

PERFORMANCE DATA

PORTFOLIO TABLE

Indicator	Code	GRI standard	Measurement	2021	2020	Change
Total electricity consumption	Elec-Abs	302-1	kWh	3,683,206	4,466,826	-18%
Like-for-like electricity consumption	Elec-LFL	302-1	kWh	3,057,031	3,579,490	-15%
Total energy consumption from fuel	Fuels-Abs	302-1	kWh	5,756,521	7,183,053	-20%
Like-for-like consumption from fuel	Fuels-LFL	302-1	kWh	4,999,750	5,502,069	-9%
Direct GHG emissions (total) Scope 1	GHG-Dir-Abs	305-1	tCO ₂	1,164	1,470	21%
Indirect GHG emissions (total) Scope 2	GHG-Indir-Abs	305-2	tCO ₂ (location based)	866	1,129	-23%
Total water consumption	Water-Abs	303-5	m ³	10,041	18,412	-46%
Like-for-like water consumption	Water-LFL	303-5	m ³	8,957	16,341	-45%
Weight of waste by disposal route (total)	Waste-Abs	306-4	tonnes	263	308	-15%
Weight of waste by disposal route (like-for-like)	Waste-LFL	306-4	tonnes	251	284	-12%

Data qualifying notes:

Data covers the office and residential portfolio.

Elec-Abs & Elec-LFL include on-site renewable electricity generation from solar PV panels.

Energy-Int, GHG-Int and Water-Int are not aggregated as intensities are reported on an apartment basis for our residential portfolio and on a m² basis for our office portfolio.

EPRA OFFICE TOTAL PORTFOLIO TABLE – ENVIRONMENTAL DATA

Indicator	Code	GRI standard	Unit of measurement	2021	Coverage # of buildings	2020	Coverage # of buildings	Change
Total electricity consumption	Elec-Abs	302-1	kWh	3,495,067	15 of 15	4,230,840	13 of 15	-17%
			% from renewable sources	100		100		
Like-for-like electricity consumption	Elec-LFL	302-1	kWh	2,868,892	11 of 15	3,325,504	11 of 15	-14%
Total energy consumption from fuel	Fuels-Abs	302-1	kWh	5,756,521	15 of 15	7,183,053	13 of 15	-20%
Like-for-like consumption from fuel	Fuels-LFL	302-1	kWh	4,999,750	11 of 15	5,502,069	11 of 15	-9%
Building energy intensity	Energy-Int	302-3	kWh/m ²	91	15 of 15	120	13 of 15	-24%
Like-for-like building energy intensity	Energy-Int-LFL	302-3	kWh/m ²	100	11 of 15	121	11 of 15	-18%
Direct GHG emissions (total) Scope 1	GHG-Dir-Abs	305-1	tCO ₂	1,164	15 of 15	1,470	13 of 15	-21%
Indirect GHG emissions (total) Scope 2	GHG-Indir-Abs	305-2	tCO ₂ (market based)	0	15 of 15	0	13 of 15	0
			tCO ₂ (location based)	822		1,069		-23%
Building GHG emissions intensity	GHG-Int	305-4	tCO ₂ /m ²	0.020	15 of 15	0.027	13 of 15	-27%
Total water consumption	Water-Abs	303-5	m ³	10,041	15 of 15	18,412	13 of 15	-45%
Like-for-like water consumption	Water-LFL	303-5	m ³	8,957	11 of 15	16,341	11 of 15	-45%
Building water consumption intensity	Water-Int	303.5	(m ³ /m ² .ann)	0.10	15 of 15	0.24	13 of 15	-60%
Weight of waste by disposal route (total)	Waste-Abs	306-4	tonnes	80	15 of 15	132	13 of 15	-39%
			% recycled	45%		40%		11%
			% composted	3%		13%		-75%
			% sent to incineration	54%		47%		13%
			% other	0%		0%		n/a
Weight of waste by disposal route (like-for-like)	Waste-LFL	306-4	tonnes	68	11 of 15	108	11 of 15	-37%
			% recycled	44%		42%		5%
			% composted	4%		7%		-48%
			% sent to incineration	53%		51%		3%
			% other	0%		0%		n/a

Data qualifying notes:

Electricity consumption includes on-site renewable electricity generation from solar PV panels.

