exclusive customer consumption (on sub-metered and metered basis)	198,727	316,227	(37.2)
	Total Data Gathered	62,069	76,249	(18.6)
UK Total		62,069	76,249	(18.6)
CE Total		181,925	424,713	(57.2)
Coverage (properties)		99	244	(59.4)
Coverage (sq m)		1,130,058	1,693,297	(33.3)
Total Portfolio (sq m)		6,674,754	6,384,680	4.5
SEGRO owned and occupied	Total Data Gathered	338	1,115	(69.7)
UK Total		338	1,105	(69.4)
CE Total		—	10	—
Coverage (properties)		2	5	(60.0)
Coverage (sq m)		561	7,465	(92.5)

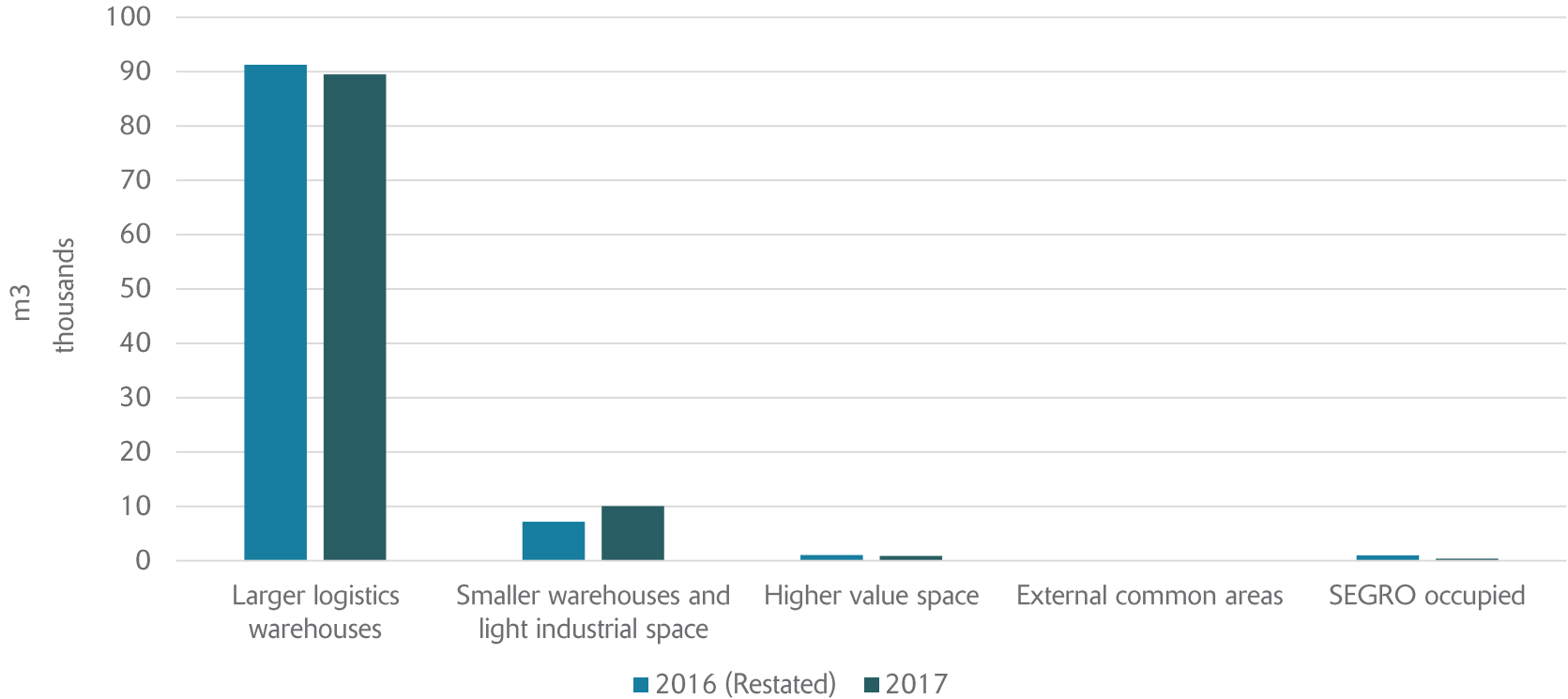
Absolute water consumption landlord vs. customer



