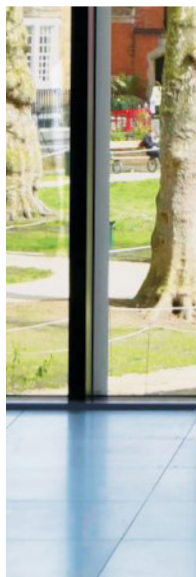
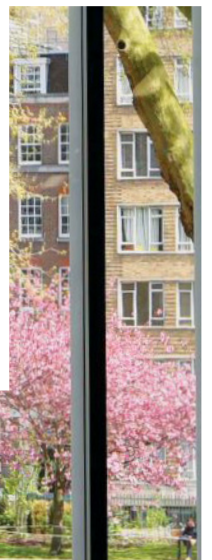
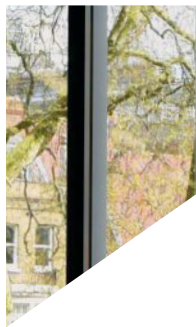


HELICAL

Sustainability Performance Report 2022



We create and manage a high-quality portfolio of multi-let London office buildings which incorporate sustainability, wellness, smart technology, and enhanced tenant amenities. We focus on well located buildings in vibrant areas of London where we can add value through active management. Applying this philosophy we seek to maximise stakeholder returns while delivering the “best in class” space that our customers are seeking.



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Sustainability reports
Alongside our Annual Report and Accounts we have also published our Sustainability Strategy "Built for the Future", our design guide "Designing for Net Zero" and our "Net Zero Carbon Pathway". Please refer to our Company website to view these reports.



Highlights of the year

16%

Reduction in like-for-like whole building energy intensity

75%

Reduction in like-for-like Scope 1 emissions

8%

Reduction in like-for-like Scope 2 emissions

100%

Renewable energy procured

7

Assets hold BREEAM ratings of “Excellent” or above

£7,000

Raised by Helical staff for LandAid

50/50

Perfect score for 33 Charterhouse Street, EC1 from the Considerate Contractors Scheme

Introduction

I am pleased to present the third edition of our annual Sustainability Performance Report. This year has proven to be a pivotal year in terms of our ESG ambitions and I am pleased to announce that Helical has committed to becoming net zero carbon by 2030. With our Pathway to net zero clearly set out, we believe we are well placed to deliver on our target year and look forward to seeing the commitments we have made come to life in our newly acquired building at 100 New Bridge Street, EC4.

We have already undertaken significant efforts to optimise the performance of our current assets as they have all been refurbished or redeveloped in recent years. Our portfolio is well placed to transition to net zero with 99% of our assets (by value) already compliant with the proposed legislative requirement that all rented commercial buildings achieve a minimum EPC of a 'B' rating by 2030. Market research suggests only 23% of commercial assets are currently compliant with significant capital outlay likely to be required to take non-compliant buildings up to the minimum standard.

If we are to meet our 2030 net zero carbon target, we must address energy efficiency within our existing portfolio. During the year, we undertook an energy assessment of our Central London office buildings and found our buildings, on average, had an energy intensity of 140kWh/m²/year. In comparison, as part of our Net Zero Carbon Pathway, we have set ourselves the ambitious 2030 target of 90kWh/m²/year in line the UKGBC's guidelines. We have already begun to address this performance gap by measures such as the installation of an upgraded Building Management System at The Bower. Since installation, we have seen impressive energy savings of c. 1,000,000kWhs over a 12-month period and have subsequently extended installation to all suitable assets. We are also undertaking a feasibility study to connect The Bower, EC1 into the Bunhill Heat and Power network, the first of its kind to use residual heat from the London underground.

In addressing our embodied carbon, we continue to use the principles set out in our guide “Designing for Net Zero”. At 33 Charterhouse Street, EC1, through the extensive use of recycled materials, earth friendly concrete and minimising construction waste, we have made significant headways in reducing both embodied carbon and estimated operational carbon. The targeted operational carbon emissions will be 43.3% lower than the regulated Targeted Emissions Rate as defined by Part L of the Building Regulations (2013) as a result of sustainable, intelligent and renewable technologies designed into the fabric of the building. The building is also targeting an embodied carbon figure which is over 40% lower than the current RIBA benchmark.

We are continuing with the work we do in our communities and the charities we support. This year we have elected to support London City Farm and The Community Gardens Association. These pocket-sized city farms not only provide habitats for animals and plants, but they also offer an extensive education programme to local schools and community groups. The Helical team are looking forward to their own volunteering day over the summer months.

I am pleased to say we also received a perfect score from the Considerate Contractors Scheme at 33 Charterhouse Street, EC1; this is reflective of Helical's ambition to champion the very best in industry practices and partner with suppliers that align with this vision. We recognise the importance of creating long-term social value and in the coming year we will be defining and quantifying what social value means to Helical.

Matthew Bonning-Snook
Property Director and Chair of Sustainability Committee

Progress against our targets

As part of our sustainability strategy “Built for the Future”, we set ourselves a number of targets. Below we have summarised our progress against these targets.

Our environment	TRANSITION TO A LOW CARBON BUSINESS	BUY, USE AND REUSE RESOURCES EFFICIENTLY
	How will this be measured? Exceed current Part L Building Regulations for target emissions rate in all new and refurbished buildings through passive design and energy efficiency. Comment: 33 Charterhouse Street, EC1, our only major development is on track to exceed Part L Building Regulations for emissions rate and currently targeting an operational carbon saving of c. 43%. Progress: On track to meet	How will this be measured? All new developments above a contract value of £5 million to achieve a minimum of BREEAM “Excellent” and all new major refurbishments to achieve a minimum of BREEAM “Very Good”. Comment: 33 Charterhouse Street, EC1, our only major development has achieved a BREEAM “Outstanding” rating at the design stage. Progress: On track to meet
	How will this be measured? Reduce embodied carbon by 20% against the current RIBA benchmark of 1,100 KgCO₂e/m² GIA i.e. 880 KgCO₂e/m² GIA. Comment: 33 Charterhouse Street, EC1, has an estimated embodied carbon of 815 KgCO₂e/m², exceeding our baseline target. Progress: On track to meet	How will this be measured? Divert at least 90% of construction and demolition waste from landfill for all new developments and major refurbishments and aim for minimum of 50% recycling. Comment: 100% of construction and demolition waste was diverted from landfill and recycled. Progress: Target met
	How will this be measured? Using a science-based target we will reduce our combined Scope 1 and Scope 2 emissions by 25% by 2025 compared with 2019 base year. Our Scope 1 and 2 emissions reduced by 23% in the period, keeping us on track for our 2025 target. Progress: On track to meet	How will this be measured? Achieve a recycling rate of 50% at managed properties. Comment: Our managed portfolio achieved a recycling rate of 50%. Progress: Target met
	How will this be measured? Purchase 100% green tariff electricity for managed portfolio. Comment: All electricity procured for our office developments is via green tariffs. Progress: Target met	How will this be measured? Develop site specific Biodiversity Action Plans as appropriate on individual sites. Comment: We have a Biodiversity Action Plan in place at 33 Charterhouse Street, EC1, and look to implement where appropriate at other sites. Progress: On track to meet
		How will this be measured? Reduce landlord purchased water consumption by 2% from 2019 baseline. Comment: We saw a 51% increase in our landlord purchased water consumption from 2021, however this is likely to be skewed due to increased occupancy rates. We will continue to monitor. Progress: More to do

