



Places for People and Nature

Sustainability Update 2021



CANARY WHARF
GROUP

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A letter from our CEO

During 2021, we continued to tackle climate change and biodiversity loss. Specifically, we focused on three key areas for the environment: 1) Climate Action 2) Driving Circularity and 3) Nature Positive. Underpinning this is a focus on people; those who live and work here as well as our wider community. We have been assessing and implementing targets, deliverables, and outcomes against these areas.

We have continued the integration of sustainability into each element of our activities, supporting the millions of square feet of certified space we have delivered and the trialling of innovative technology and campaigns. We debuted our Green Bond in April to support climate and environmental related projects and further demonstrate our long term commitment to sustainability.

With our ambition to use Canary Wharf as a living test bed for how urban spaces can help tackle biodiversity loss, we have continued our transformation with planting and biodiversity interventions. We will continue to accelerate nature-based solutions as we progress in our developments and are pleased to see the global momentum build as the world recognises the importance of making urban environments work for nature as well as people. One of our key new proposed developments is North Quay, a world-class life science hub at Canary Wharf. During 2021 we obtained outline planning consent. It provides a further opportunity to drive sustainability, looking to energy efficiency, innovative design, and the creation of open space where people can connect with each other, nature, and water.

We know that we can't do this alone, and we are in fact strengthened by collaborating with our customers, supply chain, partners and other key stakeholders who share our ambitions. Our Science Based Target has two elements, firstly focusing on our emissions and those of our customers, and secondly our supply chain who we are committed to collaborating with through this.

From workers to local community members, from our residents and local businesses here on the Estate to visitors, we are committed to creating a place that has value for everyone whilst having a positive impact on the environment. We recognise the challenges of transitioning to a climate and nature resilient world however, we also see substantial opportunities, and as we continue to transform, we invite you to join us and be a part of our journey.

Shobi Khan
Chief Executive Officer



Our Strategy

Over the last several years we have seen record summer temperatures, and increasing extreme weather events like flooding and hurricanes hitting harder than ever. It is clear that the climate crisis we are facing is escalating. In order to respond to this crisis as effectively as possible, we have continued to evaluate our sustainability strategy to ensure we are staying up to date and addressing the most pressing issues for our customers, for our staff and for our community.

We have focused our sustainability strategy into three main areas, reflecting our biggest challenges but also our biggest opportunities. We believe that by focusing our intentions across these three areas, we will not only be able to continue to mitigate our environmental impact, but we will maximise the value we create for those who live and work in Canary Wharf. Underpinning these three focus areas is a focus on people; not only on our staff, but those who live, work and thrive in Canary Wharf and the surrounding area. By supporting people, we can bring our sustainability agenda to life in a way that creates real positive impacts for our community.

Climate Action

Reducing our emissions is a core pillar of our strategy. With a ambition to be net zero by 2030, we have our work cut out for us and we are working to achieve this through procurement and generation of renewable energy, designing for operational performance and tackling embodied carbon.

Driving Circularity

As a thriving district in the London's East End, we have an opportunity to turn our waste into a resource. We have already brought our operational waste management in-house, and now aim to create a circular economy where nothing is wasted, materials are kept in circulation and all materials are sustainably certified.

Nature Positive

We want to develop places where nature can live in harmony with people. This means continuing to improve biodiversity net gain on our Estate and our developments, incorporating nature-based solutions, and building in climate resilience and innovations.

People

People have always been at the heart of what we do. Throughout each of our three focus areas, we have embedded a focus on supporting the people who live and work in Canary Wharf and the surrounding area. This includes a strong focus on equality, diversity, and inclusion, as well as providing educational, employment and skills opportunities, health and wellbeing interventions and a thriving programme of arts and events.

2021 Highlights

Over the past year we have made some exciting strides forward in our sustainability agenda. We are recording a 37% reduction in our Scope 1 & 2 emissions compared to 2012, and we began an exercise to fully understand our Scope 3 emissions. Recently we announced an exciting partnership with the Eden Project, a social enterprise and charity based in Cornwall, to support the next phase of our Greening the Estate programme as we continue to transform Canary Wharf into a space that can bring people and nature together in harmony.

Agreed partnership with

the Eden Project

48% of our spend was with
**local
businesses
in 2021**

Local businesses are classified as businesses located within the 32 London boroughs

We have sent

zero waste to landfill

from managed areas since 2009

40% of tenants on
renewable electricity

100%
renewable
electricity

procured since 2012

26% reduction in Scope 1, 2
and Scope 3 emissions from downstream
leased assets compared to a 2017 baseline

Climate Action

The climate emergency continues to escalate year on year. As a large scale developer, we recognise the responsibility we have to reduce our emissions consistently and at scale. We also recognise the role we could play in helping to create the drive for a low carbon economy.

CWG has set some ambitious targets to shape our decarbonisation trajectory. In 2020 we set Science Based Targets, emissions reduction targets that are grounded in science and verified by the Science Based Targets initiative. We have also published a Net Zero Carbon Pathway in which we set out our ambition to be net zero carbon by 2030. We know these targets are extremely challenging, and we want to be transparent about our progress against them. In this section, we share some of the ways we are turning ambition into action on our net zero carbon journey.

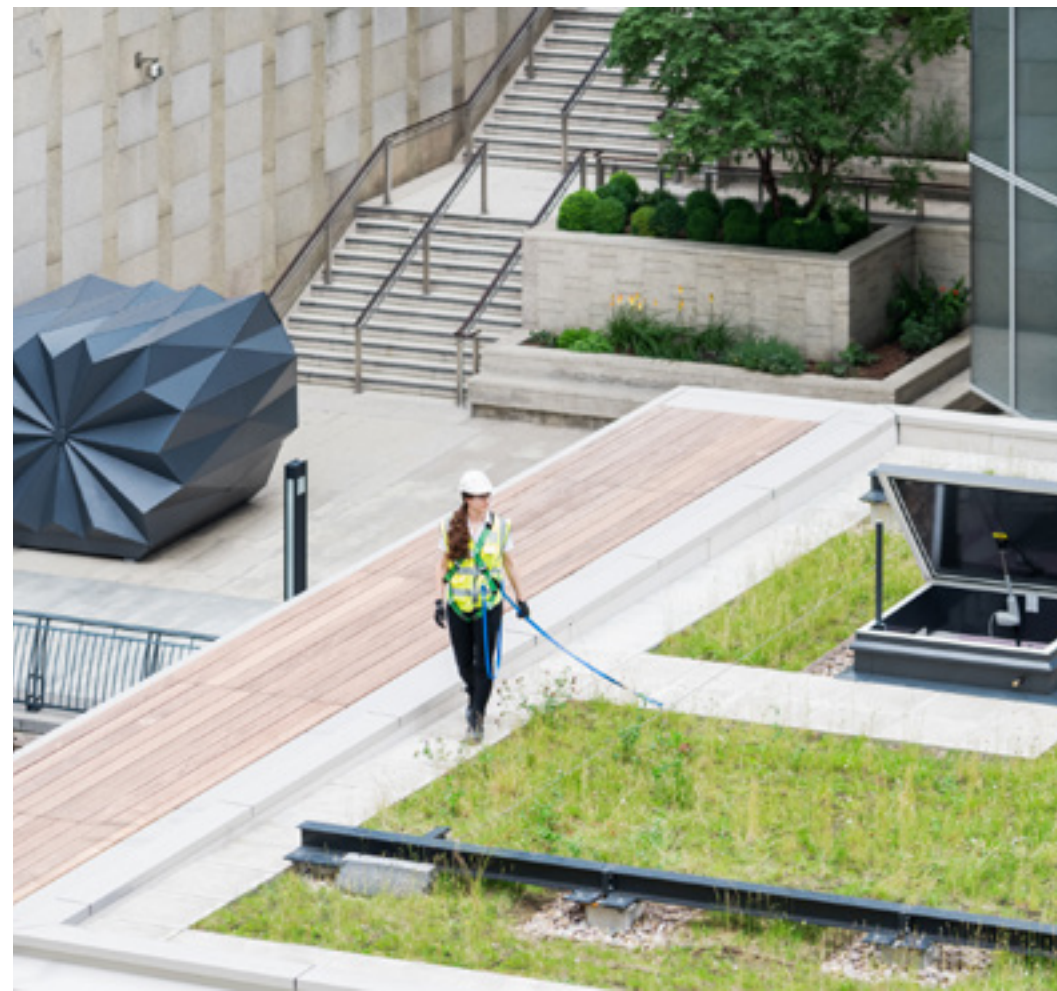
Science Based Targets

In 2020 we publicly committed to two challenging Science Based Targets (SBTs). These targets, approved by the Science Based Targets initiative, provide us with tangible goals for our decarbonisation ambitions, and give us a framework for collaborating with our supply chain on the journey.

- 1 **Canary Wharf Group plc commits to reduce absolute Scope 1, 2 and Scope 3 emissions from downstream leased assets by 65% by 2030 from a 2017 baseline.**
- 2 **Canary Wharf Group plc commits that 60% of its suppliers by emissions covering purchased goods and services will have Science Based Targets by 2025.**

These targets allow us to tackle emissions across our value chain, both in our direct operations, and in the highest emissions areas of our supply chain.

Since publishing these targets in 2020, we have been working to turn ambition into action, working closely with our teams to identify the highest emissions areas and encouraging our tenants to switch to renewable electricity tariffs. We hold regular tenant sustainability forums where we offer tenants the opportunity to share best practice, collaborate on new ideas and discuss challenges.



As a longer-term solution, we are working to secure a Power Purchase Agreement (PPA), which would provide a source of renewable electricity for Canary Wharf Group, and an opportunity for our tenants to join as well. Encouraging more and more tenants to switch onto renewable electricity not only means directly reducing our emissions as an Estate, but also guarantees a reliable electricity supply for us and for our customers.

As well as addressing our direct emissions, we have been working closely with our supply chain to support their transition to lower carbon. We have engaged Supply Chain Sustainability School (SCSS) to support our suppliers in understanding their own emissions, and provide them with the resources to support them in developing their own SBTs.

As of 2021, we have achieved a 26% reduction in Scope 1, 2 and Scope 3 emissions from downstream leased assets compared to our 2017 baseline. This figure has been calculated in line with a market-based approach and therefore takes into consideration the source of the electricity we are using.

We have also recorded 3.38% of our supply chain by emissions that have their own SBTs. We know we need to progress further and faster in this area, and we are committed to supporting our supply chain and working with our industry partners to drive improvement so we can all work towards our net zero ambitions together.



Net Zero Carbon Pathway

Last year we published our Net Zero Carbon Pathway, aligned with the principles set out by the Better Buildings Partnership. This framework, alongside our Science Based Targets, provides the scaffolding for our emissions strategy, guiding our teams as they set out ambitious plans to tackle each category of emissions. We have been working closely with our teams to develop bespoke decarbonisation plans for each area of the business. For a full update on our Net Zero Carbon Pathway, please see the Net Zero Update appendix of this report.

Operational Performance

As an integrated developer, contractor, and landlord, we have an opportunity to see our buildings through from the planning and design stage right through to occupation. This allows us to monitor the operational performance of our buildings, and to retrofit our older buildings wherever possible.

In preparation for the proposed Minimum Energy Efficiency Standard (MEES) regulations requiring all buildings to be EPC B and B by 2030, we have conducted a series of studies on our existing assets to identify areas for improvement. We have also been assessing our energy use intensity (EUI) in line with the requirements of the Paris Agreement as part of our net zero pathway. Along with our EPC upgrade works, we'll be using these EUI assessments to understand the current performance of our buildings and build this into our retrofit schedule.