Fuel consumption relates to natural gas consumption only. The proportion of fuels from renewable resources is not reported as we have no contracts in place to purchase fuels from renewable resources.

Scope 1 (direct) and Scope 2 (indirect) emissions were calculated using the applicable national emissions factors published by the Sustainable Energy Authority of Ireland ("SEAI") and Commission for Regulation of Utilities respectively.

Market-based Scope 2 emissions data is based on electricity provider energy mix as reported on invoices.

RESIDENTIAL PORTFOLIO TABLE – ENVIRONMENTAL DATA

Indicator	Code	GRI standard	Unit of measurement	2021	Coverage # of buildings	2020	Coverage # of buildings	Change
Total electricity consumption	Elec-Abs	302-1	kWh	188,139	293 of 293	235,986	293 of 293	-20%
Like-for-like electricity consumption	Elec-LFL	302-1	kWh	188,139	293 of 293	235,986	293 of 293	-20%
Building energy intensity	Energy-Int	302-3	kWh per apartment	642	293 of 293	805	293 of 293	-20%
Indirect GHG emissions (total) Scope 2 (location based)	GHG-Indir-Abs	305-2	tCO ₂	44	293 of 293	60	293 of 293	-26%
Building GHG emissions intensity	GHG-Int	305-2	tCO ₂ per apartment	0.152	293 of 293	0.205	293 of 293	-26%
Weight of waste by disposal route (total)	Waste-Abs	306-4	tonnes	183	293 of 293	176	293 of 293	4%
			% recycled	38%		25%		52%
			% composted	1%		0%		n/a
			% sent to incineration	61%		75%		-19%
			% other	0%		0%		n/a
Weight of waste by disposal route (like-for-like)	Waste-LFL	306-4	tonnes	183	293 of 293	176	293 of 293	4%
			% recycled	38%		25%		52%
			% composted	1%		0%		n/a
			% sent to incineration	61%		75%		-19%
			% other	0%		0%		n/a

Data qualifying notes:

Scope 2 (indirect) emissions were calculated using the applicable national emissions factors published by the Commission for Regulation of Utilities.

Water consumption: no landlord metered water is consumed across our residential portfolio so these performance measures are not reported.

CORPORATE OFFICE TABLE – ENVIRONMENTAL DATA

Indicator	Code	GRI standard	Unit of measurement	2021	2020	Change
Total electricity consumption	Elec-Abs	302-1	kWh	25,481	19,190	33%
			% from renewable sources	100	100	-
Like-for-like electricity consumption	Elec-LFL	302-1	kWh	25,481	19,190	33%
Total energy consumption from fuel	Fuels-Abs	302-1	kWh	29,059	30,432	-5%
Like-for-like consumption from fuel	Fuels-LFL	302-1	kWh	29,059	30,432	-5%
Building energy intensity	Energy-Int	302-3	kWh/m ²	92	84	10%
Direct GHG emissions (total) Scope 1	GHG-Dir-Abs	305-1	tCO ₂	6	6	-1%
Indirect GHG emissions (total) Scope 2 (location based)	GHG-Indir-Abs	305-2	tCO ₂	3	5	-31%
Building GHG emissions intensity	GHG-Int	305-4	tCO ₂ /m ²	0.016	0.019	-17%
Total water consumption	Water-Abs	303-5	m ³	11	44	-75%
Like-for-like water consumption	Water-LFL	303-5	m ³	11	44	-75%
Building water consumption intensity	Water-Int	303-5	(m ³ per employee)	0.3	1.3	-75%

Data qualifying notes:

Data covers the corporate office in IWML.

Fuel consumption relates to natural gas consumption only. The proportion of fuels from renewable sources is not reported as we have no contracts in place to purchase fuels from renewable sources.

Scope 1 (direct) and Scope 2 (indirect) emissions were calculated using the applicable national emissions factors published by the SEAI and Commission for Regulation of Utilities respectively.

Waste: no corporate office waste data available as waste collected is at a whole building level so these performance measures are not reported.

