

Positive Places

Climate Change and Carbon Management Policy

Hammerson recognises that the built environment is a major consumer of natural resources and one of the primary sources of manmade carbon emissions. We also acknowledge and commit to understanding and addressing the immediate and longer-term challenges to our business posed by climate change. This policy is designed to complement our environmental policy by setting out our approach to reducing the carbon footprint of each of our properties, and to managing risks to the business from climate change.

We have set long-term targets to reduce carbon emissions and our use of natural resources in order to minimise our contribution to climate change and ensure the longevity of our operations in both the UK and France. In doing so, we aim to maintain financial efficiency by reducing operational costs for the Company and its customers and by minimising the future financial impact of carbon taxation. Our policy, and its related targets, procedures and processes also respond to legislation, notably: the Climate Change Act 2008 (UK); the Grenelle de l'environnement (France) and the European Performance of Buildings Directive.

To develop this policy, Hammerson conducted a climate change risk assessment, which identified three key physical risks to property from climate change:

- Overheating - ventilation, temperature
- Subsidence
- Flooding - river, sea and rainfall

Specific commitments relating to Hammerson's three principal areas of activity (development, asset management and corporate management) are set out below. All employees, advisors and contractors have a role to play in ensuring Hammerson achieves these commitments and as such will be notified of all relevant policies and procedures and receive training where a need is identified.

Responsibility for overall governance and implementation of this policy lies with Hammerson's CR group, which is also tasked with periodically reviewing the policy to ensure it remains relevant and adheres to best practice. Responsibility for overseeing this policy and ensuring it is upheld lies with the David Atkins, Chief Executive and Chairman of Hammerson's CR Group.

Property development

- To consider carbon management in the design of properties, in order to minimise energy use during construction and post-opening, subject to operational requirements and those of our occupiers. This objective extends through the supply chain to the materials and techniques used during construction
- To reduce the use of natural resources during construction
- To develop low-carbon buildings
- To consider, and where necessary incorporate, adaptation measures into future project designs to mitigate the impacts of climate change

Operations (Property management and investment)

- To develop mitigation strategies for all existing assets and implement changes as necessary
- To include energy efficiency assessments in our due diligence process for acquisitions
- To minimise the carbon emissions of the properties we own and manage, subject to the requirements of occupiers, and, where possible, to pass cost savings resulting from reductions in energy usage
- To implement green travel plan and green office management plan at all properties
- To apply low carbon technologies to existing properties

Corporate

- To comply with the requirements of relevant laws and statutes
- To monitor potential risks to the business associated with climate change, adapting our strategy where necessary
- To work with our occupiers and suppliers to ensure they are following best practice