With a portfolio that includes buildings that are over 30 years old, we are looking carefully at the benefits of retrofitting old buildings compared to new construction. The embodied carbon associated with a new build is significantly higher compared to a retrofitted building of a similar size, which is why we are focused on retrofitting our existing buildings to the highest possible standard.



Climate Resilience

The growing climate crisis is already starting to impact us here in London; between scorching temperatures, flooding and soaring energy prices, we cannot ignore the impacts we are seeing. It's crucial for us to understand the impact that climate change will have on our assets, both now and in the future. This year we began assessing our portfolio in line with the Taskforce for Climate-related Financial Disclosures (TCFD).

zero waste to landfill

from managed areas since 2009

12 FSC® certificates

received in 2021

Driving Circularity

As we work towards meeting our carbon and biodiversity ambitions, we also need to think carefully about the materials we use and the way we use them. Are we using materials at their highest value? Are we eliminating waste wherever possible? Do we know what happens to the waste that we do produce? We need to understand the full life cycle of the materials we use to be able to close the loop and create a circular economy; a system that prioritises keeping materials in circulation as long as possible.

We have a opportunity to re-think the way we use materials in Canary Wharf. With a daily population that frequently reaches 100,000, we have the opportunity to influence a massive population, not only through our direct construction and management operations but through engagement with our customers, residents and visitors.



The Greenhouse Theatre, Jubilee Park

Waste Management

In 2020 we took one of our most ambitious steps in this space to date by bringing our operational waste management in-house by publishing our 2020-2030 Operational Waste Strategy. Now in our second year of this new strategy, we are focused on refining our data monitoring and reporting, providing our customers with the most up to date information to allow them to make real time improvements to their waste practices.

In 2021 we produced a total of 91,874.72 tonnes of waste (2020: 57,985.89). Although this represents an increase over 2020, the 2020 waste figures were heavily impacted by a drop in footfall and activity as a result of Covid restrictions. Additionally, we carried out extensive excavation works in 2021 which produce a large amount of waste, the overwhelming majority of which is reused or recovered.

Case Study – The Greenhouse Theatre

In July 2021, we hosted The Greenhouse Theatre, the UK's first zero-waste performance space, in Jubilee Park. Every aspect of the space, from materials sourcing to construction to the shows themselves, is zero-waste. The Greenhouse Theatre Group strives to ensure they are never the first point of contact for new materials, and for the few instances where they needed to turn on the lights, used 100% renewable electricity. We were so proud to host The Greenhouse Theatre and their programme of environmentally themed theatre, a Group that shares our vision for creating sustainable spaces while still creating vibrant, exciting spaces where people want to be.



Middle Dock Transformation CGI, Glenn Howells Architects

Materials

Creating a circular economy means thinking critically about the materials we start with and using materials at their highest value. It also means prioritising reuse of materials before we start moving down the waste hierarchy to recycling and disposal.

We also understand that the materials we use have a significant impact on the health and wellbeing of the building users. We specify the use of healthy and sustainable materials across our projects, including targeting FSC® Full Project Certification on all new developments. In 2021, we received 12 FSC® certificates for our projects on the Canary Wharf estate and across Wood Wharf.

Case Study – Protec International Ltd

On our Wood Wharf site, we have been working with Protec International Ltd., who manufacture temporary protection materials for components being delivered to site. Through their Proplex Closed Loop re-manufacturing scheme, we are able to collect the plastic sheets onsite, where they can then be collected, cleaned, shredded, and reprocessed back into new Proplex sheets, closing the waste loop, and diverting significant amounts of waste from landfill. In 2021, we were able to deliver 1,560kg of plastic sheeting to be reprocessed into new Proplex sheets.

Over

10,000
new plants
added

through Phase One of Greening the Estate

Agreed a

partnership
with the
Eden Project

to create a place for people and nature

Nature Positive

Nature Positive

Between 1970 and 2016, the global wildlife population fell by 68%. Over the same period, the number of people living in urban environments increased dramatically, with over half of the world's population now living in cities. The implication of this is clear; cities must be a part of the solution in addressing the global biodiversity crisis. Reversing biodiversity decline is a critical part of addressing the climate crisis.

Biodiversity refers to the measure of all life within an area. That includes plants, animals, fungi and even bacteria. When we first began development of Canary Wharf in the 1980s, it was a brownfield site, meaning there was little existing biodiversity due to the industrial use of the docks over the previous century and a half. As a developer and contractor, we know we have a responsibility to support the existing natural wildlife and do everything within our power to achieve biodiversity net gain. This has not been easy, and we haven't always been able to achieve our goals. We know we have much further to go, and we are focused on continuing to enhance the biodiversity on our Estate and beyond.

Biodiversity Action Plan

When we published our Biodiversity Action Plan (BAP) back in 2004, we were one of the first developers in the UK to do so. Increased awareness and understanding of the importance of native biodiversity is crucial to our ability to create effective interventions. When we released the updated BAP in 2018, we set out three main objectives.

- 1 **Embed the biodiversity net gains principle within management and planning decision-making across the Estate.**
- 2 **Develop and apply actions for climate resilience.**
- 3 **Improve ecosystem service value and in particular health, wellbeing and productivity of Estate users.**

Since 2018, our teams have been making progress through a variety of interventions including the installation of green roofs, bee posts and bird boxes. We know there is a lot more work to do. Over the coming year, we will be working closely with our partners at the Eden Project to integrate their guidance into our ongoing BAP, building on the work we've done to go even further in our goal to create places that work for people as well as nature.



(Right)

Canary Wharf InFocus photography competition 2022
Shortlisted: Elena Howard, A Little Bird in a Big City



Case Study – Deadwood Habitat

We are always looking for new and innovative ways to increase the biodiversity of the Estate and ensure it is a place where both people and nature can thrive. In 2021, our landscaping teams took the initiative to turn Christmas trees into a home for insects in Jubilee Park, upcycling the timber to create a beetle loggery. This new deadwood habitat created a new home for local invertebrates right in the centre of Canary Wharf. As timber works continue, and decorations return to the Estate each season, this is a solution that we can use for years to come, and even expand to create homes for pollinators and other species.



The Eden Project, Cornwall



Crossrail Place Roof Garden, Canary Wharf

Greening the Estate – Phase One

2021 saw the first phase of our Greening the Estate project put into place. The initiative, designed to increase visible greenery around the Estate and connect even more people with nature, saw over 10,000 new plants added across parklets, green walls and living pillars.

The results are plain to see as you walk through the Canary Wharf estate. Areas that were previously underused are now thriving areas of greenery, with workers and visitors able to use them to escape for a moment of peace and reflection in the middle of a busy day.

We have learned a tremendous amount through this first phase of the project, which we are excited to bring with us into the next phase of the project.

Partnership with the Eden Project

Our vision as a company is to transform urban spaces into extraordinary environments. The word ‘extraordinary’ can mean many things. To us, extraordinary means a place that goes beyond expectations, creating an environment where people can not only live but thrive. It means creating exciting, dynamic spaces that boost people’s wellbeing.

This vision aligns perfectly with the Eden Project’s mission to create a movement that builds relationships between people and the natural world. When we first began talks with the Eden Project, this alignment was the fundamental reason for our collaboration. How can we, as a developer, create spaces that help people forge a stronger relationship with the natural world?

We are so excited to learn from the Eden Project’s extensive knowledge of connecting people with nature to help us create an even more dynamic environment at Canary Wharf. Their expertise from over 20 years of experience in Cornwall, combined with our over 30 years of development experience, will allow us to truly push the boundaries of what we can achieve in our public realm. We’re also very excited that Canary Wharf will also be the Eden Project’s London home, allowing us to work even more closely as we start the next phase of our Greening the Estate project.

Air Quality

Air quality is essential for the health and wellbeing of not only humans, but also the flora and fauna that surround us. According to researchers at King's College, poor air quality causes over 9,000 early deaths in London every year. We can't solve this problem alone, but we have been working hard to improve our own air quality and monitoring. We have 17 monitoring stations, constantly assessing NO₂, PM₁₀ and PM_{2.5} levels on our Estate. In 2021, the air quality on the Canary Wharf estate was overall slightly better than those measured in the City of London (28.9 µg/m³ NO₂ compared to 30.9 µg/m³ NO₂).

The vast majority of people who live, work, and visit Canary Wharf arrive via public transport; with access to the Jubilee line, DLR, Elizabeth line and Uber Boat by Thames Clippers, it has never been easier to choose public transport. However, we still do have a small percentage of our population who travel via car, and we are taking steps to minimise the air pollution caused by these vehicles. We maintain no idling zones throughout our Estate to limit air pollution, especially in areas with high levels of road traffic. We have also replaced a number of our small fleet to electric and low emission vehicles.

It's important to focus on indoor air quality as well as outdoor. Throughout the pandemic we ramped up our air filtration and cycling and in 2020 we achieved WELL Health & Safety certification on all of our managed office buildings.

Resilience

This year we began assessing our portfolio against the Task Force for Climate-Related Financial Disclosures (TCFD). From 2023, we will be using this process to inform our decision making around site and species selection, retro-fitting and upgrading of our buildings, and upgrades to our infrastructure services to protect our Estate and our community from the impacts of climate change now and in the future.

The resilience of our portfolio is intricately linked to nature; nature-based solutions allow us to not only create spaces that enhance the wellbeing of their users but can also allow us to future-proof our developments against the worst impacts of climate change. As such, nature-based solutions are an intrinsic part of our future resilience strategy.



Over **280** of our staff
participated in volunteering activities

Five
ED&I networks established

48% of CWG's spend
was with local businesses in 2021

People

Our success as an organisation has always been closely linked to the success of the people who live and work here. From workers to local community members, from our residents here on the Estate to local businesses, people, and students, we are committed to creating a place that has value for everyone. Through staff volunteering, charitable contributions, local employment, and education programmes and more, we have been working for the last 30 years to make sure the work that we do in Canary Wharf has a positive impact on the people of Tower Hamlets and beyond.

From 2022 we will look to align this activity into a Social Value Framework. This will allow us to quantify and measure the positive value that CWG creates for the community, economy, and the environment in which it operates. Our strategy will focus our work into the themes of education, jobs & skills, and sustainability & wellbeing. In this framework we will be able to better understand the impact we are making and help to focus and guide our future activities.

Equality, Diversity & Inclusion

Equality, diversity, and inclusion (ED&I) is imperative to our business in order to attract, develop and retain the best talent. CWG will thrive with a more diverse and inclusive workforce, and we are committed to valuing, promoting, and driving its progress. Recognising our responsibility as a company to foster an inclusive culture, we partnered with diversity specialists, EW Group, to create a bespoke ED&I training programme for all our employees and staff contractors. Planning for the programme started in 2021 with group-wide rollout over the course of 2022.

Listening to our next generation of talent is a critical part of our ED&I strategy, our culture, and our future success. In October 2021, we launched the Canary Wharf Junior Board; a diverse committee of 13 employees from across our business. Following a competitive process for appointment, the Junior Board provides the next generation of CWG people with a voice and platform to influence the strategy of the business. Sponsored by our CEO and shadowing the Management Board, it makes recommendations impacting on all aspects of the working environment and Estate. Acknowledging the importance of listening to different perspectives and experiences, each Junior Board member reverse mentors a member of the Management Board, enabling senior management to listen and learn from our future talent.