SOCIAL AND GOVERNANCE DATA

Indicator	Code	Scope	GRI Standard	Unit of measurement	2021	2020	Change	Coverage
Gender diversity	Diversity-Emp	Corporate operations	405-1	% of female employees	31% executive staff	36% executive staff	-5pp	100%
					25% at all senior levels and Board	29% at all senior levels and Board	-4pp	
Gender pay	Diversity-Pay	Corporate operations	405-2	Ratio of male to female pay	168% executive staff	136% executive staff	22pp	100%
					172% at all senior levels and board	207% at all senior levels and Board	-35pp	
Training and development	Emp-Training	Corporate operations	404-1	Average hours per annum	21	18	14%	
Performance appraisals	Emp-Dev	Corporate operations (excludes Non-Executive Directors)	404-3	% of employees	89%	100%	-11%	100%
New hires	Emp-Turnover	Corporate operations	401-1	Total number	5 (1:4 female to male)	4 (2:2 female to male)	25%	100%
		Corporate operations	401-1	Rate	12%	10%	20%	
Turnover	Emp-Turnover	Corporate operations	401-1	Total number	4 (1:3 female to male)	4 (1:3 female to male)	-	100%
		Corporate operations	401-1	Rate	9%	10%	-10%	
Injury rate	H&S-Emp	Corporate operations	403-9	per x hours works	0	0	-	100%
Lost day rate		Corporate operations		per x hours works	0	0	-	
Absentee rate		Corporate operations		% of total days scheduled to work	0.73%	0.75%	-2.6%	
Fatalities		Corporate operations		Total number	0	0	-	
H&S impact assessments	H&S-Asset	Office portfolio	416-1	% of assets	100%	100%	-	100%
		Residential portfolio		100%	100%	-		
Number of incidents	H&S-Comp	Office portfolio		Total number	No instances of non-compliance	No instances of non-compliance	-	100%
		Residential portfolio		No instances of non-compliance	No instances of non-compliance	No instances of non-compliance		
Community programmes	Comty-Eng	Office portfolio	413-1	% of assets	31%	23%	35%	100%
		Residential portfolio		0	0	0		
Board composition	Gov-Board	Corporate operations		Total number of executive members	2	2	-	100%
				Total number of independent members	8	7	14%	
				Average tenure in years	4	5	-19%	
				Total number with competencies relating to environmental and social topics	9	5	80%	

Data qualifying notes:

Health and safety impact assessments are made by external providers at our managed office buildings and residential assets.

Community programmes: this performance measure is available for the Windmill Quarter assets (The Observatory, 1WML and 2WML and 50 City Quay). All other community engagement is on a portfolio basis.

GREENHOUSE GAS EMISSIONS SUMMARY TABLE

	Sub-area	Units of measurement	2021	2020	Change	Net Zero Carbon Pathway	BBP framework	WorldGBC framework
Scope 1 - Total	Landlord purchased fuels and refrigerants	tCO ₂ e	1,164	1,470	-21%	yes	yes	yes
Scope 2 - Total	Landlord purchased electricity	tCO ₂ e	866	1,129	-23%	yes	yes	yes
	Scope 2 renewable tariffs (landlord emissions) ¹	tCO ₂ e	0	0	-	yes	yes	yes
Total Scope 1 and 2		tCO ₂ e	2,030	2,599	-22%			
Scope 3*								
1 Purchased goods and services	Purchased goods and services	tCO ₂ e	2,295	1,931	19%	no	no	no
2 Capital goods	Developments and refurbishments Landlord controlled fit-out	tCO ₂ e	1,805	3,012	-40%	yes	yes	no
3 Fuel- and energy- related activities ²	Landlord purchased energy	tCO ₂ e	496	406	22%	yes	yes	no
5 Waste generated in operations	Operational waste generated	tCO ₂ e	2	3	-41%	yes	no	no
6 Business travel	Employee business travel	tCO ₂ e	0	1	-	yes	no	no
7 Employee commuting	Employee commuting	tCO ₂ e	8	7	15%	no	no	no
13 Downstream leased assets ²	Occupier purchased energy (electricity and fuels)	tCO ₂ e	4,317	7,197	-40%	yes	yes	yes
Scope 3 - Total			8,923	12,557	-29%			
Total Scope 1, 2 and 3			10,953	15,156	-28%			

Data qualifying notes:

- 1 As part of the Scope 2 emissions, we report our emissions based on location and market-based factors. All our purchased electricity supplies are Guarantee of Origin-backed, which allows us to claim zero emissions under the Scope 2 market-based emissions category.
- 2 Downstream leased assets covers our occupier GHG emissions associated with their own energy consumption.