key

More to do

On track to meet

Target met

Our communities	BRING SOCIAL, ECONOMIC AND ENVIRONMENTAL BENEFITS TO THE AREAS WHERE WE OPERATE	DESIGN AND OPERATE OUR BUILDINGS TO SUPPORT HEALTH AND WELLBEING
	How will this be measured? Register all sites above £500,000 with Considerate Constructors Scheme and achieve a minimum score of 40/50. Comment: 33 Charterhouse Street, EC1 received a CCS score of 50/50. A perfect score. Progress: Target met	How will this be measured? Consideration of WELL building certification or WELL Enabled to enable future tenants to get certification for one scheme above £5 million. 33 Charterhouse Street, EC1 has been designed to be WELL Platinum enabled which will allow future tenants to apply for the formal certification. Progress: On track to meet
	How will this be measured? Host a number of our local community events, talks and initiatives. A monthly newsletter is sent to the local community surrounding 33 Charterhouse Street, EC1. At our managed assets we continue to host fundraising events along with volunteering and donations. See page 8 for more details. Progress: On track to meet	How will this be measured? Number of cycle storage spaces. There are 992 cycle spaces within our managed portfolio. Progress: Target met
	How will this be measured? Facilitate a number of our apprenticeship schemes on construction sites. One apprentice is currently employed at 33 Charterhouse Street, EC1. Progress: On track to meet	How will this be measured? Number of tenant onsite health and wellbeing initiatives. We run health and wellbeing initiatives at all our sites, supported by the Equiem app which provides a number of resources to tenants surrounding health and wellbeing. Progress: On track to meet

Progress on our targets

continued

Our people

ATTRACT AND RETAIN THE BEST PEOPLE
How will this be measured? Analysing employee turnover performance. Comment: 4% employee turnover. See page 17 for further details. Progress: Target met
How will this be measured? Measuring the number of training hours. Comment: 882 training hours. See page 17 for details. Progress: Target met
MAINTAIN STRONG RELATIONSHIPS WITH OUR BUSINESS PARTNERS
How will this be measured? 100% of capital projects to complete site sustainability checklist. Comment: All our sites have submitted a sustainability checklist and their responses incorporated into this report. Progress: Target met
How will this be measured? Monitor adherence to Supplier Code of Conduct. Comment: All our major contractors sign our Supplier Code of Conduct and we review their compliance quarterly. Progress: Target met
How will this be measured? Monitor RIDDOR Accident Frequency Rate (AFR) and Lost Time Accidents Frequency Rate (LTAFR). Comment: None. Please see page 18 for details. Progress: Target met

- key
- More to do
 - On track to meet
 - Target met



Net zero carbon by 2030



Matthew Bonning-Snook
Chair of Sustainability Committee and Property Director



In the UK, the built environment is responsible for 40% of the country's total greenhouse gas emissions. If the UK is going to achieve its commitment of becoming net zero by 2050, there needs to be rapid transformational change within the built environment and the real estate sector.

As an office investment and development company, Helical's portfolio is a contributor to these built environment emissions. We therefore realise we need to be a part of the transformational change that is required, while still delivering long-term sustainable growth. In consideration of this, we are committing to becoming a net zero carbon business by 2030.

Our sustainability strategy "Built for the Future" details our six key priorities, with transitioning to a low carbon business as number one. We have made great progress to begin our journey to net zero carbon. Last year, in support of our strategy, we published "Designing for Net Zero", a guide to aid our projects' professional teams challenge carbon emissions from the design phase, the construction phase, through to the operational phase. We have identified creative ideas for reducing both our embodied and operational carbon emissions and we have taken a further, significant step: to sign up to the Better Buildings Partnership Climate Change Commitment.

Net zero carbon by 2030

continued

Our recently published Net Zero Carbon Pathway outlines where we are now, where we need to get to, and the key actions we will take along the road to achieving that aim.

Our portfolio is already seizing the array of opportunities available for pivoting towards net zero carbon. We have identified particular areas of focus in the coming years, including transitioning towards building electrification, increasingly embedding circular economy actions into our new projects, and identifying a high-quality carbon offset plan.

As part of our pathway we have committed to a number of targets.

- All assets to meet the UKGBC's 2030 Target for Offices of 90 kWh/m²
- All new developments to meet a 600 kgCO₂/m² carbon intensity for embodied carbon
- All future new developments will have their residual embodied carbon offset



Case study: Minimising embodied carbon at 33 Charterhouse Street, EC1

Helical is undertaking a new "net zero" development at 33 Charterhouse Street, EC1 where we are making significant efforts to minimise our environmental impact. We have adopted the use of recycled materials in the construction process, within the aluminium cladding, steel frames, raised floor tiles and light fittings, and are using reclaimed bricks. We have used Earth Friendly Concrete that is 50% less carbon intensive than the standard concrete mix. Our steel was sourced from recycled/ re-used steel in the UK benefitting from the lowered transportation related emissions. Through these means, this new development has been delivered with an embodied carbon level that is 40% below the RIBA benchmark.



Case study: Integrating a new BMS at The Bower, EC1

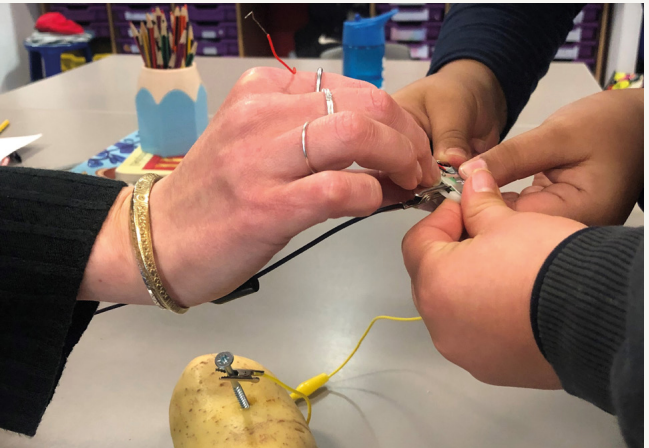
In January 2021, Helical and our managing agents, Ashdown Phillips, trialled an upgraded, technologically advanced Building Management System (BMS) at The Warehouse, one of the buildings at The Bower. During the pandemic it had been noted that in periods of low occupation the building was still using large amounts of energy. In response to this a non-intrusive assessment and installation of an integrated enhanced BMS was actioned.