Our most recent Pay Gaps Report showed our average hourly gender pay gap has reduced from 14% to 7%, which shows we are making really positive steps in the right direction. Our ethnicity pay gap has reduced slightly from 28% to 27% but is still much higher than the gender pay gap, and we are taking steps to specifically focus on the ethnicity pay gap through our Ethnicity Equality Network.





Local Businesses

Since 1997, through its own business spend and local enterprise support initiatives, Canary Wharf Group has helped generate £2.4 billion of business for local companies, of which £628 million (26%) is directly attributable to companies and organisations based in the London Borough of Tower Hamlets.

East London Business Place (ELBP), the local enterprise initiative which has operated as a partnership between CWG and the East London Business Alliance (ELBA) charity since 2008, continued to provide intensive business support and supply-chain brokerage to east London's SMME business community as it recovered from the pandemic.

Through its part-ERDF funded 'Building Legacies' programme, ELBP had, at the end of 2021, business-supported 1185 local enterprises, and of these, 48% were minority ethnic-led and 36% were female-led organisations. Because of the support provided, the programme had helped SMEs to generate new sales of £13.6 million and to create 261 new jobs.



Staff Volunteering

As part of our local community engagement more than 200 of our people came together for our big volunteering day, this was delivered across three activities on the Isle of Dogs.

At Mudchute Park volunteers cut back overgrown hedges, installed new fencing, cleaned the animals' pens, and transformed the open spaces that had long overgrown. At Club 55 Community Centre tasks included planting a community garden, jet washing and general clean whilst our litter pickers participated in the Tower Hamlets Council's Big Clean Up initiative.

Local Employment

Employment can make a huge difference to the lives of individuals and the wider economy. CWG works closely with local job support programmes and initiatives to promote opportunities and roles within the business. In 2021 over 25% of our workforce was from the immediate area of Tower Hamlets or a surrounding borough.

Case Study – The ELBA Edge Project

There has been a significant increase in youth unemployment as a result of Covid-19, which is now estimated to be 15% in some east London boroughs. East London was already one of the most deprived parts of London and the UK, with the highest levels of children living below the poverty line, and very high levels of people in insecure employment – zero hours contracts, pseudo self-employment and temporary contracts.

The EDGE project was set up in response to this and will provide young people from east London with a programme of employability support and digital skills, giving them the competitive edge to secure sustainable jobs and careers.

CWG provided 13 four-week internships for participants of the programme, candidates worked in various departments such as Finance, IT and Public Affairs and we were pleased that four of the candidates went on to secure full time employment with CWG.



Sophie Ogbonda-Jardine
Senior Marketing Executive & Junior Board Secretary

Personnel

Our staff are the heart of what we do – throughout the 30 years of Canary Wharf Group’s history, our people have been consistently raising the bar for innovation. Supporting our 1,197 employees means giving them the opportunity to grow, developing their skills and allowing them the space to achieve their potential.

In 2020, we began our Employees of the Month scheme, highlighting colleagues who have shown exceptional dedication to their roles. In 2021, we recognised 62 total members of staff through the scheme, a testament to the incredible team we have.

Consistent training and career development is vital to the success of our teams. In 2021, 99.9% of our eligible staff completed performance reviews, and 85% of staff participated in various types of ESG training. We also had over 100 staff members participating in our mentorship scheme, in which more senior members of the business can share their knowledge and provide valuable guidance to more junior colleagues.

We know that understanding the needs of our staff is crucial to creating an environment where they feel supported. In 2021, we had 209 leavers and 147 new hires, with a turnover rate of 17%. Our last employee survey, launched in 2020, showed that staff consistently rated Canary Wharf Group as a safe and ethical workplace, something we are very proud of. Following this survey, we began holding regular company-wide town halls, ensuring all of our staff are up to date on the latest developments from across the organisation. We will launch another company-wide survey in 2022, listening to our employees to understand how we can continue to support them.



Health & Safety

As a responsible business, we take our commitment to health and safety extremely seriously. On our construction sites, safety is the first priority at all times. We work closely with our construction teams and trade contractors to adhere to all safety guidelines, and in 2021 we received Royal Social for the Prevention of Accidents (RoSPA) Gold Medal Awards for both Canary Wharf Contractors at Wood Wharf and Canary Wharf Management, a testament to this ongoing commitment.

Across Canary Wharf Group, we had 1,997 total days absent by staff, and an absentee rate of 164.05 in 2021. We had an accident frequency rate of 0.09 in our construction arm, with an accident incidence rate of 1.87. We recorded zero RIDDOR reportable injuries in our construction arm in 2021.

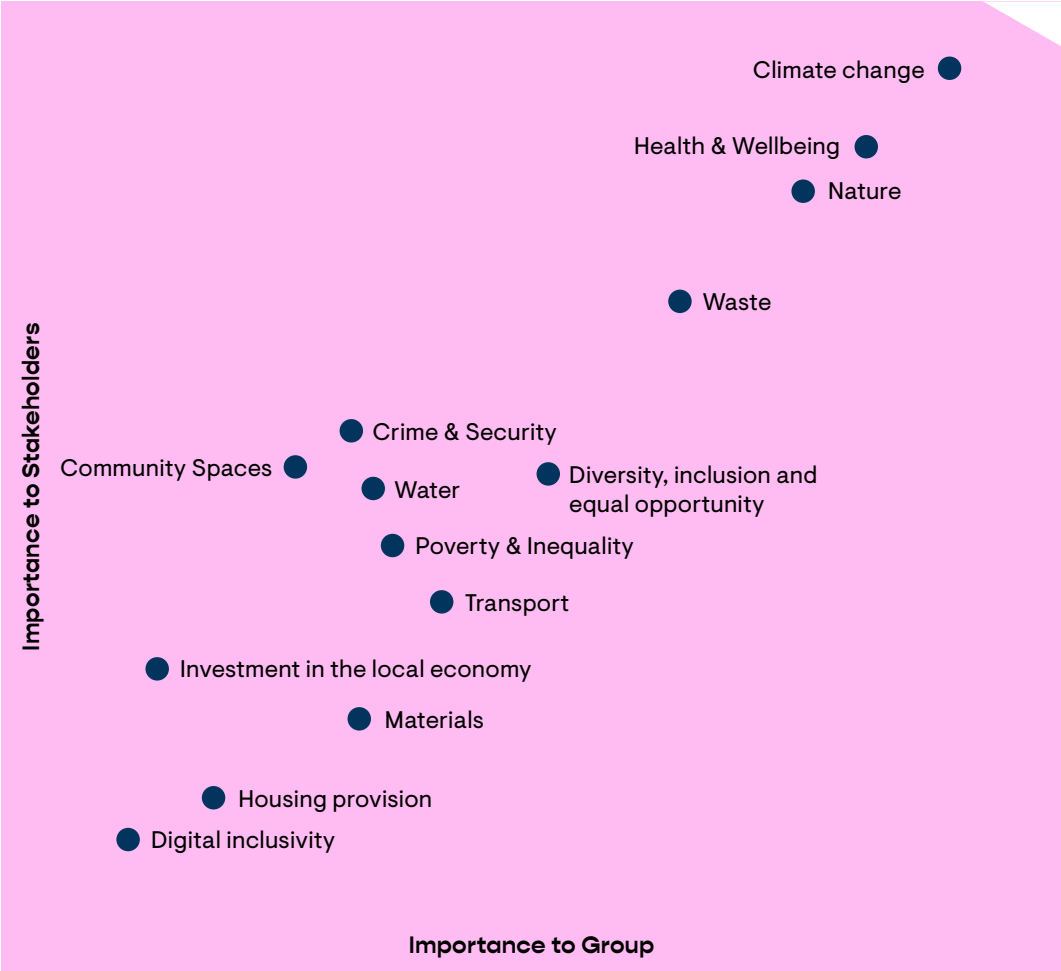
Mental health is as much of a priority as physical health. We have a roster of 87 mental health first aiders who have been trained to provide support and signpost colleagues to the mental health resources we have available, including our multifaith chaplaincy, our Employee Assistance Programme, or private counselling.



Materiality

Understanding the changing needs of our customers and the market is crucial to our success. In 2020, we conducted a materiality assessment in order to better understand the priorities of our stakeholders. By receiving both internal and external feedback, we can ensure that our priorities are aligned to that of our customers and can help us to shape our future strategy.

We plan to conduct another materiality study in the next year, to understand how the needs of our customers have changed, particularly in the aftermath of the Covid pandemic.





Appendices

Reporting Period

The information contained in this report covers the period from 1 January 2021 to 31 December 2021 unless otherwise stated.

Partnership with the Eden Project

Sustainability data is collected from across Canary Wharf Group's operations. This report aims to account for 100% of the data from the following entities:

- **Canary Wharf Limited**
- **Canary Wharf Contractors Limited**
- **Canary Wharf Management Limited**
- **Canary Wharf Residential Management Limited**
- **Vertus Residential Leasing**

Canary Wharf Management Limited data incorporates Canary Wharf Limited data, which includes office buildings, retail buildings and infrastructure areas.

This report has been produced in line with European Public Real Estate (EPRA) Sustainability Best Practices Recommendations.

Benchmarking & Awards

Global Real Estate Sustainability Benchmark 2021

- Five Green Stars – 94%, First in peer group out of 10

CDP 2021

- Climate Change Disclosure rating: B
- Supplier Engagement Rating (SER): A

Royal Society for Prevention of Accidents (RoSPA) Awards 2021:

- Gold Medal Award – Canary Wharf Management Limited (nine consecutive Gold Awards)
- Gold Medal Award – CWCL – Wood Wharf (six consecutive Gold Awards)
- Gold Award – Canary Wharf Contractors Limited

Evening Standard New Homes Awards 2021

- Winner – Best Luxury Home Award (One Casson Square)
- Highly Commended – Development of Outstanding Architecture Merit Award (Newfoundland)

International Property Awards 2021

- Winner – Apartment/Condominium London (One Park Drive)
- Highly Commended – Apartment/Condominium London (The Penthouse at 30 Casson Square)

edie Sustainability Leaders Awards 2021

- Shortlisted – Building/Infrastructure Project of the Year (One and Five Bank Street)

Construction News Awards 2020

- Highly Commended – Best Use of Technology (Canary Wharf Contractors – Newfoundland and Wood Wharf)

Green Flag Awards 2021

- Green Flag Award (Jubilee Park)

Homeviews Awards 2020

- Best BTR Development (10 George Street)

WhatHouse? Awards 2021

- Gold – Best Exterior Design (One Park Drive)
- Gold – Best Luxury Development (One Park Drive)
- Silver – Best Exterior Design (Newfoundland)
- Bronze – Best Build to Rent Project (Newfoundland)

Council on Tall Buildings and Urban Habitat Annual Awards 2021

- Award of Excellence Winner – Best Tall Building 200-299 meters (Newfoundland)

Building Certifications

Building Research Establishment Environmental Assessment Method (BREEAM)

- 10 George Street Retail – BREEAM New Construction 2011: Retail – 73.5% Excellent
- 15 Water Street Office – BREEAM New Construction 2014: Office – 86.2% Outstanding (Design Stage)
- 15 Water Street Bespoke – BREEAM New Construction 2014: Bespoke – 85.8% Excellent (Design Stage)
- 10 Bank Street Office – BREEAM New Construction 2014: Office – 85.9% Outstanding (Design Stage)
- 10 Bank Street Retail – BREEAM New Construction 2014: Retail – 58.0% Very Good (Design Stage)