NET ZERO CARBON REVIEW

Our Net Zero Carbon Pathway is aligned to the Better Buildings Partnership (“BBP”) Net Zero Carbon Pathway Framework and World Green Building Councils (“WGBC”)’s Net Zero Buildings Commitment. As part of these commitments, we are required to report on our annual progress and the steps we are taking along our pathway to achieve our net zero carbon ambition.

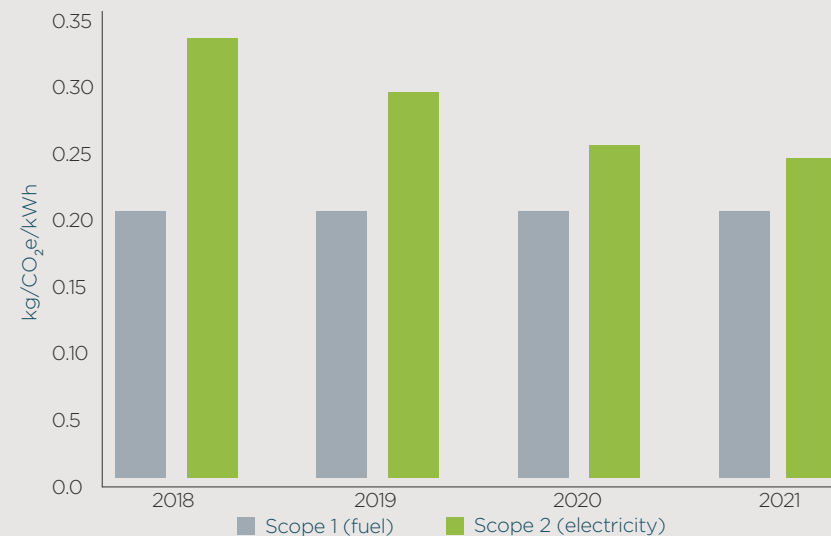
Updates on our energy use intensity target can be seen on page 22 and in the tables on pages 57 to 60.

Our greenhouse gas emission reductions can be seen on page 62, with a summary provided in the chart below.

We also detail below the relevant conversion factors being used to calculate Scope 1 and 2 emissions.



Changes in carbon conversion factors (2018-2021)

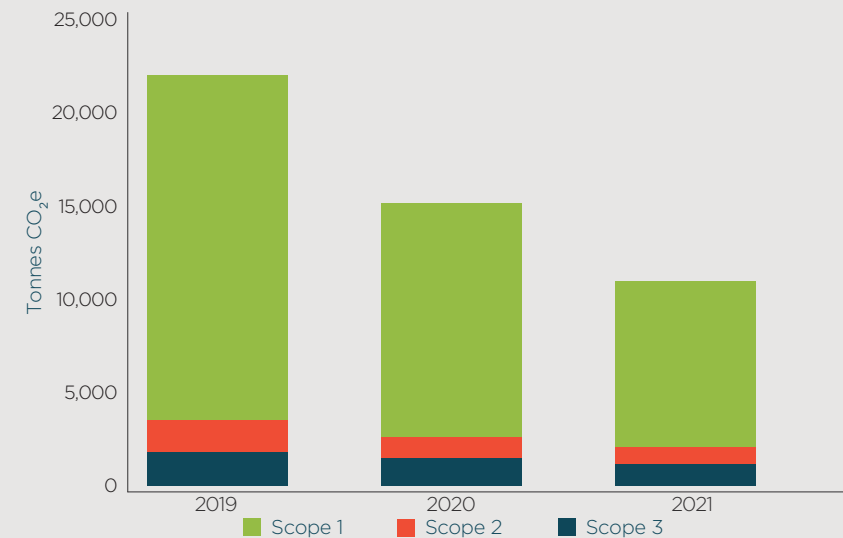


In order to report our greenhouse gas emissions, we convert our electricity (indirect) and fossil fuel (direct) consumption into carbon emissions.

Scope 1 (direct) and Scope 2 (indirect) emissions use the applicable national emissions factors published by the Sustainable Energy Authority of Ireland (“SEAI”) and Commission for Regulation of Utilities respectively and which are displayed in the above chart.