The BMS uses data and a set of operating "rules" to assess when and how the equipment should operate and creates an alert for when it is running outside of these "rules" and can be automatically shut down. In December 2021, we reviewed the outputs from this system and found that a yearly saving of 213,000 kWh of electricity and 840,500 kWh of gas per annum had been achieved. Given the success of this trial we have committed to roll this out to other suitable assets within the portfolio.

Our communities

Protecting and supporting communities plays a vital role in our development activities and is a key priority for Helical.

We recognise that the buildings that we own and develop have an impact on the local environment and the communities that live and work there. We create a calendar of events and initiatives to ensure we are positively engaging with our tenants, local residents, schools, community groups and businesses.



Science Club

In partnership with Mace, our main contractor at 33 Charterhouse Street, EC1, a small team from Helical participated in Science Club, a local volunteering opportunity at Prior Western School. A team of five Helical staff co-ran each after school club between April and June, delivering basic, fun science sessions to a group of 15 children. Sessions included building bug hotels, making potato clocks and engineering spaghetti marshmallow bridges. The school is in close proximity to 33 Charterhouse Street and provides a special and unique learning environment for children from nursery age to 11 years old.

“I was lucky enough to co-run the ‘fruit batteries’ Science Club, which involved making a huge amount of mess, a lot of giggles and silliness with 15 nine year olds. The children were so engaged and enthusiastic that they even forgave my poor attempts at battery making. Not only was this a lovely opportunity to meet the children but it was also a reminder that there are thriving local communities in the areas we develop and being able to support them ensures a long-lasting sustainable relationship between us all”.

— Laura Beaumont



Equiem app

As part of our ongoing commitment to create strong communities, we have now rolled out our tenant engagement app, Equiem, to all major occupied developments.

The app incorporates a number of features including: our building information; meeting room bookings; deals and offers; news and events; and message boards. Our aim is to elevate the tenants' experiences of our buildings, enabling them to easily connect to amenities, services and experiences, increasing their enjoyment, productivity, and sense of community.

LandAid 10k

In 2021 Helical became the headline sponsor of the LandAid 10K event, a landmark event in the property calendar. Twenty-one of Helical's staff members participated and raised almost £7,000 in the process. More than five hundred people from the industry took part and in total over £75,000 was raised by the event.

“This was my first time competing in the LandAid 10k event in ‘real life’, having participated virtually in 2020. It made such a difference to be able to meet in Battersea Park and run together as a group. Being cheered on by colleagues kept my determination going and I even secured second place overall. It was wonderful to raise money for such a great cause.”

— Ellie Gavin



London City Farm and The Community Gardens Association

Helical is pleased to support London City Farms and The Community Garden Association.

The City Farm Movement began in 1972 with one donated goat. Today, 13 city farms reach more than half a million Londoners who crave a taste of the countryside every year. The volunteers run initiative provides a safe space for communities to experience a slice of country life without having to travel far.

Helical aims to help raise awareness of city farms and all the wonderful things they do that bring together Londoners from different boroughs, backgrounds, generations and interests.

The farms range in size from 1.5 acres to 89 acres providing habitats for animals, pollinators and plants. From school visits, college

placements, and offering public engagement open horizons to farming, the farms aim to educate and advocate sustainability, animal welfare and nutrition and teach London's local communities and the younger generations how to protect and enjoy our natural world.

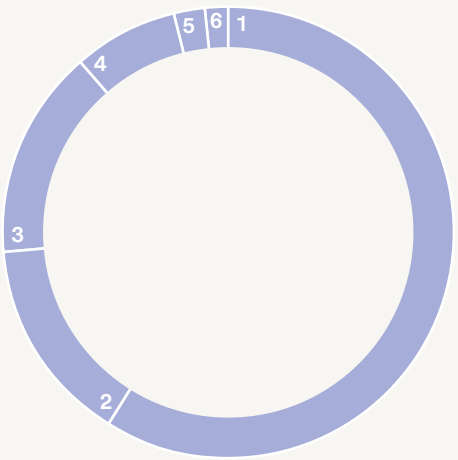
Supported volunteering programmes offer a wide range of opportunities for people of all skills and abilities and give everyone a chance to contribute to society.

All of the city farms volunteering programmes support wellbeing. There's nothing like fresh green pastures to lift your spirits – particularly when filled with adorable animals. From alpacas to ferrets, this initiative provides a rural oasis amid the smog of the city that is free to enter and open to all.



Charitable donations

1. LandAid	£20,000
2. Lord Mayor's Appeal	£5,000
3. Helical Bursary	£5,000
4. Sponsorships	£2,600
5. St Luke's Trust	£750
6. St Mungo's	£500



Our environment

Energy performance

Table 1 Total energy consumption from electricity from managed and development portfolio – EPRA-Elec-Abs 4.1 & EPRA-Elec-LfL 4.2

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Head office – kWh	87,569	92,896	103,704	12%
Multi-let offices – kWh	6,427,830	4,466,869	3,568,568	-20%
Other managed assets – kWh	268,113	360,951	373,892	4%
Development buildings – kWh	209,644	2,202	162,025	7258%
Electricity procured from off-site renewable sources (%)	100%	100%	100%	–
Electricity procured from on-site renewable sources (%)	–	–	–	–
Company car – kWh	4,341	3,113	3,323	7%
Total electricity consumption*	6,997,497	4,926,031	4,211,511	-15%
Total electricity consumption LfL		3,611,522	3,672,272	2%
Absolute coverage	14/14	13/13	9/9	
LfL coverage		7/7	7/7	

*Consumption for one multi-let office development represents both tenant and landlord consumption as it has not been possible to separate due to metering complications.

Table 2 Total energy consumption from district heating and cooling from managed and development portfolio – EPRA DH & C-Abs 4.3 & DH & C-LfL 4.4

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Tenant consumption at multi-let offices – kWh	941,522	–	573,000	100%
Landlord consumption at head office and multi-let offices – kWh	–	1,597,900	–	-100%
Other managed assets – kWh	–	–	–	–
Development buildings – kWh	–	–	–	–
District heating & cooling procured from renewable sources	–	–	–	–
Total energy consumption from district heating and cooling*	941,522	1,597,900	573,000	-64%
Total energy consumption from district heating and cooling LfL	–	–	–	–

*Represents tenant only consumption and not landlord supply. No energy consumption is from renewable sources.