Code for Substantiable Homes (CfSH)

- Harbord Square – 143 flats: CfSH Level 4

Forest Stewardship Council (FSC) Project Certificates Awarded in 2021

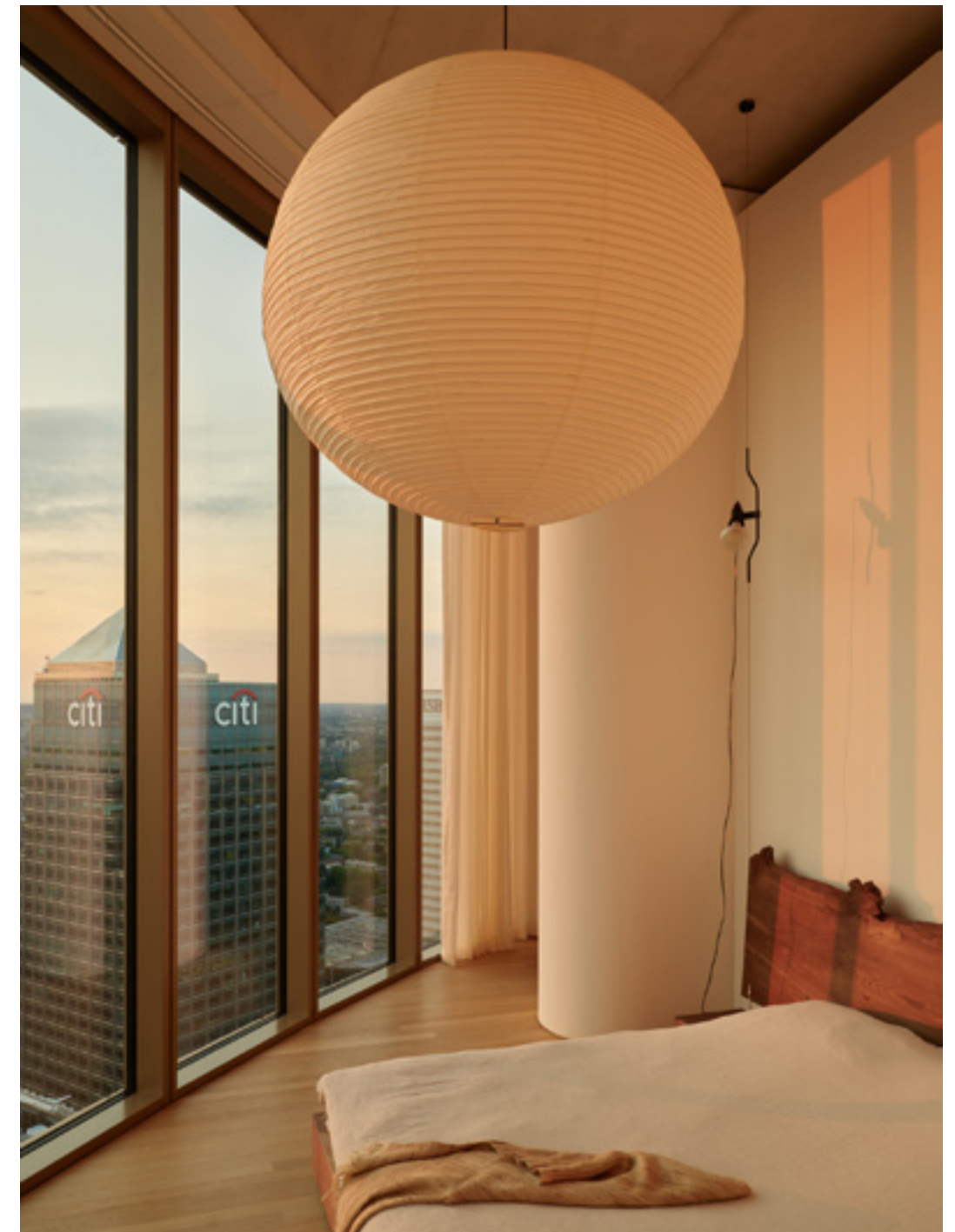
- Newfoundland
- 8 Water Street
- 10 George Street
- 10 Park Drive
- 20 Water Street
- 1-3 Casson Square
- 5 Belvedere Road
- 26-30 Casson Square
- Eight Casson Square
- One Southbank Place
- Two Southbank Place
- Heron Quays Pavilion



Green Flag Awards 2021
Jubilee Park



Homeviews Awards 2020
Best BTR Development – 10 George Street



WhatHouse? Awards 2021
Gold – Best Luxury Development (One Park Drive)

Assurance

1. Introduction and Objectives of Work

Bureau Veritas UK Ltd. (Bureau Veritas) has been engaged by Canary Wharf Group plc. (CWG) to provide limited assurance of its quantitative data contained within the ‘Canary Wharf Group Sustainability Report 2022’ (the ‘Report’). The objective is to provide assurance to CWG and its stakeholders over the accuracy and reliability of the reported information and data.

2. Scope of Work

The scope of our work was limited to assurance over the following information included within the Report for the period 1st of January 2021 to 31st of December 2021 (the ‘Selected Information’):

- Quantitative progress against targets within the “Appendix – Net Zero Update” section as stated in the “2021 Update” column;
- Environmental data within the “Driving Circularity” and “Appendix – Net Zero Update”: total water consumption and total waste generated;
- Other quantitative claims contained within the Report related to:
 - Additional environmental statistics reported in the “Climate Action”, “Nature Positive” and “Driving Circularity” sections;
 - Human Resources, Community Engagement, Socio-economic and Health and Safety data, within the “People” section;
 - Sustainable certification/ratings data within the “Benchmarking & Awards” and “Building Certifications” section.

3. Reporting Criteria

The Selected Information has been prepared in accordance with the internal definitions set out by CWG for their Sustainability Reporting, including a definition for Zero waste to Landfill (ZwTL)¹ These internal definitions draw on externally available guidance/frameworks within the real estate sector, such as those established by the EPRA sBPR.

4. Limitations and Exclusions

Excluded from the scope of our work is assurance of information relating to:

- Activities outside the defined assurance period;
- Positional statements of a descriptive or interpretative nature, or of opinion, belief, aspiration or commitment to undertake future actions; and
- Other information included in the Report other than the Selected Information.
- Gender pay gap, ethnicity pay gap and absentee rate;
- The re-use, recycling or treatment of the waste by third parties that are contracted by CWG for the consignment of this material, or that are in subsequent receipt of this material;

The following limitations should be noted:

- This limited assurance engagement relies on a risk based selected sample of sustainability data and the associated limitations that this entails.
- The reliability of the reported data is dependent on the accuracy of metering and other production measurement arrangements employed at site level, not addressed as part of this assurance.
- This independent statement should not be relied upon to detect all errors, omissions or misstatements that may exist.
- For water consumption in residential buildings, where source data was unavailable for the reporting year, data from the previous reporting year was used as an estimate.

5. Responsibilities

This preparation and presentation of the Selected Information in the Report are the sole responsibility of the management of CWG. Bureau Veritas was not involved in the drafting of the Report or of the Reporting Criteria. Our responsibilities were to:

- obtain limited assurance about whether the Selected Information has been prepared in accordance with the Reporting Criteria;
- form an independent conclusion based on the assurance procedures performed and evidence obtained; and report our conclusions to the Directors of CWG.

6. Assessment Standard

We performed our work to a limited level of assurance in accordance with International Standard on Assurance Engagements (ISAE) 3000 Revised, Assurance Engagements Other than Audits or Reviews of Historical Financial Information (effective for assurance reports dated on or after December 15, 2015), issued by the International Auditing and Assurance Standards Board.

7. Summary of Work Performed

As part of our independent assurance, our work included:

1. Conducting interviews with relevant personnel of CWG
2. Reviewing the data collection and consolidation processes used to compile Selected Information, including assessing assumptions made, and the data scope and reporting boundaries;
3. Reviewing documentary evidence provided by CWG;
4. Agreeing a selection of the Selected Information to the corresponding source documentation;
5. Assessing the disclosure and presentation of the Selected Information to ensure consistency with assured information.
6. Evaluating the Report against the European Public Real Estate (‘EPRA’) Sustainability Reporting Best Practices Recommendations (sBPR), our findings were provided to CWG management.


A 5% materiality threshold was applied to this assurance. It should be noted that the procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

8. Conclusion

On the basis of our methodology and the activities and limitations described above nothing has come to our attention to indicate that the Selected Information is not fairly stated in all material respects.

9. Statement of Independence, Integrity and Competence

Bureau Veritas is an independent professional services company that specialises in quality, environmental, health, safety and social accountability with over 190 years history. Its assurance team has extensive experience in conducting verification over environmental, social, ethical and health and safety information, systems and processes. Bureau Veritas operates a certified² Quality Management System which complies with the requirements of ISO 9001:2015, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards, quality reviews and applicable legal and regulatory requirements which we consider to be equivalent to ISQM 1 & 2³. Bureau Veritas has implemented and applies a Code of Ethics, which meets the requirements of the International Federation of Inspections Agencies (IFIA)⁴, across the business to ensure that its employees maintain integrity, objectivity, professional competence and due care, confidentiality, professional behaviour and high ethical standards in their day-to-day business activities. We consider this to be equivalent to the requirements of the IESBA code⁵. The assurance team for this work does not have any involvement in any other Bureau Veritas projects with CWG.

 Bureau Veritas UK Ltd.
London
21st December 2022



¹According to the CWG definition, 95% of waste must be diverted from landfill to qualify as ZwTL

²Certificate available on request

³International Standard on Quality Management 1 (Previously International Standard on Quality Control 1)

⁴International Federation of Inspection Agencies – Compliance Code – Third Edition

⁵Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants



Appendix

– Net Zero

Update (pt a)

Better Buildings Partnership (BBP) Topic	Actions	2021 Update
Operational Performance (Energy, carbon, water, waste)	Achieve SBT- reduce absolute carbon dioxide emissions (tCOe) by 65% from operational activities and downstream leased assets by 2030	26%
	Achieve SBT- 60% suppliers have set SBTs by 2025	3.38% suppliers have Science Based Targets
	Drive energy efficiency to reduce carbon emissions	Conducted energy audits on existing assets including typical buildings to determine improvements and investments required to drive energy efficiency
		Ongoing programme of building efficiency upgrades including LED lighting upgrades and plant replacement
	Ensure compliance with MEES	Detailed assessments carried out in 2021. Implementation plans developed for individual assets as required
	Data Monitoring Tool (DMT) upgraded	Cloud-based sustainability data platform Envizi procured and put in place for 2022 reporting cycle
	Set energy use intensity targets (EUI) for all operations	EUI assessments carried out in 2021 in line with MEES works. Internal EUI targets set for existing assets
	Ensure new developments are 100% electric	RFP completed in 2021 for consultant to advise on gas strategy for Wood Wharf and future developments
	Ensure new development and refurbishments target “Design for Performance” operational performance requirements	Started review for Design for Performance scheme eg. NABERS Design for Performance.
	Review and implement alternatives for gas for older buildings	RFPs completed to execute in 2022/23
	Enhance tenant engagement strategies and data collation & management	Regular tenant sustainability forum held to enhance engagement and collaboration
	Help tenants achieve best practice EUIs targets	Tenant engagement through quarterly tenant sustainability forum
	Monitor and improve waste recycling and reuse figures	CWM Operational Waste Strategy published, waste management operations taken in-house for managed areas
	Monitor water consumption and set targets for improvement	2021 consumption: 400,346m3 2020 consumption: 256,731 m3 Significant increase in water consumption due to Covid restrictions being lifted in 2021 Working to reduce operational water consumption by developing operational water strategy
	Reduce carbon emissions for employee travel to work	Travel strategy in development Staff travel survey to be conducted in 2022 to further understanding of staff needs
	Replace fleet with no/low-carbon alternatives	21% vehicles in CWG fleet are electric
On-site generation	Explore opportunities for energy storage and heat recovery on the Estate	Carrying out studies within portfolio to determine feasibility
Renewable energy and procurement and investment	CWG Procure 100% renewable electricity contracts	CWG portfolio on 100% renewable electricity
	Tenants procure 100% renewable electricity contracts	40% tenants on renewables
	Pursue Power Purchase Agreement (PPA) as alternative to renewable energy contracts for CWG and tenants	Currently investigating Power Purchase Agreement
	Investigate alternatives to gas procurement	Investigating alternatives to gas including biogas. RFP issued for study to move away from gas entirely