Scope 1 conversion factors have not changed since our 2019 baseline whereas Scope 2 conversion factors have decreased 27% as more renewable electricity is supplied into the national grid.

Scope 1, 2 & 3 progress since 2019



Since our 2019 baseline we have decreased our Scope 1, 2 and 3 greenhouse gas emissions 50%.

Scope 1 (fuel) emissions have decreased 36% due to lower occupancy and improvements in energy management.

Scope 3 (electricity) emissions have decreased 49% due to lower occupancy and improvements in energy management.

Scope 3 (other indirect) emissions have decreased 52% due to lower occupier occupancy, energy improvements in occupier spaces and reduced construction activity.

TCFD METRICS

We provide information to our stakeholders on our climate-related activities and performance through the disclosure of certain relevant metrics for energy and resource consumption and carbon emissions across our portfolio of assets. The below table consolidates our 2021 and 2022 TCFD performance metrics.

TCFD metrics

Metric	Unit	2021	2020	% change	Comment
Total electricity consumption (location based)	kWh	3,683,206	4,466,826	-18%	
Total electricity consumption (market based)	kWh	0	0	0	
Like-for-like electricity consumption	kWh	3,057,031	3,579,490	-15%	
Total energy consumption from fuel	kWh	5,756,521	7,183,053	-20%	
Like-for-like consumption from fuel	kWh	4,999,750	5,502,069	-9%	
Building energy use intensity (by area)	kWh/m ² /yr	91	120	-24%	managed offices only
Total scope 1 and 2 emissions intensity	tCO ₂ /m ² /yr	0.020	0.027	-27%	managed offices only
Total scope 3 emissions	tCO ₂	12,577	8,923	-29%	
Total Scope 1, 2 and 3 emissions	tCO ₂	15,156	10,953	-28%	
Building water usage	m ³	10,041	18,412	-46%	
Building water intensity	m ³ /m ² /yr	0.1	0.24	-60%	managed offices only
Waste generated	tonnes	263	308	-15%	
Waste recycled	%	45	40	11%	managed offices only
Waste composted	%	3	13	-75%	managed offices only
Waste incinerated for energy	%	54	47	13%	managed offices only
Percentage green building certified assets by floor area	%	44	36	19%	offices only
Percentage of revenues derived from LEED certified assets	%	47	na	-	started measuring 2021
Percentage of revenues derived from BER rated buildings B3 or better	%	47	na	-	started measuring 2021
Investment in energy saving measures	€s	130,000	na	-	started measuring 2021
Estimated annual energy savings from measures	kWh	750,000	na	-	started measuring 2021
Estimated annual greenhouse gas emissions savings	tCO ₂	210	na	-	started measuring 2021
Total amount of capital raised via the Internal Carbon Price	€s	132,000	na	-	year one of Internal Price of Carbon
Total amount of capital invested via the Carbon Reduction Fund	€s	na	na	-	year one of Carbon Reduction Fund

BUILDING CERTIFICATIONS

LEED BD+C (Core and Shell)

	Platinum	Gold	Summary
Projects delivered	3	3	6
% of contracted rent (portfolio)	27	20	47
% of contracted rent (managed office portfolio)	49	35	84

WELL Health Safety Rating

Projects delivered	9	9
% of contracted rent (office portfolio)	76	76
% of contracted rent (managed office portfolio)	100	100

BER % - by value

Rating	A1	A2	A3	B1	B2	B3	C1	C2	C3	D	E	F	G
Office portfolio	0	0	43	0	14	0	2	1	15	10	15	0	0
Managed portfolio	0	0	41	0	19	0	0	0	22	12	6	0	0

BER % - by contracted rent

Rating	A1	A2	A3	B1	B2	B3	C1	C2	C3	D	E	F	G
Office portfolio	0	0	47	0	17	0	2	1	19	7	6	0	0
Managed portfolio	0	0	40	0	21	0	0	0	24	8	7	0	0

Achieving our net zero carbon goals will require, at a minimum, all new buildings to achieve a BER of A2 or better and existing buildings to be rated B3 or better. Above we set out the percentage value and percentage contracted rent for our office portfolio and managed office portfolio broken down by the relevant BER rating.