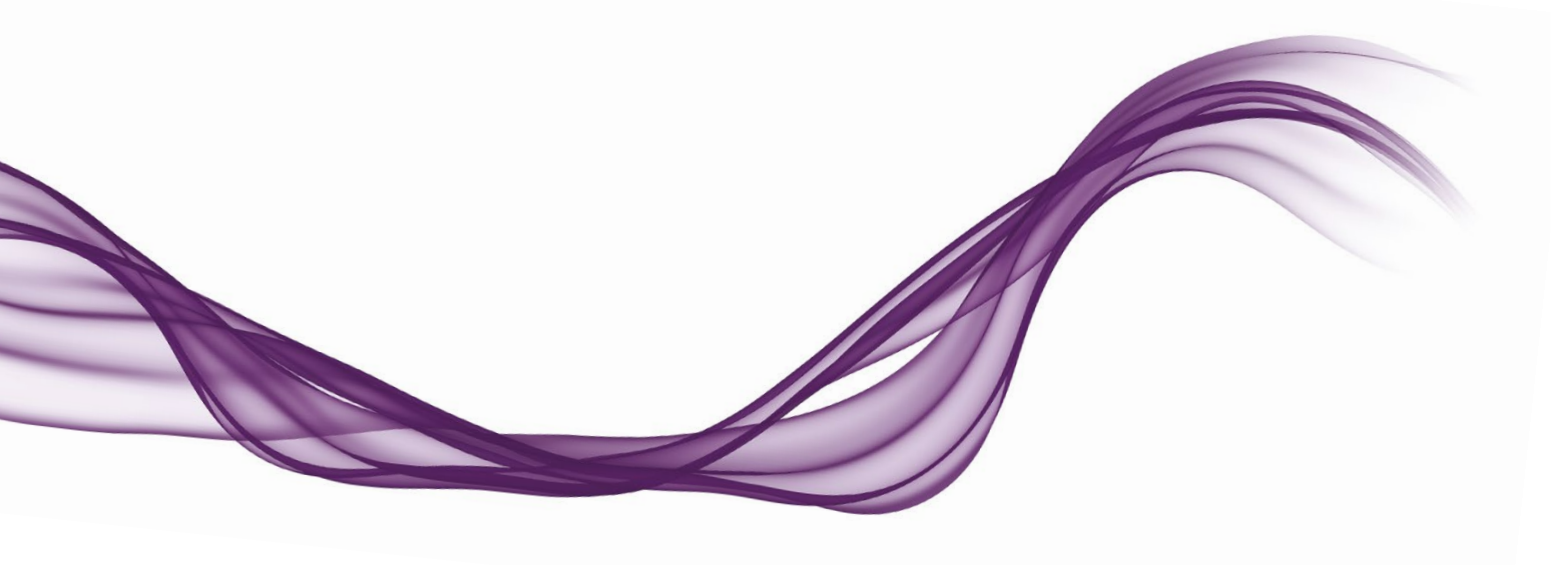


For professional clients only, not suitable for retail investors.

Environmental management:
Objectives & targets
2020/21



Environmental objectives and complimentary targets have been set in accordance with ISO 14001:2015. The objectives and targets will be monitored where practicable and reviewed in order to achieve continual improvement in RLAM's environmental performance.

In the setting of the following objectives and targets RLAM has assessed and identified the significant aspects of its activities, products and services:

- That can have a beneficial and/or adverse impact on the environment,
- Compliance obligations, and
- Considers RLAM's environmental risks and opportunities.

In setting and reviewing its objectives and targets RLAM ensures it continues to drive continual improvement, protect the environment, support risk management, respond to stakeholder expectations and go beyond legal requirements.

In the case of all objectives and targets, RLAM will maintain ownership and accountability for those set. However the appointed managing agent (JLL) and associated parties such as environmental consultancy (EVORA) and energy bureaus will have direct involvement with implementation of the objectives and targets, and collection of data to enable progress reporting.

The deadline for all targets outlined in this document is the end of December 2021, unless stated otherwise.

Objective 1

To reduce the environmental impact of waste generated by RLAMs operations, in particular diverting waste from landfill.

- Waste collection and treatment data to be provided by managing agent to the EMS co-ordinator quarterly in a consistent format to support property and client level analysis and reporting.
- To monitor 2021 waste recycling, waste to energy and landfill performance and compare with 2020.
- Introduce food waste segregation at all applicable multi-let office properties.

Objective 2

Reduce the carbon footprint of RLAM/to decarbonise RLAM's operations

- To source landlord's electricity supply contracts (excluding void supplies) from 100% natural renewable (solar, wind & hydro) sources from 2021 renewals, subject to client approval of acceptable costs and contract renewal date(s).

- To monitor energy consumption per occupied floor area* space at applicable properties†.

* Managing Agent to monitor occupancy rates and report to the EMS Co-Ordinator quarterly.

† ISO14001 properties in scope during 2020.

- Increase or maintain AMR coverage of all landlord electricity and gas supplies at multi-let office and retail properties.
- Increase or maintain electricity data coverage of relevant multi-let office and retail properties, with the aim to cover 100% of tenant consumption.

Objective 3

Manage and reduce water consumption of RLAM

- Water bureaus and managing agent to upgrade suitable settlement water meters to AMR during 2021, subject to acceptable costs.
- Collate water consumption data and report annually to client.

Objective 4

To minimise the greenhouse gas potential from the provision of facilities management services

- Monitor usage of ozone depleting substances used in the provision of cooling operations and aim to minimise leakage rate through effective monitoring and maintenance.

Objective 5

Submit a minimum of 5 Green Apple Awards applications from EMS properties

Objective 6

Put in place 5 biodiversity initiatives across EMS properties

Contact us

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The views expressed are those of RLAM at the date of publication unless otherwise indicated, which are subject to change, and is not investment advice.

Telephone calls may be recorded. For further information please see the Legals notice at www.rlam.co.uk.

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