Appendix

– Net Zero

Update (pt b)

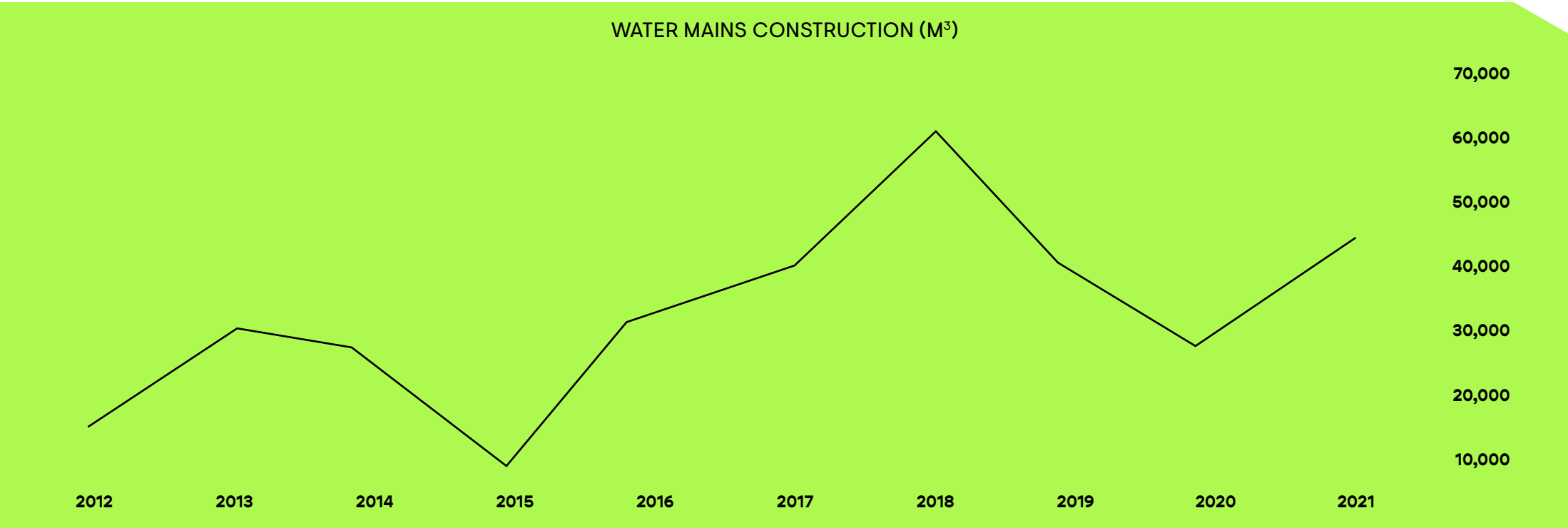
Better Buildings Partnership (BBP) Topic	Actions	2021 Update
Embodied carbon	Measure embodied carbon of all new developments, refurbishments and fit-out	Full Life Cycle Analysis and embodied carbon assessments carried out at design stage
	Set embodied carbon reduction targets for each development type	Studies conducted to understand potential areas of improvement/projects to be implemented in 2022
	Develop a strategy for capturing and managing tenant embodied carbon impacts	Tenant engagement through quarterly tenant sustainability forum. Identifying opportunities to reuse materials where practical to reduce embodied carbon.
	Develop a fit-out strategy to maximise reuse of materials and design for disassembly	No progress to date
	Reduce embodied carbon in construction	Studies conducted to understand potential areas of improvement/projects to be implemented in 2022
Carbon offsetting	Implement carbon offset scheme	Prioritising carbon reduction ahead of offsetting in line with current best practice
	Encourage tenants to offset their carbon emissions	
	Innovate and collaborate on carbon offsetting opportunities in the built environment	
Third party verification	Ensure Net Zero Pathway is audited annually by a third party	Assurance statement included in Sustainability Update 2022
	Ensure all development projects meet highest sustainable certifications	5 BREEAM certificates received in 2021 143 Code for Sustainable Homes certificates received in 2021
Climate resilience	Adhere to Task Force for Climate-related Financial Disclosures (TCFD)	Commissioned physical risk assessment in line with TCFD guidance
	Implement recommendations of TCFD analysis	Physical risk assessment carried out
	Ensure all developments undergo Climate Change Stress Testing	To be considered in 2022 within design requirements

SCOPE (INCLUSIONS & EXCLUSIONS)	WATER – MAINS INCOMING
	Mains water usage typically includes onsite offices, welfare facilities, and onsite processes such as for dust suppression. Mains water is typically procured directly by CWCL. For fit out projects in occupied buildings, water would typically be from a CWML supply.
	WATER – DISCHARGE TO DOCK
	Contractor did not discharge to docks
ABSOLUTE / SOURCE DATA	Water – Mains incoming meter readings (m3)
	Water – Discharge to docks – incoming from aquifer meter readings (m3)
CONVERSION / EMISSION FACTORS	Not applicable

	Water Mains Construction	Dewatering Construction	Discharge Foul to Sewer	Discharge to Dock
	m³	m³	m³	m³
Change 2020-2021	53% 42,839			
2020	27,916			
2019	41,260			3,692,883
2018	59,212		125,925	3,605,226
2017	38,696	259,000	1,986,480	1,729,829
2016	30,741	250,000	269,480	3,686,652
2015	7,950	420,000	174,490	4,562,230
2014	25,744	4,728,770	25,744	420,000
2013	30,734	250,000	30,734	250,000
2012	15,959	259,000	15,959	259,000

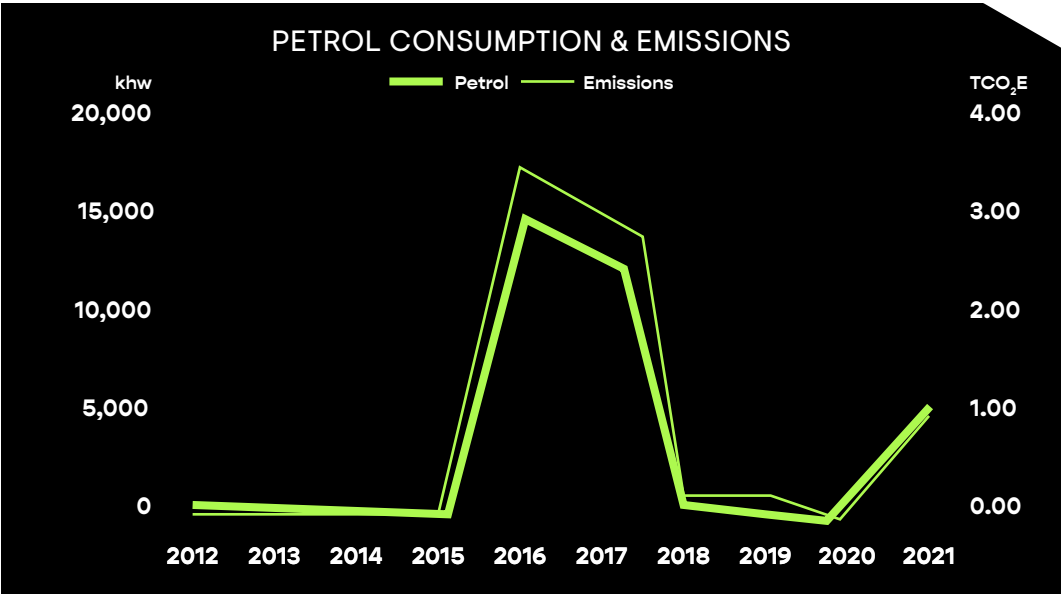
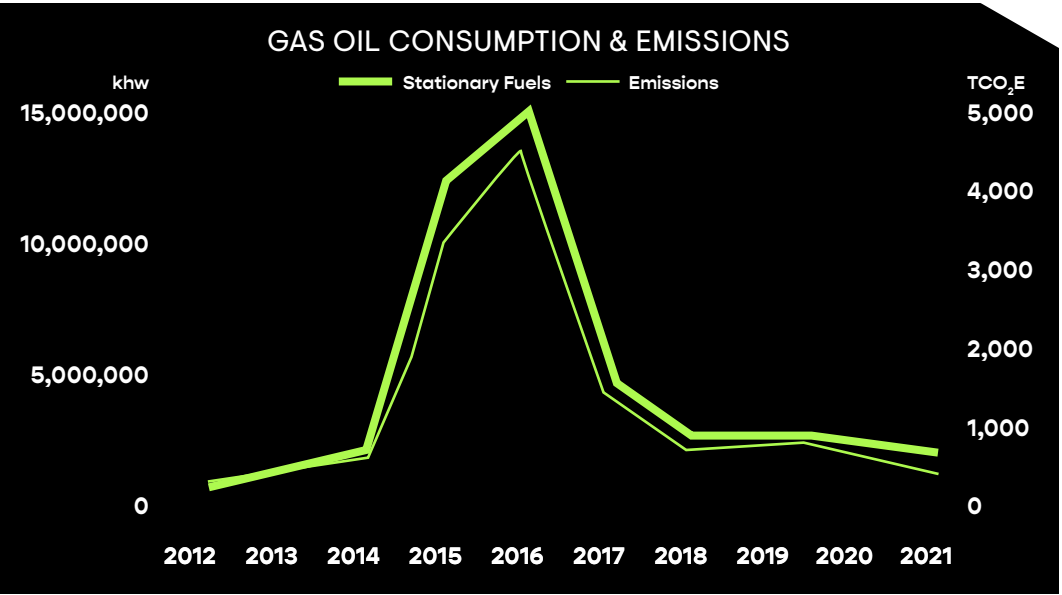
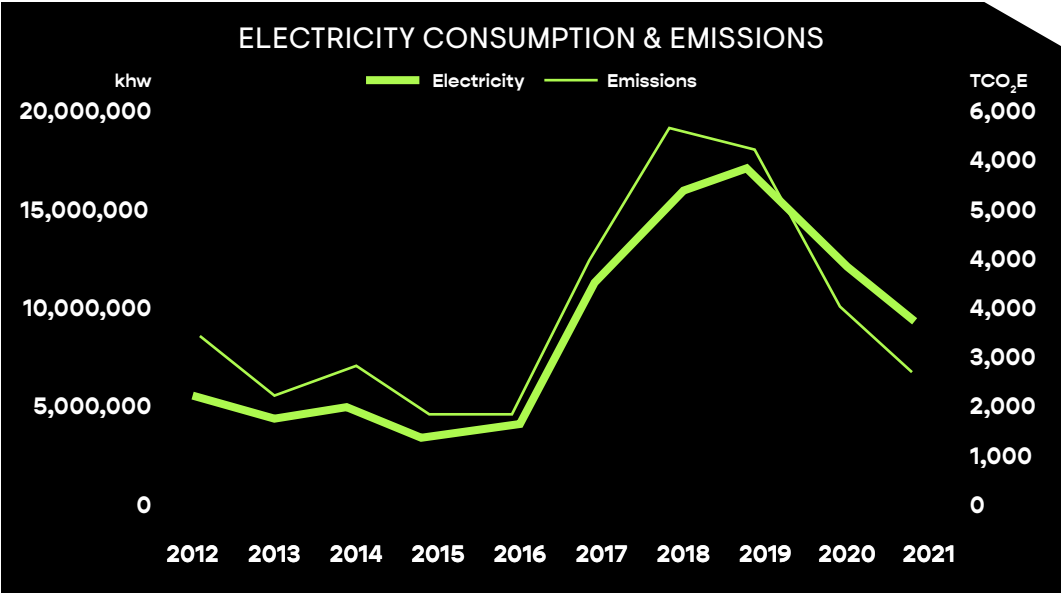
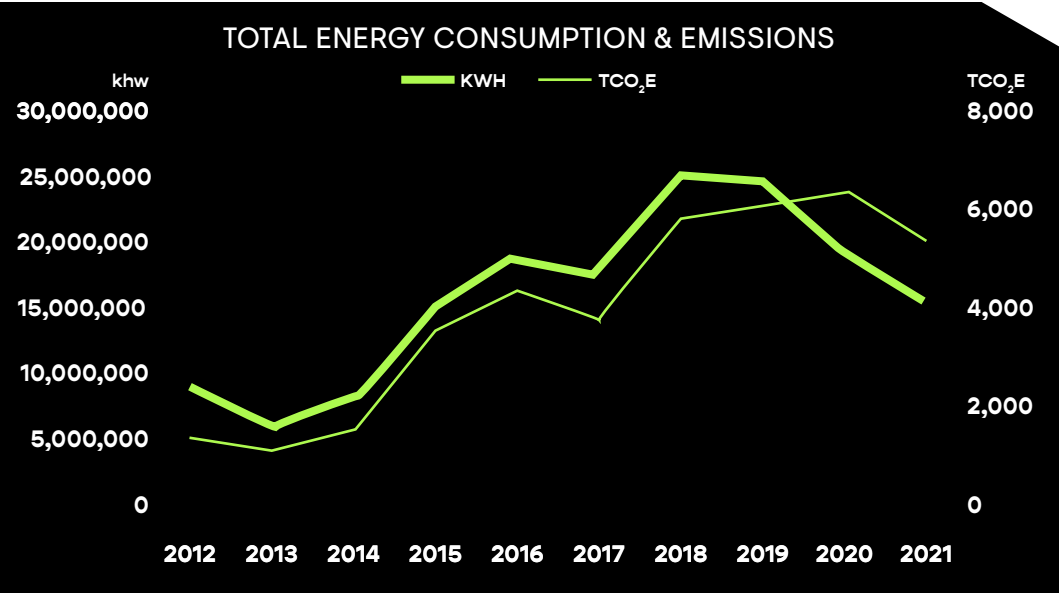
Appendix