Table 3 Total energy consumption from direct fuels from managed and development portfolio – EPRA-Fuel-Abs 4.5 & EPRA-Fuel-LfL 4.6

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Multi-let offices – kWh	3,306,749	2,913,098	659,516	-77%
Development buildings – kWh	–	1,333,468	72,095	-95%
Company car – kWh	41,531	27,437	13,415	-51%
Total fuel procured from renewable sources	0%	0%	0%	
Total fuel consumption	3,348,280	4,274,003	745,025	-83%
Total fuel consumption LfL		2,673,503	659,516	-75%
Absolute coverage	14/14	13 /13	9/9	
LfL coverage		4/4	4/4	

Reduction in total fuel
consumption – LfL

75%

Reduction in total electricity
consumption – LfL

15%

Table 4 Total energy consumption intensity (managed portfolio) – EPRA-energy-Int 4.7

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Total landlord electricity consumption (managed portfolio) – kWh	6,695,943	4,827,820	3,942,459	-18%
Total tenant electricity consumption (managed portfolio) – kWh *	6,759,758	4,280,702	2,813,039	-34%
Total direct fuel consumption (managed portfolio) – kWh	3,306,749	2,913,098	659,516	-77%
Total electricity consumption LfL (managed portfolio) – kWh	3,950,967	3,404,824	3,568,568	5%
Total floor area – metre²	123,878	118,528	77,551	-35%
Landlord floor area – metres²	43,455	43,231	43,231	0%
LfL floor area – metres²	16,869	16,869	26,249	
Whole building electricity – kWh/m²	109	69	70	1%
Whole building direct fuel – kWh/m²	30	27	11	-58%
Whole building combined – kWh/m²	138	97	81	-16%
Whole building electricity – kWh/m² LfL		85	79	-7%
Whole building direct fuel – kWh/m² LfL		46	11	-75%
Whole building coverage	9/14	10/13	8/9	

* 25 Charterhouse and 90 Barts Close excluded from tenant as reported whole building landlord supply.

Table 5 Total energy consumption from development portfolio – EPRA-Elec-Abs 4.1 & EPRA-Elec-LfL 4.2

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Total electricity consumption (development portfolio) – kWh	209,644	2,202	162,025	7258%
Total direct fuel consumption (development portfolio) – kWh	–	1,333,468	72,095	-95%
Total energy consumption (development portfolio) – kWh	209,644	1,335,670	234,119	-82%
Coverage	1/1	2/2	2/2	

Commentary on performance Energy

- Due to the ongoing challenges which have faced the UK market throughout the global pandemic, traditional benchmarking of performance has remained complex in the year. Fluctuations with regard to occupancy rates and data collection methodology have contributed to variable consumption across the portfolio . In addition to the impact of the pandemic, several divestments within the previous reporting year, investments within this reporting year and the handover of some property to FRI leases, have contributed towards the year-on-year variation across the portfolio. Nevertheless, where possible comparison of the like-for-like (“LfL”) performance of long-term assets which have remained in continual management across the reporting year, and last reporting year, has been undertaken. Every effort has been made to capture accurate consumption information across the portfolio, however, in some discrete cases it is necessary to estimate consumption. A total of 74,312 kWh electricity has been estimated in the reporting year. This equates to 1.77% of the total electricity consumption from the managed and development portfolio.
- An overall decrease in electricity consumption across the managed and development portfolio (-15%) is attributed predominantly to the variations in occupancy rates across the portfolio, in addition to the transfer of our property, Kaleidoscope, EC1, to an FRI lease. A significant increases in energy consumption can be seen at our development sites, 7,258%, compared with 2020-2021. This change is solely a result of increased electricity demand at 33 Charterhouse Street, EC1, representing a full year of development activities. During the year the site has seen a switch of energy supply from generators to grid electricity.
 - Total fuel usage within the reporting year has seen a decrease (-83%). This is largely due to a significant reduction in reported gas consumption at The Bower, EC1. The Bower, EC1 is part of a pilot study to reduce emissions and target net zero through updates to the Building Management System (“BMS”) and recommissioning of Mechanical and Electrical (“M&E”) plant. Given its success, similar exercises will be carried out in phases across the sites.
- We have continued to make good progress this year increasing our coverage of tenant consumption (approximately 78%), allowing us to monitor our whole building performance. As with the absolute performance fluctuations, the multi-let office occupancy and portfolio make it difficult to compare year-on-year intensity performance. However, it has been possible to compare LfL performance at seven properties for whole building electricity intensity, showing a 7% reduction. Four properties were compared for LfL performance for whole building fuel intensity, showing a 75% reduction.
 - One of our assets is connected to a district heat network and where we have sight of consumption information we have reported this in Table 2 above. This represents tenant only consumption due the building being let on an FRI basis.

Our environment

Carbon performance

Table 6 Total direct greenhouse emissions from managed and development portfolio (Scope 1) – EPRA-Dir-Abs 4.8

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Direct greenhouse gas emissions (diesel fuel) – Vehicles – tonnes CO ₂ e	5	1	–	-100%
Direct greenhouse gas emissions (diesel fuel) – Refurbishment portfolio – tonnes CO ₂ e	–	307	17	-94%
Direct greenhouse gas emissions (diesel fuel) – Managed portfolio – tonnes CO ₂ e	–	–	0	0%
Direct greenhouse gas emissions (petroleum hybrid fuel) – tonnes CO ₂ e	5	6	3	-48%
Total direct greenhouse gas emissions (natural gas) – tonnes CO ₂ e	608	546	121	-78%
Head office and multi-let offices – tonnes CO ₂ e	608	452	121	-73%
Development buildings – tonnes CO ₂ e	–	11.00	–	-100%
Direct greenhouse gas emissions (air conditioning gas) – tonnes CO ₂ e	24	–	–	–
Total direct greenhouse gas emissions – tonnes CO₂e	642	860	142	-84%
Total direct greenhouse gas emissions LfL – tonnes CO₂e		492	121	-75%
Absolute coverage		13/13	9/9	
LfL coverage		4/4	4/4	

Table 7 Total indirect greenhouse emissions from managed and development portfolio (Scope 2) – EPRA-Indir-Abs 4.9

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Indirect greenhouse gas emissions from purchased electricity (location based) – tonnes CO ₂ e	1,787	1,148	894	-22%
Indirect greenhouse gas emissions from purchased electricity (electric vehicle) – tonnes CO ₂ e	1	1	1	-7%
Indirect greenhouse gas emissions from purchased electricity (market based) – tonnes CO ₂ e	–	126	92	-100%
District heat, steam & cooling	–	184	–	-100%
Total indirect greenhouse gas emissions – tonnes CO₂e	1,789	1,333	895	-22%
Total indirect greenhouse gas emissions LfL – tonnes CO₂e		820	758	-8%
Absolute coverage		13/13	9/9	
LfL coverage		7/7	7/7	

Table 8 Total indirect greenhouse emissions from managed and development portfolio (Scope 3) – EPRA-Indir-Abs 4.9

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Electricity – Transmission and Distribution (T&D)	152	99	79	-20%
Electricity – Well to Tank (WTT) UK electricity T&D	21	14	21	51%
Electricity – WTT- UK electricity generation	249	158	232	47%
Gas – Well to Tank	79	71	21	-70%
District heat, steam & cooling	166	–	46	100%
District heat & steam – Distribution	9	8	–	-100%
District heat & steam – WTT	1	25	–	-100%
Tenant consumption *	1,728	998	597	-40%
UK electricity T&D for EVs – Large Battery Electric Vehicle	0	0	0	-4%
UK WTT – Passenger vehicles – Large Battery Vehicle	0	0	0	75%
UK WTT – Passenger vehicles – Large Diesel Vehicle	1	0	–	-100%
UK WTT – Passenger vehicles – Large Petrol Vehicle	–	–	–	-
UK WTT – Passenger vehicles – Large Hybrid Vehicle	1	2	1	-47%
UK water supply	19	7	3	-60%
UK water treatment	39	15	5	-68%
Construction waste	13	13	1	-93%
Managed asset & head office – Recycled waste	13	3	3	8%
Managed asset & head office – General waste (EFW)	8	5	3	-29%
Total indirect greenhouse gas emissions – tonnes CO₂e *	2,498	1,417	1,012	-29%
Absolute coverage	14/14	13/13	9/9	-43%

* restated Scope 3 consumption for 2021.