Performance Indicator

Water-LfL - Like-for-like water consumption breakdown by property type (m ³)		2017	2016 (Restated)	Change %
	Total Data Gathered	89,478	91,230	(1.9)
Larger logistics warehouses	Shared-services (for common parts and customer areas on un-metered basis)	2,354	43,854	(94.6)
	Exclusive customer consumption (on sub-metered and metered basis)	87,124	47,376	83.9
	Total Data Gathered	10,027	7,149	40.3
Smaller warehouses and light industrial space	Shared-services (for common parts and customer areas on un-metered basis)	1,747	1,082	61.5
	Exclusive customer consumption (on sub-metered and metered basis)	8,280	6,067	36.4
	Total Data Gathered	837	1,038	(19.4)
Higher value space	Shared-services (for common parts and customer areas on un-metered basis)	49	1,038	(95.3)
	Exclusive customer consumption (on sub-metered and metered basis)	788	—	—
	Total Data Gathered	—	—	—
External common areas	Shared-services (for common parts and customer areas on un-metered basis)	—	—	—
	Exclusive customer consumption (on sub-metered and metered basis)	—	—	—
	Total Data Gathered	100,342	99,417	0.9
Grand Total	Shared-services (for common parts and customer areas on un-metered basis)	4,151	45,975	(91.0)
	Exclusive customer consumption (on sub-metered and metered basis)	96,192	53,443	80.00
UK Total		8,403	1,857	352.5
CE Total		91,939	97,561	(5.8)
Coverage (properties)		29	29	—
Coverage (sq m)		530,295	530,295	—
Total Portfolio (sq m)		6,674,754	6,384,680	4.5
SEGRO owned and occupied	Total Data Gathered	338	968	(65.1)
UK Total		338	968	(65.1)
CE Total		—	—	—
Coverage (properties)		2	2	—
Coverage (sq m)		561	561	—

Like-for-Like Water Consumption by Property Type



Performance Indicator

Water-Int - Like-for-like water intensity (m ³ / m ² / year)		2017	2016 (Restated)	Change %
Larger logistics warehouses	Total Data Gathered	0.19	0.19	—
Smaller warehouses and light industrial space	Total Data Gathered	0.20	0.15	33.3
Higher value space	Total Data Gathered	0.29	0.35	(20.7)
External common areas	Total Data Gathered	—	—	—
Grand Total	Total Data Gathered	0.19	0.19	—
Coverage (properties)		29	29	—
Coverage (sq m)		530,295	530,295	—
Total Portfolio (sq m)		6,674,754	6,384,680	4.5
SEGRO owned and occupied	Total Data Gathered	0.60	1.73	(65.3)
Coverage (properties)		2	2	—
Coverage (sq m)		561	561	—

Cert-Tot - Type and number of sustainably certified assets - EPCs Europe

	2017	%	2016 (Restated)	%
EU EPCs				
Number of Unrated Units	502	30.0	635	36.0
Number of Rated Units	1,143	70.0	1,114	64.0
Total Number of Units	1,645	100.0	1,749	100.0
Area of Unrated Units	2,244,443	34.0	3,191,406	50.0
Area of Rated Units	4,430,310	66.0	3,193,274	50.0
Total Area of Units	6,674,754	100.0	6,384,680	100.0

Cert-Tot - Type and number of sustainably certified assets - EPCs MEES (UK) Related

Rating	Floorspace (sq m)	% of portfolio
A+	385,197	0.8
A	16,287	18.4
B	228,906	10.9
C	427,913	20.4
D	315,048	15.0
E	199,525	9.5
F	29,280	1.4
G	17,898	0.9
Grand Total	1,620,054	77.3

Cert-Tot Type and number of sustainably certified assets - Voluntary Sustainable Certifications

	2017	%	2016 (Restated)	%
EU EPCs				
Number of Uncertified Units	1,489	90.0	1,638	94.0
Number of Certified Units	156	10.0	111	6.0
Total Number of Units	1,645	100.0	1,749	100.0
Area of Uncertified Units	5,157,116	77.0	5,592,873	88.0
Area of Certified Units	1,517,637	23.0	791,808	12.0
Total Area of Units	6,674,754	100.0	6,384,680	100.0

Cert-Tot Type and number of sustainably certified assets - Voluntary Sustainable Certifications

Certification Scheme	Rating	Floorspace M3	% of portfolio
BREEAM	Outstanding	106,231	1.5
	Excellent	177,207	2.6
	Very Good	603,398	8.7
	Good	7,301	0.1
	Pass	35,295	0.5
HQE	Excellent	92,010	1.3
	Very Good	6,909	0.1
	Good	21,025	0.3
DGNB	Gold	141,114	2.0
	Silver	327,147	4.7
Coverage (sq m)		1,517,637	21.8
Total portfolio (sq m)		6,674,754	100.0