– CWC Water



SCOPE (INCLUSIONS & EXCLUSIONS)	ELECTRICITY Electricity usage typically includes onsite offices, welfare facilities, access lighting, cranes and other electrical plant & equipment. Electricity is typically procured directly by CWCL. For fit out projects in occupied buildings, electricity would typically be sourced by CWML.
	FUELS (GAS OIL / LPG / PETROL) Fuel consumption typically includes non-road mobile machinery (NRMM or plant), generators and the filling of fuel bowzers for further distribution. Fuel is typically procured by CWCL appointed trade contractors for use in their own or hired equipment. In the case of CWCL hired equipment, this would typically be procured by the appointed third party logistics provider. It does not include fuel associated with deliveries to site.
	All normalised data includes Scope 1 and Scope 2 emissions (total fuel consumption and electricity used for the construction projects within the reporting period).
	ELECTRICITY Where the electricity meters are not available and supplier invoices are not available or do not provide the required usage information, the usage previously recorded on the project is assumed to continue on a normalised basis or a similar project (type/ scale) is used to provide an assumed level of electricity consumption. Where meter readings are taken at greater than one month apart, a uniform consumption profile is assumed between the two readings.
	FUELS (GAS OIL / LPG / PETROL) It is assumed that fuel records uploaded by trade contractors are true and correct. A small amount of data verification is undertaken by the CWCL Sustainability Team to minimise the risk of misreported information by cross-referencing available delivery records.
ESTIMATION TECHNIQUES & ASSUMPTIONS	NATURAL GAS Natural gas data for 2018-2020 has been re-stated to address a historic billing issue.
	Electricity: Meter Readings (kWh)
	Gas Oil: Delivery Records (Litres)
	LPG: Delivery Records (Litres)
ABSOLUTE / SOURCE DATA	Petrol: Delivery Records (Litres)
	Department for Business, Energy & Industrial Strategy - Greenhouse gas reporting - Conversion factors
CONVERSION / EMISSION FACTORS	

	Absolute Energy Figures		Electricity		Stationary Fuels		LPG		Natural Gas		Petrol	
	kWh	TCO ₂ e	kWh	TCO ₂ e	kWh	TCO ₂ e	kWh	TCO ₂ e	kWh	TCO ₂ e	kWh	TCO ₂ e
Change 2020-2021	-16.87%	-21.74%	-30.42%	-36.63%	-17.66%	-33.90%			-4.51%	-4.88%		
2021	27,271,864	3,994	7,557,153	1,605	1,194,700	246	-	-	11,420,239	2,092	4,773	1.10
2020	24,271,909	5,104	10,861,288	2,532	1,450,879	372	-	-	11,959,743	2,199	0	0.00
2019	23,142,538	6,593	15,936,310	5,036	1,676,429	529	-	-	5,528,737	1,028	1,062	0.45
2018	21,781,445	6,802	15,154,007	5,346	1,562,818	524	-	-	5,063,089	932	1,531	0.45
2017	13,809,285	4,642	10,125,457	3,560	3,671,892	1,079	-	-	-	-	11,936	3
2016	16,169,357	5,024	2,297,055	947	13,857,703	4,073	-	-	-	-	14,598	4
2015	12,964,338	3,909	1,726,648	864	11,237,690	3,046	-	-	-	-	-	-
2014	4,474,676	1,993	3,402,923	1,703	1,071,753	290	-	-	-	-	-	-
2013	2,791,639	1,309	2,791,639	1,210	356,136	97	16,513	2	-	-	-	-
2012	4,167,787	2,085	4,167,787	2,085	-	-	-	-	-	-	-	-



Appendix

- CWC Energy & Greenhouse Gas Emissions

SCOPE (INCLUSIONS & EXCLUSIONS)	Normalised data includes landlord-influenced areas only, and excludes tenant areas. Transport fuel includes diesel, unleaded and red diesel consumed by CWM owned vehicle fleet. All normalised data includes Scope 1 and Scope 2 emissions.
ESTIMATION TECHNIQUES & ASSUMPTIONS	Energy, Carbon & Greenhouse Gas Emissions
	Meter readings recorded by the appointed third party are assumed to be true and correct. Where information for the full year is not available, the following estimations have been made: Gas: Consumption has been derived from meter data received. In the absence of available data a particular month, consumption for this month has been estimated by taking an average from a suitable time period. Electricity: Data has been sourced from invoices, fiscal and non-fiscal meters across the estate and from UKPN - for the boundary point consumption of buildings. The boundary consumption is of relevance for calculating the net consumption of buildings on the Canary Wharf estate as tenants of Canary Wharf buildings have the choice to purchase their own electricity direct from suppliers as well as from CWG. As such visibility of the electricity consumption of tenants in CWG buildings who source electricity independently of CWG would not be possible without knowing the boundary point consumption. The difference between the A (the sum of the total landlord consumption and the tenant consumption recharged by CWG to tenants) and B (the boundary point consumption) for a building can be said to be the consumption of tenants with independent electricity supply arrangements (+ losses). Oil: Consumption data has been provided by building managers for gas oil. Fuel oil is not used on the estate.
	Water Data has been sourced from meters across the estate.
	Inter-building flows
	There are three flows of chilled water between buildings on the estate. HQ3 supplies chilled water to RT3. HQ4 (no longer within CW estate) also supplies chilled water to RT3 and thirdly, DS7 supplies chilled water to RT2.
	Intra-building flows
	Building level assumptions Car parks
	For continuity motorbike parking spaces have been counted as 1/3 of a car parking space. This is the same approach as has been used in previous years.
	Energy supplied by other organisations RT3 receives chilled water from HQ4 which is no longer in the CWG estate. As a result this now represents an energy flow into the estate from a non-CWG company.
	Data extrapolation In the instance that a meter has dropped out for a month or number of months in a year the data has been extrapolated based on the remaining months to ensure annual figure is as representative of the actual annual consumption as possible. Where a meter has been unavailable for a whole year or access to the meter has not been possible consumption from the previous reporting year has been used in lieu of available 2021 data. District heating and cooling has been excluded from the energy consumption totals but have been included in the overall emissions footprint.

Appendix

- CWM Energy & Greenhouse Gas Emissions

(pt a)

Office Buildings

	Change 2020- 2021	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Energy (kWh)	3.40%	51,278,004.07	49,607,872	48,622,774	40,025,858	36,346,824	45,513,963	35,186,231	36,094,435	39,520,721	41,236,091
Energy (kWh/occupant)	-24.40%	2,150.02	2,843	2231.73	2,276.14†	2,106	2,434	2,413	2,566	2,865	3,029
GHG emissions (tonnes)	-22.80%	10,092.83	13,082	13,929	12,757	11,552	16,711	16,596	17,207	17,925	20,147
GHG emissions (tonnes/occupant)	-57.70%	0.42	1	0.6	1	1	1	1	1	1	1
Electricity (kWh)	-29.90%	23,668,316.20	33,775,451	35,121,685	30,331,979	28,891,270	36,383,341	31,901,673	33,263,381	25,227,759	39,559,416
Electricity (kWh/occupant)	-48.70%	992.38	1,936	1,612	2,283	1,674	1,946	2,188	2,365	2,554	2,906
Gas (kWh)	72.50%	27,428,366.38	15,897,428	13,255,527	9,484,497	7,258,933	8,775,539	2,960,513	2,350,584	3,812,492	1,170,927
Gas (kWh/occupant)	26.20%	1,150.04	911	608	714	421	469	203	167	276	86
Gas oil (kWh)	28.70%	181,321.50	140,864	245,562	209,382						
Gas (kWh/occupant)	-5.00%	7.6	8	11	16						
Fuel oil kWh)			0	0	0	196,621	355,083	324,045	480,470	480,470	505,748
Fuel oil (kWh/occupant)			0	0	0	11	19	22	34	35	37