Table 9 Total greenhouse gas emissions intensity (managed portfolio) – EPRA-GHG-Int 4.10

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Total Scope 1 and Scope 2 emissions – tonnes CO ₂ e	2,431	2,193	1,036	-53%
Total tenant emissions – tonnes CO ₂ e	1,894	1,760	643	-63%
Portfolio net lettable floor area – metres ²	123,878	118,528	77,551	-35%
Portfolio landlord area – metres ²	43,455	43,231	22,218	-49%
Net rental income £m	28.4	25.0	31.2	25%
Whole building emissions – tonnes CO₂e/m² *	0.033	0.021	0.017	-20%
Scope 1 and Scope 2 – tonnes CO₂e/m² (landlord)	0.056	0.051	0.047	-8%
Scope 1 and Scope 2 – tonnes CO₂e/m² (whole building)	0.015	0.014	0.010	-23%
Scope 1 and Scope 2 – tonnes CO₂e/£m revenue	85.6	87.7	33.21	-62%
Absolute coverage	14/14	13/13	9/9	

*Represents both tenant and landlord consumption expressed as tCO₂e against associated floor area where whole building consumption is available. This is not the total floor area.

Commentary on performance Carbon

- Direct and indirect GHG emissions are reported across the entire managed and development portfolio. This accounts for Helical’s head office, managed properties and current development sites and is 100% of our operational control. The variation in the occupancy levels as described in the previous energy section have a direct impact on GHG emissions. In addition, the alteration in UK GHG conversion factors has also affected the absolute emissions. Due to the fluctuating occupancy levels, and the decrease in fuel utilised at our development sites, the absolute consumption figures have reduced accordingly. Of the properties able to be compared under a like-for-like (“LfL”) basis there has been an overall decrease in Scope 1 and 2 emissions of 75% and 8%, respectively. The decrease in Scope 1 emissions can be attributed to the before-mentioned BMS and mechanical & engineering plant changes at The Bower, EC1.
- All fuel emissions have seen a decrease within the reporting period. The large decrease in diesel fuel is largely due to its reduced use at the development sites, specifically at 33 Charterhouse Street, EC1 as energy supply is now sourced from grid electricity.

- When comparing the whole building and landlord only intensities with the previous year (Table 9), a reduction can be seen, which principally reflects the reduction in gas consumption at The Bower, EC1. Further continued energy efficiency improvements and decarbonisation of the grid also contribute to the reduction in asset carbon intensity.
- Associated Scope 3 emissions have seen a drop by 29% compared with the previous reporting year. This can be attributed mostly to a reduction in tenant emissions from electricity consumption through fluctuations in occupancy, property divestment, and associated decarbonisation of the grid. Tracking our performance across all scopes of emissions will allow us to identify key areas for improvement across our supply chain to ensure a sustainable business strategy.
- Scope 3 tenant consumption within the previous reporting year (2020-2021) has been restated from 1,576 tCO₂e to 998 tCO₂e due to a calculation error.

Total Scope 1 and Scope 2 emissions – tonnes CO₂e

1,036

Percentage change

53%

Our environment

Water performance

Table 10 Total municipal water consumption from managed and development portfolio – EPRA-Water-Abs 4.11 & EPRA -Water-LfL 4.12

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Head office and multi-let offices (municipal water) – m³	54,338	20,439	16,975	-17%
Development buildings (municipal water) – m³	2,370	921	2,245	144%
Total volume of water consumed – m³	56,708	21,360	19,220	-10%
Total volume of water consumed LfL – m³		10,309	15,561	51%
Absolute coverage	12/14	10/13	6/9	
LfL coverage	4/4	5/5	5/5	

Table 11 Municipal water intensity (managed portfolio) – EPRA-Water-Int 4.13

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Total volume of water consumed – m³/m²	0.398	0.159	0.198	25%
Coverage	12/14	10/13	6/9	

Table 12 Total water effluent from managed portfolio and Intensity – EPRA-Water-Int 4.13

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Head office and multi-let offices – m³	54,193	20,208	16,686	-17%
Head office and multi-let offices floor area – m²	136,677	128,721	85,620	-33%
Total volume of water intensity – m³/m²	0.40	0.16	0.19	24%
Coverage	12/14	9/13	6/9	

Table 13 Total water effluent from development portfolio – EPRA-Water-Abs 4.11

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Development	219	341	40	-88%
Total volume of water consumed – m³	219	341	40	-88%
Coverage	100%	100%	100%	

Commentary on performance

Water

- As part of our corporate target to improve the sustainable design of our developments, the reduction of water consumption is a key target with the BREEAM assessments. Total water consumption across head office, property portfolio and our development sites has seen a decrease of 10% in comparison to the last reporting year. A comparison of the like-for-like (“LfL”) managed assets was possible at five properties, due to the changing portfolio. The LfL performance has seen an increase of 51% in comparison to the last reporting year. This is due to an increase in occupancy throughout the year

as restrictions related to the Covid-19 pandemic for office-based working have gradually been lifted. However, when water intensity for this reporting year is compared with that for the 2019-2020 reporting period (a year with comparably few restrictions resulting from the Covid-19 pandemic), almost a 50% reduction in intensity can be seen.