EPRA Social Performance Measures

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
Diversity-Emp	Employee gender diversity	405-1	Percentage of employees	Y	SEGRO 2017 Annual Report and Accounts Page - 44
Emp-Training	Employee training and development	404-1	Average hours	Y	SEGRO 2017 Annual Report and Accounts Page - 44
Emp-Dev	Employee Performance appraisals	404-3	Percentage of employees	Y	All employees at SEGRO have a Performance and Development Review (PDR), which is an annual process providing the opportunity to reflect on their performance, potential and development. As part of the process, all employees meet with their manager three times a year, to set objectives, review progress mid-year and a final end of year review.
Emp-Turnover	New hires and turnover	401-1	Total number and rate	Y	SEGRO 2017 Annual Report and Accounts Page - 44
H&S-Emp	Employee health and safety	403-2	Injury rate, absentee rate and number of work related fatalities	Y	SEGRO 2017 Annual Report and Accounts Page - 45
H&S-Asset	Asset Health and Safety assessments	416-1	Percentage of assets	P	SEGRO 2017 Annual Report and Accounts Page - 45
H&S-Comp	Asset Health and Safety compliance	416-2	number of incidents	P	SEGRO 2017 Annual Report and Accounts Page - 45

Key: Fully reported - y Partially reported - P Not reported - N

EPRA Social Performance Measures (continued)

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
Comty-Eng	Community Engagement, impact assessments and development programmes	413-1	Percentage of assets	Y	<p>SEGRO employees, responsible for 100% of our assets, contributed to our overall community engagement. For further details click the following link - SEGRO 2017 Annual Report and Accounts Page – 46-47</p> <p>We aim to enhance the communities in which we operate by collaborating with local charities and social enterprises. These grass-root community groups have the knowledge and expertise to help local vulnerable people and by offering financial support to these organisations, we help people return to employment. In 2017, SEGRO donated the the equivalent of:</p> <ul style="list-style-type: none"> °°£240,400 in the form of direct donations °°£107,540 through employee volunteering °°£769,820 from assistance in kind
Gov-Board	Composition of highest governance body	102-22	Total number	Y	SEGRO 2017 Annual Report and Accounts Page – 61-103
Gov-Selec	Process for nominating and selecting the highest governance body	102-24	Narrative on process	Y	SEGRO 2017 Annual Report and Accounts Page – 76
Gov-Col	Process for managing conflicts of interest	102-25	Narrative on process	Y	SEGRO 2017 Annual Report and Accounts Page – 73

Key: Fully reported - y Partially reported - P Not reported - N

EPRA Environmental Sustainability Performance Measures

EPRA code	Performance Measure	GRI code	Unit of measure	Is reported	Where Reported
Elec-Abs	Total electricity consumption	302-1	Annual kWh	Y	This report, page - 7
Elec-LfL	Like-for-like total electricity consumption	302-1	Annual kWh	Y	This report, page - 13
DH&C-Abs	Total district heating & cooling consumption	302-1	Annual kWh	Y	This report, page - 8
DH&C-LfL	Like-for-like total district heating & cooling consumption	302-1	Annual kWh	Y	This report, page - 13
Fuels-Abs	Total fuel consumption	302-1	Annual kWh	Y	This report, page - 9
Fuels-LfL	Like-for-like total fuel consumption	302-1	Annual kWh	Y	This report, page - 13
Energy-Int	Building energy intensity	-	kWh	Y	This report, page - 16
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	Annual metric tonnes CO2e	Y	This report, page - 18
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	Annual metric tonnes CO2e	Y	This report, page - 18
GHG-Int	Greenhouse gas (GHG) intensity from building energy consumption	305-4	Tonnes CO2e	Y	This report, page - 22
Water-Abs	Total water consumption	303-1	m3	Y	This report, page - 25
Water-LfL	Like-for-like total water consumption	303-1	m3	Y	This report, page - 27
Water-Int	Building water intensity	-	m3	Y	This report, page - 29
Waste-Abs	Total weight of waste by disposal route	306-2	Metric Tonnes	N	* See footnote
Waste-LfL	Like-for-like total weight of waste by disposal route	306-2	Metric Tonnes	N	* See footnote
Cert-Tot	Type and number of sustainably certified assets	-	sq m floorspace	Y	This report, page - 30

Key: Fully reported - y Partially reported - P Not reported - N

* Due to the nature of our leases, and the results of the materiality review, SEGRO does not collect or report data for operational waste disposal or generation

Glossary

Scope 1 emissions	Scope 1 emissions are direct emissions from owned or controlled sources. These emissions come primarily from sources such as gas use.
Scope 2 emissions	Scope 2 emissions are indirect emissions from the consumption of electricity from owned or controlled sources.
Scope 3 emissions	Scope 3 emissions are all indirect emissions (not included in scope 2) that occur in our value chain, including both upstream and downstream emissions. These emissions come primarily from customers use of energy in our assets.
Market-based emissions	Market-based emissions are calculated using an emission factor that is specific to the electricity purchased for that asset. This is provided by the energy provider.
Location-based emissions	Location-based emissions are calculated using an average emission factor that relates to the grid on which energy consumption occurs. This is different for each geography.
Like-for-like	Like-for-like is defined as sites which have both been in the current portfolio for two full years and have remained either fully occupied or fully vacant for both years.