Retail

	Change 2020- 2021	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Retail											
Energy (kWh)	60.00%	42,844,054.75	26,771,500.53	28,353,780.66	32,798,872.23	32,820,401.00	32,105,771.00	26,526,885.00	21,998,828.52	23,874,926.52	21,226,914.23
Energy (kWh/1k visitors)	62.30%	1275.379625	785.86	296.62	343.12	337.97	306.9	318.62	306.38	249.12	307.3
GHG emissions (tonnes)	20.60%	8,769.35	7,269.87	8,301.72	10,762.17	10,458.24	11,827.80	12,513.00	9,858.00	10,381.00	9,314.00
GHG emissions (tonnes/1k visitors)	24.30%	0.261045496	0.21	0.09	0.11	0.11	0.11	0.15	0.14	0.11	0.13
Electricity (kWh)	58.10%	32,850,803.80	20,781,718.58	22,272,609.49	27,153,030.65	27,361,502.00	25,958,929.00	24,090,960.00	18,328,486.00	18,888,672.00	17,066,793.00
Electricity (kWh/1k visitors)	60.30%	977.9010429	610.03	233	284.06	281.76	248.14	289.36	255.27	197.09	147.07
Gas (kWh)	78.50%	9,862,450.95	5,524,932.50	6,075,639.04	5,640,309.19	5,198,509.00	6,143,204.00	2,327,910.00	3,546,176.00	4,862,088.00	4,078,549.00
Gas (kWh/1k visitors)	81.00%	293.5849341	162.18	63.56	59.01	53.53	58.72	27.96	49.39	50.73	59.04
Gas oil (kWh)	2799.20%	130,800.00	4,511.64	5,532.13	5,532.38						
Gas (kWh/occupant)		3.893647692	0	0.000058	0.000058						
Fuel oil (kWh)			-	-	0	260,390.00	3,638.00	108,015.00	124,166.52	124,166.52	81,572.23
Fuel oil (kWh/1k visitors)		-	-	-	0	2.68	-	-	-	1.3	-

ABSOLUTE/SOURCE DATA	Electricity (kWh)
	Gas (m3)
	Water - Mains (m3)
	Water - Discharge by evaporation (m3)
	Water - Discharge to foul sewer (m3)
	Number of tenant occupants - Average number for reporting period (No.)
	Retail visitors - Reporting period (No.)
CONVERSION/EMISSION FACTORS	Infrastructure and Car Parks - Latest available floor area (Gross Internal Area) for reporting period (m2)
	Department for Business, Energy & Industrial Strategy - Greenhouse gas report-ing - Conversion factors.

Appendix

- CWM Energy & Greenhouse Gas Emissions

(pt b)

Infrastructure & Car Parks

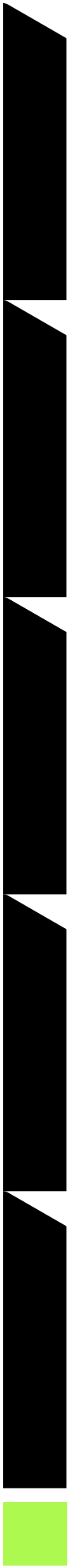
	Change 2020- 2021	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Energy (kWh)	-67%	2,755,449.10	8,241,537.03	9,242,037.37	8,482,849.59	9,582,264.00	9,292,844.00	10,252,040.00	12,079,773.11	15,625,830.71	17,745,758.00
Energy (kWh/m2)	-67%	5.078575989	15.19	16.46	15.11	33.64	33.29	36.72	43.27	55.97	63.57
GHG emissions (tonnes)	-73%	637.0225	2,396.74	2,924.73	3,052.09	3,352.93	3,814.04	5,046.00	7,544.00	7,799.00	8,879.00
GHG emissions (tonnes/m2)		0.001174098	0	0.01	0.01	0.01	0.01	0.02	0.03	0.03	0.03
Electricity (kWh)	-65%	2,664,630.30	7,602,927.50	8,603,322.77	8,101,108.80	9,309,971.00	9,165,193.00	9,888,200.00	11,642,491.00	15,539,454.00	17,745,758.00
Electricity (kWh/m2)	-65%	4.911187603	14.02	15.32	14.43	32.68	32.83	35.42	41.7	55.66	63.57
Gas (kWh)		0	0	0	0	-	-	-	-	-	-
Gas (kWh/ m2)		0	0	0	0	-	-	-	-	-	-
Gas oil (kWh)	-86%	90,818.80	638,609.53	638,714.59	381,740.79						
Gas oil (kWh/m2)	-86%	0.167388386	1.18	1.96	1.17						
Fuel oil (kWh)		0	0	0	0	272,293.00	127,651.00	363,840.00	437,282.11	86,376.71	-
Fuel oil (kWh/m2)		0	0	0	0	0.96	0.46	1.3	1.57	0.31	-

Transport

	Change 2020- 2021	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Fuel (kWh)	82.70%	90,418.11	15,641.00	15,641.21	217,028.61	542,401.86	599,155.27	595,606.16	584,315.94	648,561.61	761,998.21
GHG emissions (tonnes)	79.77%	22.59	4.57	4.64	66.31	152.12	166.94	168.04	173.99	173.44	202.2

Total Emissions (Office, Retail, Infrastructure, Residential)

	Change 2020- 2021	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
GHG Emissions (tonnes)	15.91%	25,240.70	23,724.10	25,155.67	26,571.69	25,362.72	32,352.67	34,155.00	34,609.00	36,105.00	38,340.00
Area (m2)		1461223.126	842,009	1,016,952	815,953.50	931,254.58	950,607.60	962,203.27	993,418.60	942,083.29	982,788
GHG Emissions per area (tonnes/m2)	-25%	0.0173	0.028	0.025	0.033	0.027	0.034	0.035	0.035	0.038	0.039



Appendix

– CWM Energy & Greenhouse Gas Emissions (pt c)

Residential Buildings

	Change 2020– 2021	2021	2020
Energy (kWh)	520%	16,318,311.28	2,633,337
Energy (kWh/occupant)	-1		3,317
GHG emissions (tonnes)	663%	5,741.50	759
GHG emissions (tonnes/occupant)	-1		1
Electricity (kWh)	56%	4,097,729.23	2,633,337
Electricity (kWh/occupant)	-1		3,317
Gas (kWh)		12,220,582.06	0
Gas (kWh/occupant)			0

Canary Wharf Management Water

	Office				Retail			Infrastructure/Car parks		
	Water Mains	Water mains (per occupant)	Discharge to sewer	Discharge to evaporation†	Water Mains	Water mains (per 1k visitors)	Discharge to sewer	Water Mains	Water mains (per area)	Discharge to sewer
	m3	m3/occupant	m3	m3	m3	m3/1k visitors	m3	m3	m3/m2	m3
Change 2020-2021	166%	45%	179%	-	21%	212%	26%	292%	60%	279%
2021	178,836.00	7	150,690	0	45,573	1.4	43,356	69,949	0.13	59,167
2020	89,355	5	70,226	0	55,165	1.6	50,489	22,981	0.05	20,453
2019	200,735	9	157,762	0	34,603	0.4	31,670	83,284	0.18	74,123
2018	316,941	18	249,091	0	35,881	0.4	32,839	20,986	0.04	18,677
2017	267,356	15	210,121	57,235	63,325	0.7	57,957	24,801	0.09	22,073
2016	326,193	17	259,999	66,194	68,987	0.7	62,378	22,075	0.08	19,647
2015	231,080	16	179,106	51,974	116,052	1.2	115,490	23,559	0.08	23,559
2014	266,582	19	206,278	60,304	92,941	1	92,868	2,292	0.01	2,292
2013	147,924	11	118,355	29,569	39,948	0.4	399,322	31,327	0.11	31,327
2012	220,339	16	220,339	-	51,973	0.5	51,973	65,473	0.23	65,473

SCOPE (INCLUSIONS & EXCLUSIONS)	Waste records cover all CWM managed commercial buildings, retail spaces and public areas.
ESTIMATION TECHNIQUES & ASSUMPTIONS	CWM received Zero Waste to Landfill assurance in 2021. To be considered ZWtL: A threshold of 95% of a company's waste must be diverted from landfill, the remaining 5% may comprise: <ul style="list-style-type: none">Waste streams for which it is not possible or practical to trace end destination;Non-material waste streams (no more than 1% of total waste)Waste generated as a result of accidents or incidents outside of CWG's operational control. Waste which must legally be sent to landfill may be excluded from the threshold entirely.
ABSOLUTE/SOURCE DATA	Waste Transfer Note (designation / volume / destination)
	Hazardous Waste Consignment Note (designation / volume / destination)
	Waste Facility Recycling Rate (%)
CONVERSION/EMISSION FACTORS	Not applicable

SCOPE (INCLUSIONS & EXCLUSIONS)	CWCL do not generate large amounts of waste (primarily office generated waste), however our appointed Trade Contractors generate a significant volume of waste undertaking duties we have appointed them for. Waste is generated from the demolition of existing structures, excavation of soils for basements and piles and construction waste as a by-product of the new structure / fit out. Waste is also generated in support functions such as the site offices and canteen, which is recorded as construction waste.
ESTIMATION TECHNIQUES & ASSUMPTIONS	It is assumed that waste records uploaded by Trade Contractors are true and correct. A small amount of data validation is undertaken by the CWCL Sustainability by undertaking monthly data reviews.
ABSOLUTE / SOURCE DATA	Waste Transfer Note (designation / volume / destination)
	Hazardous Waste Consignment Note (designation / volume / destination)
	Trade Contractor Environmental Plan – SWMP (waste facility recycling rate)
CONVERSION / EMISSION FACTORS	Where Trade Contractors only have access to waste information in volume (m3) rather than by weight (tonnes), a spreadsheet with conversion factors is provided. These conversion factors are sourced from BRE SmartWaste.

Canary Wharf Management Waste

	Recycled		Anaerobic digestion		Composted		Energy from waste		Landfill	
	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%
Change 2020-2021	149.17	-2.38%	134.73	0.36%	0	0.00%	766.6	14.19%	0	0.00%
2021	1769.29	38.55%	877.62	19.12%	0	0.00%	1490.46	32.48%	0	0.00%
2020	1620.12	40.93%	742.89	18.77%	0	0.00%	723.86	18.29%	0	0.00%
2019	3258.99	40.09%	1831.10	22.53%	14.23	0.18%	1346.24	16.56%	-	0.00%
2018	4712.28	58.86%	1808.08	22.58%	0	0.00%	1449.84	18.11%	-	0.00%
2017	6509.44	80.62%	1924.09	23.83%	1565.1	19.38%	1565.1	19.38%	-	0.00%
2016	6880.61	82.68%	1835.21	22.05%	150.76	1.81%	1441.86	17.23%	-	0.00%
2015	6722.9	80.20%	1691.88	20.18%	39.76	0.47%	1651.43	19.70%	-	0.00%

	MRF Recovery & Reuse		Bulky Waste		Non-hazardous waste		Hazardous waste		Total waste	
	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%
Change 2019-2020	-437.6	-12.56%	0	0.00%	612.9	-0.39%	-2.36	-0.12%	630.83	0.00%
2021	433.81	9.45%	0	0.00%	4571.18	99.61%	17.93	0.39%	4589.11	0.00%
2020	871.41	22.01%	0	0.00%	3958.28	100.00%	20.29	0.51%	3958.28	0.00%
2019	1209.84	14.88%	148.00	1.82%	7794.17	95.89%	334.26	4.11%	8128.43	0.00%
2018					7970.21	99.55%	36.15	0.45%	8006.36	0.00%
2017					8074.54	99.64%	29.33	0.36%	8103.87	0.00%
2016					8322.47	99.57%	35.94	0.43%	8358.41	0.00%
2015					8361.32	99.74%	21.83	0.26%	8383.15	0.00%