Our environment

Waste performance

Table 14 Total waste by disposal route from managed portfolio – EPRA Waste-Abs-4.14

	Percentage by disposal route	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Waste recycled (tonnes)	50%	572	142	153	8%
Waste incinerated with energy recovery (tonnes)	50%	352	212	151	-29%
Waste landfilled (tonnes)	–	–	–	–	–
Total waste collected (tonnes)	100%	924	354	303	-14%
Hazardous waste (tonnes)	–	–	–	–	–
Non-hazardous waste (tonnes)	100%	–	–	–	–
Absolute coverage		10/14	8/13	8/9	

Table 15 Total like-for-like waste by disposal route from managed portfolio – EPRA Waste-Abs-4.15

	Percentage by disposal route	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Waste recycled (tonnes)	50%	425	88	153	74%
Waste incinerated with energy recovery (tonnes)	50%	150	143	151	5%
Waste landfilled (tonnes)	–	–	–	–	–
Total waste collected (tonnes)	100%	575	231	303	31%
Hazardous waste (tonnes)	0%	–	–	–	–
Non-hazardous waste (tonnes)	100%	–	–	–	–
LfL c overage		5/5	6/6	6/6	

Table 16 Total waste by disposal route from head office – EPRA Waste-Abs-4.14

	Percentage by disposal route	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Waste recycled (tonnes)	64%	2.6	1.0	2.5	143%
Waste incinerated with energy recovery (tonnes)	32%	0.6	0.3	1.2	366%
Food waste (tonnes)	4%	–	–	0.2	100%
Total waste collected (tonnes)	100%	3.2	1.3	3.9	202%

Table 17 Total waste by disposal route from development portfolio – EPRA Waste-Abs-4.14

	Percentage by disposal route	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Waste diverted from landfill from developments (tonnes)	100%	12,466	12,334	861	-93%
Waste to landfill from developments (tonnes)	–	202	307	–	-100%
Hazardous waste (tonnes)	–	2	0	–	-100%
Total waste from developments (tonnes)		12,670	12,641	861	-93%

Commentary on performance

Waste

- All waste recorded in the managed asset figures above represents co-mingled waste (tenant and landlord). It is not possible to separate out volumes for tenant and landlord and thus reported as landlord controlled. Year-on-year performance in diverting waste from landfill is consistent across the years. Across both the managed portfolio and development sites, 100% of waste was diverted from landfill, greatly exceeding the target of 80% diversion from landfill for construction sites. We will strive to continue this performance into the next reporting

year. Recycling in the managed portfolio has met the target of 50% recycling rate, with the majority of properties achieving recycling rates over 55%. We have successfully engaged with restaurant and café tenants to encourage opportunities to avoid single use plastic and reduce waste wherever possible. Recycling in the development portfolio has achieved rates of 95% and above, with any remaining waste recycled on site.

- Comparison of like-for-like performance is possible across six assets, demonstrating strong recycling and diversion from landfill year-on-year.

Total waste from managed portfolio – tonnes

303

Change: -14%

Our environment

Building certification and other measures

Table 18 Building certification – EPRA Cert-tot 4.16

		Total number of assets achieving certification or rating	Floor area achieving certification or rating (GIA) – m²	Percentage of portfolio total area (GIA)
Energy Performance (EPCs) – All assets held in the year				
	A	–	–	–
	B	6	82,619	77%
	C	2	4,280	4%
	D*	1	20,344	19%
	E to G	–	–	–

* The only asset that holds an EPC ‘D’ rating is 100 New Bridge Street which is due to be redeveloped in 2023 where it is targeting an EPC rating of ‘A’

BREEAM – All assets held in the year				
	Outstanding*	1	27,543	20%
	Excellent	6	61,767	46%
	Unassessed	3	45,477	34%

*Certified at Design Stage.

Table 19 Construction management

	Year ended 31.03.21	Year ended 31.03.22
Schemes registered with Considerate Constructors Scheme	1 of 1	1 of 1
Our lowest score for CCS	43	50
Our highest score for CCS	43	50
Our average score for CCS	43	50
Sites with recognised EMS ISO14001 (%)	100%	100%

Commentary on performance

Building certification and other measures

- During the year we acquired 100 New Bridge Street, EC4 which currently holds an EPC rating of ‘D’ and no BREEAM certification. This building will undergo a large refurbishment in 2023 and we will target an EPC of ‘A’ and BREEAM “Outstanding”. We continue to explore BREEAM in use for those assets where it was not possible to apply for BREEAM New Build Certification.

BREEAM “Excellent” or above – Office buildings

7*

CCS Score for 33 Charterhouse Street, EC1

50/50

* Buildings held at year end.

Our people

Employees

Table 20 Employee gender diversity – EPRA Diversity-Emp 5.1

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Board (%)			
Male	75%	75%	75%
Female	25%	25%	25%
Executives* (%)			
Male	63%	60%	60%
Female	37%	40%	40%
Company (%)			
Male	48%	46%	46%
Female	52%	54%	54%

* Executives are those employees that hold professional positions but are not members of the Executive Committee or the Board. Management positions are not held in the Company and any senior members of staff who are not Directors will be included within Executives.

Table 21 Employee training and development – EPRA Emp-Training 5.3

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Number of training hours for all employees	909	950	832
Average number of training hours – All employees	4.2	4.5	4.1

Table 22 Employee performance appraisals – EPRA Emp-Dev 5.4

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Employees receiving performance appraisals	100%	100%	100%

Table 23 Employee turnover and retention – EPRA Emp-Turnover 5.5

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Total number of employees	29	28	28
Rate of new employee hires (%)	7%	–	4%
Total employee turnover	2	1	1
Rate of employee turnover (%)	11%	4%	4%

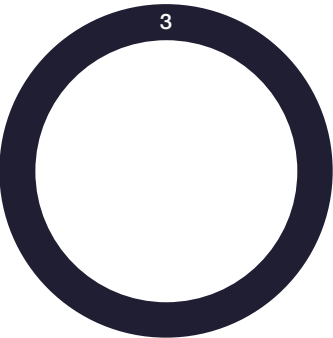
Commentary on performance

Employees

- As part of our ongoing commitment to staff training we saw training hours decrease slightly from an average of 4.5 days per employee to 4.1 days. We continue to review training requirements on an individual basis.

Executive Directors

Average length of service: 27.8 years



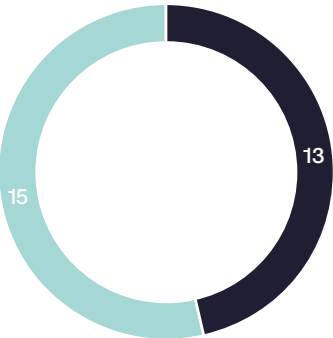
Executives

Average length of service: 9.7 years



Company

Average length of service: 11.8 years



key

- Male
- Female

Our people

Health and safety

Table 24 Employee health and safety – H&S-Emp 5.6

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Direct employees				
Injury Rate (IR)	–	–	–	–
Lost Day Rate (LDR)	–	–	–	–
Absentee Rate (AR)	0.015	0.015	0.020	33%
Enforcement notices or fines	–	–	–	–
Work related fatalities	–	–	–	–
Managed portfolio				
Number of Lost Time Accidents	–	–	–	–
Lost Time Accidents Frequency Rate (LTAFR)	–	–	–	–
Number of RIDDOR	–	–	–	–
RIDDOR Accident Frequency Rate (AFR)	–	–	–	–
Enforcement notices or fines	–	–	–	–
Work related fatalities	–	–	–	–
Development portfolio*				
Number of hours worked	2,919,095	352,069	769,664	119%
Number of Lost Time Accidents	4	–	–	–
Lost Time Accidents Frequency Rate (LTAFR)	0.14	–	–	–
Number of RIDDOR	4	1	–	-100%
RIDDOR Accident Frequency Rate (AFR)	0.14	0.28	–	-100%
Enforcement notices or fines	–	–	–	–
Work related fatalities	–	–	–	–

* Suppliers and subcontractors at development site.