Canary Wharf Contractors Waste

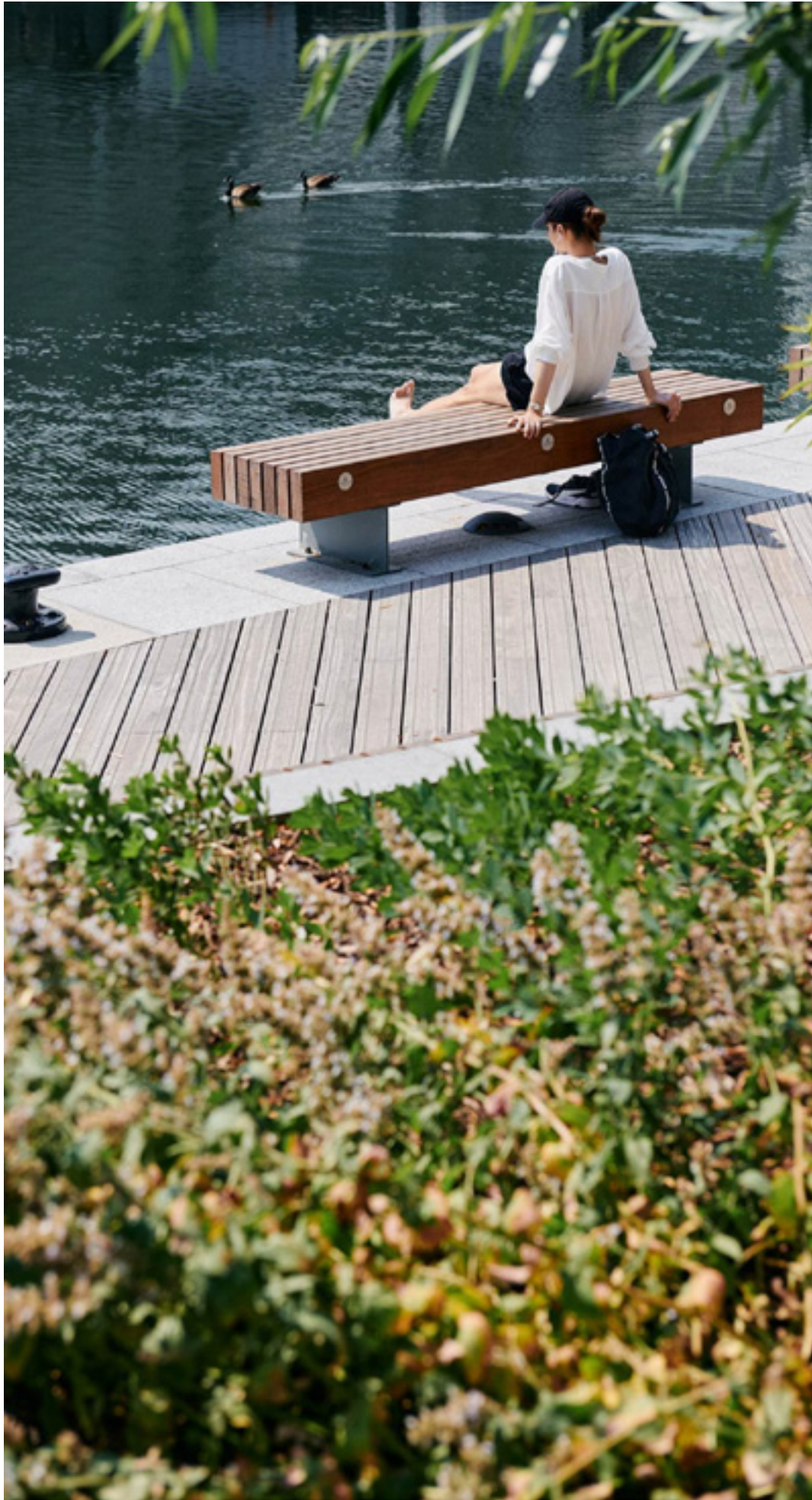
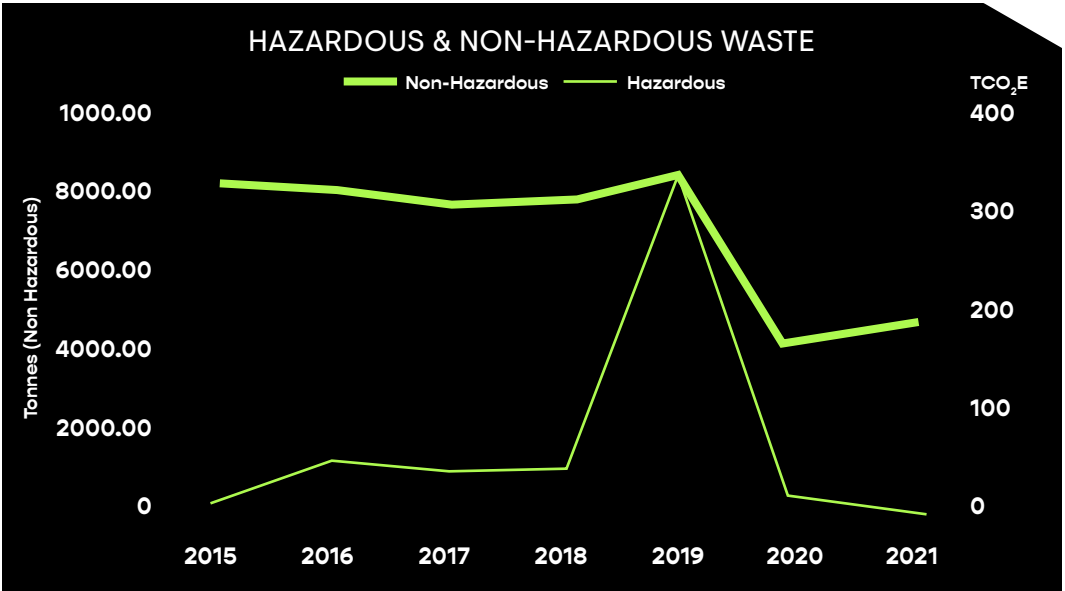
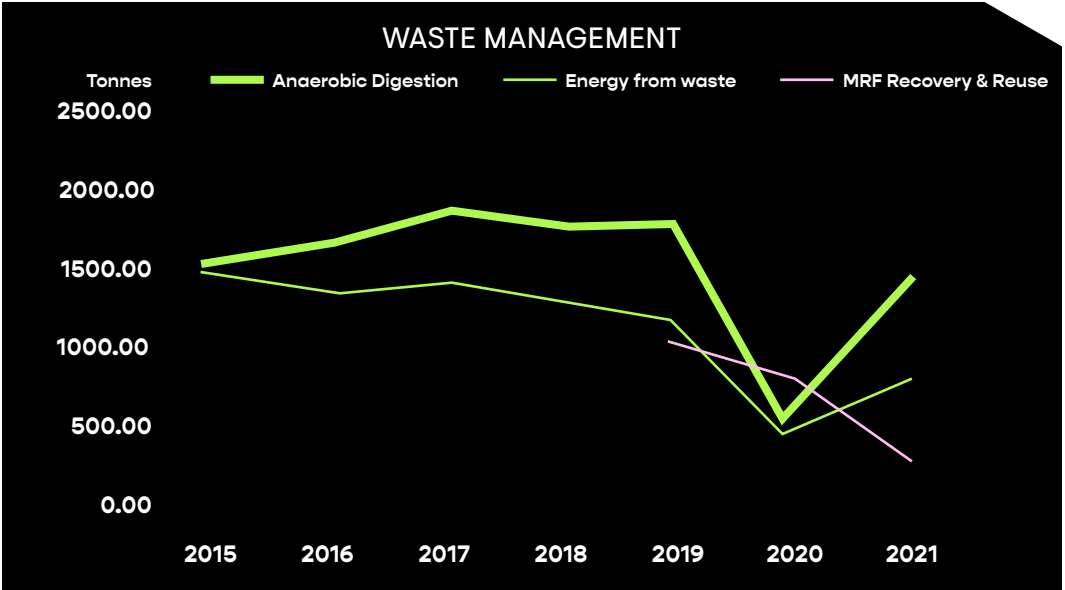
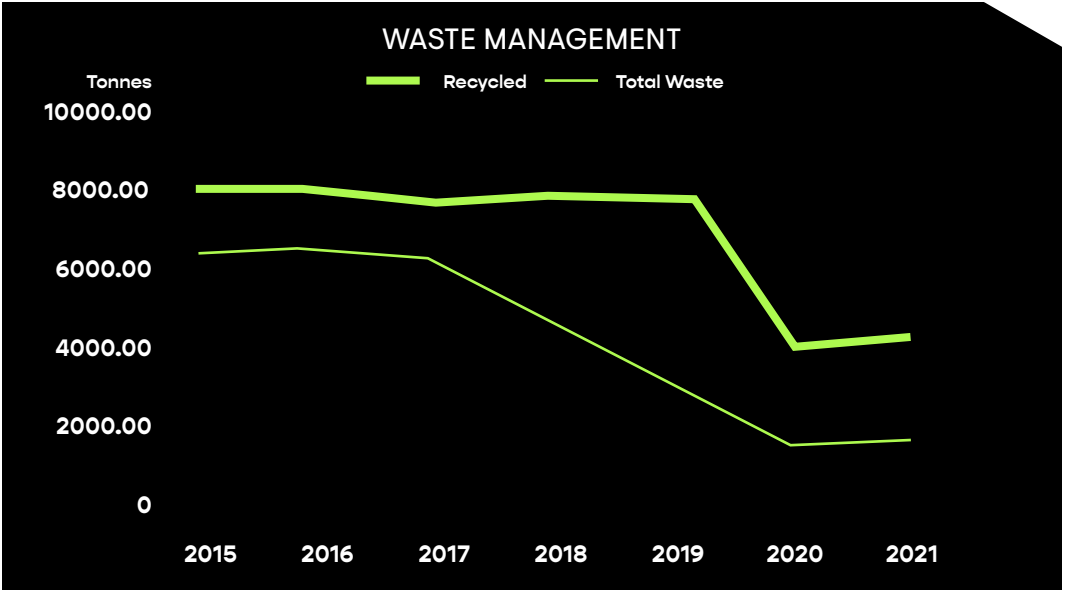
	Construction	Demolition	Excavation	Post Completion	Total
Total Waste (tonnes)	18307.991	32.44	69029.674	19.5	87389.605
Recycled (tonnes)	9436.756	32.44	44116.5	19.5	53605.196
% Recycled	51.54%	100.00%	63.91%	100.00%	61.34%
Reuse (tonnes)	3132.924	-	23808.501		26,941.43
% Reuse	17.11%	-	34.49%		30.83%
Recovery (tonnes)	5689.036		984.673		6673.71
% Recovery	31.07%		1.43%		7.64%
Direct Disposal (tonnes)	49.275	-	120		169.28
% Direct Disposal	0.27%	-	0.17%		0.19%

Canary Wharf Contractors Hazardous Waste

	Construction	Demolition	Excavation	Post Completion	Total
Total CWCL Waste (tonnes)	18,307.99	32.44	69,029.67	19.50	87,389.61
Haz Waste Total (tonnes)	7.37	-	-		7.37
Total CWCL Non-hazardous waste (tonnes)	18,300.62	32.44	69,029.67	19.50	87,362.74

Appendix

– Waste (pt b)



HAWKSMOOR



CANARY WHARF GROUP

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