Table 25 Asset health and safety assessments – H&S-Asset 5.7

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Assets for which health and safety impacts are assessed or reviewed for compliance or improvement (%)	100%	100%	100%	–

Table 26 Asset health and safety assessments – H&S-Comp 5.8

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22	Percentage change
Incidents of non-compliance with regulations and voluntary codes concerning the health and safety impacts	–	–	–	–

Commentary on performance

Health and safety

- During the year there were no accidents involving employees, the same as the previous year.
- During the year, there were no enforcement notices issued to Helical plc or its subsidiaries. Our development sites are subject to regular health and safety inspections by external health and safety consultants and in addition by our senior management team. We also perform assessments at all our occupied buildings (reviewing fire safety, water safety, asbestos and air quality) along with annual health and safety

Total construction hours worked

769,664

Our people

Corporate governance

Table 27 Composition of the highest governance body – EPRA Gov-Board 6.1

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Number of executive board members	3	3	3
Number of non-executive board members	5	5	5
Average tenure years on the governance body	8.2	9.2	10.2
Number of non-executive board members with competencies relating to environmental and social topics	5	5	5

Table 28 Nominating and selecting the highest governance body – EPRA Gov-Select 6.2

	Year ended 31.03.22
Process for nominating and selecting the highest governance body	*

*See our Annual Report and Accounts 2022, pages 99 to 105.

Table 29 Process for managing conflicts of interest – EPRA Gov-Col 6.3

	Year ended 31.03.22
Process for managing conflicts of interest	*

*See our Annual Report and Accounts 2022, pages 132.

Commentary on performance

Corporate governance

- Please refer to the Corporate governance section of our Annual Report and Accounts 2022 for more details.

Our people

Community engagement

Table 30 Community engagement, impact assessments and development programmes – EPRA Comty-Eng 5.9

	Year ended 31.03.21
Percentage of managed assets with community engagement, impact assessments or development programmes in place	100%

See pages 8 and 9 for details on our community initiatives in the year and our Annual Report and Account 2022

Table 31 Sustainable transport

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Sites with public transport within 650m (%)	100%	100%	100%
Sites with cyclist facilities (%)	100%	100%	100%
Sites with green travel plan (%)	50%	46%	46%
Cycle storage capacity	1,090	992	992
Cycle storage intensity	1 per 9	1 per 9	1 per 9

Table 32 Biodiversity

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Sites which have included ecological enhancement measures	20%	20%	50%
Sites with appropriate protection measures for sensitive features (%)	100%	100%	100%

Wellbeing performance

Commentary on performance

Wellbeing & community performance

- All multi-tenanted sites have a community engagement programme in place. We have our tenant engagement app, Equiem, at our sites. This is a platform where tenants can assess information on wellbeing initiatives and a calendar of virtual and physical events.
- All of our sites have cycle facilities, and as we anticipate more demand on these spaces we are ensuring that these spaces meet our tenants’ needs.

Assets with cycling facilities

100%

Reporting methodology

Methodology

The information contained in this report has been collated and prepared in accordance with the following guidance and standards:

- ISO 14064 – Greenhouse gases. Part 1 (2006)
- UK Government’s Environmental Reporting guidance (2013 version)
- The Global Reporting Initiative Sustainability Reporting Guidelines
- The most recent version of Defra’s Guidelines for Greenhouse Gas Reporting and carbon emissions restated year on year
- European Public Real Estate Association Sustainability BPR Guidance (Sept 2017)
- Environmental Reporting Guidelines: Including streamlined energy and carbon reporting guidance March 2019.

Coverage

We have a flexible business model which fluctuates year-on-year based around acquisitions, sales and completion of construction projects. This in turn is represented in our year-on-year performance. Below details the full coverage of our managed and development portfolios that can be reported on for the reporting year.

	Year ended 31.03.20	Year ended 31.03.21	Year ended 31.03.22
Head office	1	1	1
Managed portfolio*	14	13	9
Development portfolio**	6	5	2

* Includes multi-let office, retail and mixed-use developments where we have operational control.
**Includes all refurbishment projects active in this reporting period with a project cost over £500,000 where we have operational control.

Like-for-like (“LfL”) analysis

Our like-for-like (“LfL”) data sets are inclusive of buildings that have been consistently in operation for the data period specified, e.g. not purchased, sold or developed during either of the reporting periods for 24 months.

Normalisation calculation

For energy purchased by Helical, the amount is identified by the managing agents but apportioning this to specific floor areas is difficult due to the common part areas not generally being measured. For properties where whole building data is available, an intensity metric based on landlord and tenant consumption is normalised against whole building floor area.

Reporting boundaries

The following are the definitions adopted:

Scope 1 – direct emissions includes whole building gas data; fugitive emissions from air conditioning are included where it is the landlord’s responsibility within the common parts. In addition, fuel use for all company owned vehicles is included.

Scope 2 – indirect energy emissions includes purchased electricity for the head office, landlord controlled common parts areas and electricity used as part of development and refurbishment schemes.

Scope 3 – other indirect emissions, which includes emissions associated with electricity losses and generation. It also includes tenant consumption where available, hotel stays, business air travel, business travel via taxis, business rail travel, waste and water.

Using these definitions, the following are the reporting boundaries:

- All properties where Helical has sole ownership and operational control through the managing agents have been included
- Any joint ventures which are within Helical’s operational control are also included on the basis of the percentage ownership
- Any gas boilers that provide heating to both common and tenanted areas have been included where the heating plant is within the control of the managing agents working for Helical. These are identified within the relevant data tables
- All electricity supplies that serve plant e.g. lifts, common area lighting and power where the equipment is within the control of Helical rather than the occupier. In some cases, the meters supply occupied areas as well as landlord areas, for instance gas supply to the building. This is not sub metered so is recorded as part of Helical’s consumption and is identified as whole building
- All water supplies that provide water to areas where Helical has control rather than the occupier
- Development and refurbishment site data for energy use for projects with a capital value over £500,000
- All electricity and gas supply which is supplied direct to the tenant is collated and reported as either tenant purchased tenant supply OR landlord purchased tenant supply. Where it is not possible to differentiate between tenant and landlord consumption the whole building consumption is reported
- All electricity and gas consumed by Helical at the head office, 5 Hanover Square.

GHG factors

Carbon emissions data has been calculated according to Defra’s Guidelines for Greenhouse Gas Reporting and carbon emissions restated year on year. Annual conversion factors can be found at the link below:

<https://www.gov.uk/government/collections/governmentconversion-factors-for-company-reporting>

Data Verification

Data is sense checked by internal RPS staff (Senior Consultant level) and queries passed back to the managing agents for clarification. Property consumption data which varies by greater than double the previous year’s consumption (property specific) or greater than 1% variation of the total year’s portfolio consumption is queried with the managing agent. In addition, RPS staff (Senior Consultant level) also carry out a sample data verification exercise with the managing agents in order to audit the data collection processes and procedures and check the robustness of the data submitted. Avieco have provided limited assurance for the data ended 31 March 2022 and their statement is attached to this report.

Appendix 1

Independent verification statement

RPS Consulting Engineers (ROI) was engaged to conduct an independent verification of the Greenhouse Gas (GHG) emissions and additional KPIs reported by Helical plc (Helical) of 5 Hanover Square, Mayfair, London, W1S 1HQ, UK, using the International Standard Organisation’s 14064-3:2019 specification with guidance for the validation and verification of Greenhouse Gas statements.

Objective

The purpose of the verification statement is to provide assurance to stakeholders of the relevance, completeness, consistency, transparency, and accuracy of the disclosed GHG emissions and additional KPIs set out below, and to confirm that they are free from material misstatements to an agreed materiality threshold of 5%.

Scope

RPS conducted an independent, limited verification of Helical's GHG emissions on an operational control basis, covering the period 1 April 2021 – 31 March 2022. The boundaries of the report cover Helical's operations, including the Helical head office, landlord and tenant emissions associated with nine managed assets and one development project. The following GHG sources are included:

Scope 1:	Natural gas, car fuels, refrigerant, LPG
Scope 2:	Electricity from buildings and electric vehicle (EV) company cars Location-based emissions
Scope 3:	Tenant emissions, business travel, WTT, T&D and emissions from waste and water

- Additional KPIs:**
- Water consumption and waste disposal (total consumption)
 - Intensity metrics: (Scope 1 and 2 emissions /m² and per fm turnover)
 - Year-on-year change in emissions
 - Like-for-like water consumption and water intensity
 - Like-for-like waste by disposal method

Methodology

Helical's GHG inventory has been completed in accordance with the World Resources Institute (WRI)/World Business Council for Sustainable Development (WBCSD) *Greenhouse Gas Protocol, Corporate Accounting and Reporting Standard, Revised Edition*, and adheres to the best practice reporting principles of relevance, completeness, consistency, transparency, and accuracy.

In conducting the verification, RPS Consulting Engineers (ROI) used the appropriate verification planning, validation, GHG assessment and evaluation steps in accordance with the requirements of ISO 14064:3, and in adherence to the standard's principles of independence, ethical conduct, fair presentation, and due professional care.

RPS verified GHG data collection processes and standard operating procedures through online interviews with key individuals at Helical and its third-party consultants, data controllers at managing agents and with a manager of the Helical development project. RPS also carried out a desktop study of sample data streams and evidence to confirm the accuracy of source data used in calculations and a documentary review of evidence provided by Helical.

Opinion

Based on the scope of work carried out by RPS Consulting Engineers (ROI) using the approach outlined above, we have found no evidence to suggest that the statement of Helical's operational GHG emissions inventory during the reporting period 2021-22 is not:

- Materially correct and a fair representation of Helical's GHG emissions,
- Prepared in adherence to the reporting protocol listed above,
- Prepared in line with the best practice reporting principles of relevance, completeness, consistency, transparency, and accuracy,
- Worthy of the award of limited verification.

With respect to the GHG emissions and additional KPIs, we declare that Helical has received limited verification for the reporting year 1 April 2021 – 31 March 2022.

GHG assertion	t/CO ₂ e
Scope 1 emissions	141
Scope 2 location-based emissions	894
Scope 3 emissions	1,012
Additional KPIs	
Scope 1 & 2 (tCO ₂ e/m²)	0.010 tCO ₂ e/m²
Scope 1 & 2 (tCO ₂ e /£m revenue)	TBC*
Scope 1 & 2 year-on-year change	-53%
Total energy consumption (kWh)	4,956,536 kWh
Water consumption (m³)	16,975 m³
Like-for-like water consumption (m³)	15,561 m³
Water intensity (m³/m²)	0.20 m³/m²
Waste disposal (tonnes)	306 tonnes
Like-for-like waste by disposal method	153 tonnes – recycled 151 tonnes– general (EfW)

* Draft verification statement excludes revenue intensity value and will be updated once Helical's final revenue data for the reporting period is available.

Areas for improvement

RPS advises that to further improve its reporting, Helical should consider the following recommendations:

- Some instances of inconsistent methodologies were identified across assets. Any changes in methodology should be documented and highlighted in a systematic and timely manner by managing agents; the updated methodology should be reported to Helical and third-party consultants at the quarterly review meeting.
- Establish a review of data process flows across assets and establish a consistent approach to the management of raw data including consumption values, collection and saving of evidence supporting consumption values and the use of standardised file naming conventions across the Helical portfolio.
- Provide for clear lines of communication and transparency regarding sign-off of data from facility managers.
- Consider quarterly or half-yearly interim audits of data from managing agents in order to streamline the end of year process and address any data gaps as they occur.
- RPS was unable to verify Scope 2 market-based emissions due to the lack of availability of REGOs, despite some green energy contracts being in place. A review of the process to obtain certificates from suppliers should be undertaken to ensure the receipt of all relevant certificates in a timely and transparent manner, and with regard to electricity supplied per MPAN for the specified reporting period.
- Consider a review of supply chain emissions and whether additional Scope 3 categories should be taken into account.

RPS can confirm that we are independently appointed by Helical, and no member of the verification team has a business relationship or reason for bias with regard to Helical.



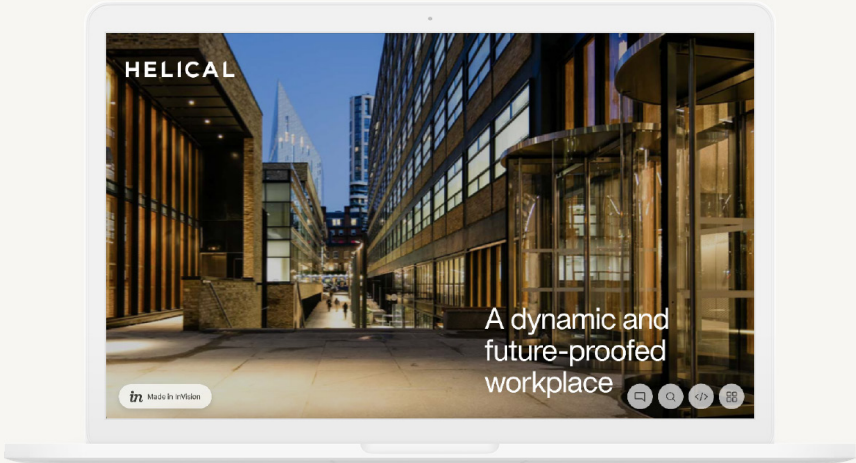
CONALL BOLAND
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Issued: 19th May 2022

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Find out more online

To find out more about our sustainability strategy 'Built for the Future' and our 'Pathway to Net Zero' please see our website where all documents are available to download.

helical.co.uk

HELICAL

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