



ESG

ENVIRONMENTAL & SOCIAL GOVERNANCE

PETERBOROUGH COURT HAS BEEN INTELLIGENTLY DESIGNED



01 ESG ACCREDITATIONS



SUSTAINABILITY HIGHLIGHTS



Targeting BREEAM
Excellent



EPC B



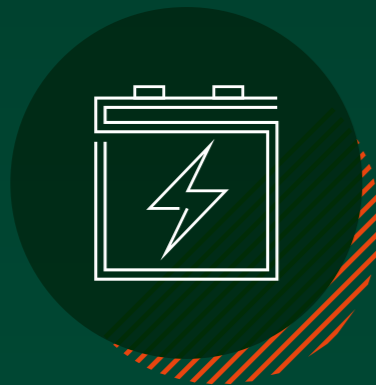
WELL enabled,
targeting Platinum



High efficiency, new
auxiliary systems



Uses traceable electricity that is 100%
generated from wind, solar & hydro sources



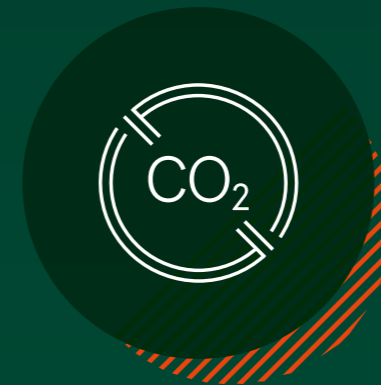
Standby generators
fuelled with HVO



Wirescore
Platinum



Saving 40% less lifetime embodied carbon
in comparison with industry targets



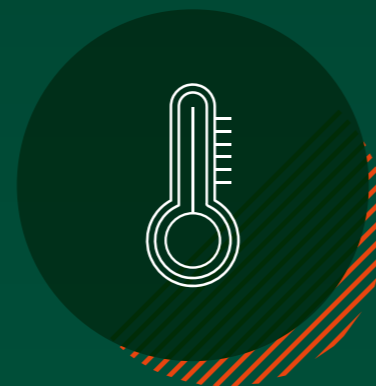
Net zero operational
carbon enabled



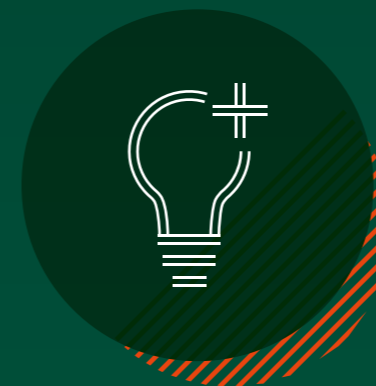
New high
efficiency chillers



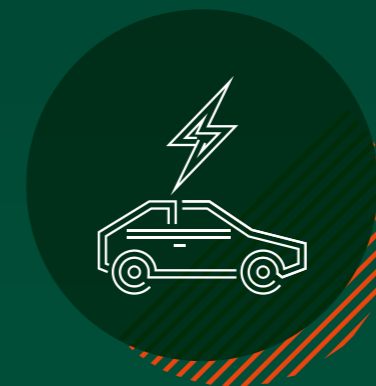
Reuse and
transform strategy



Overheating
assessment



High efficiency lighting and
passive infrared sensors

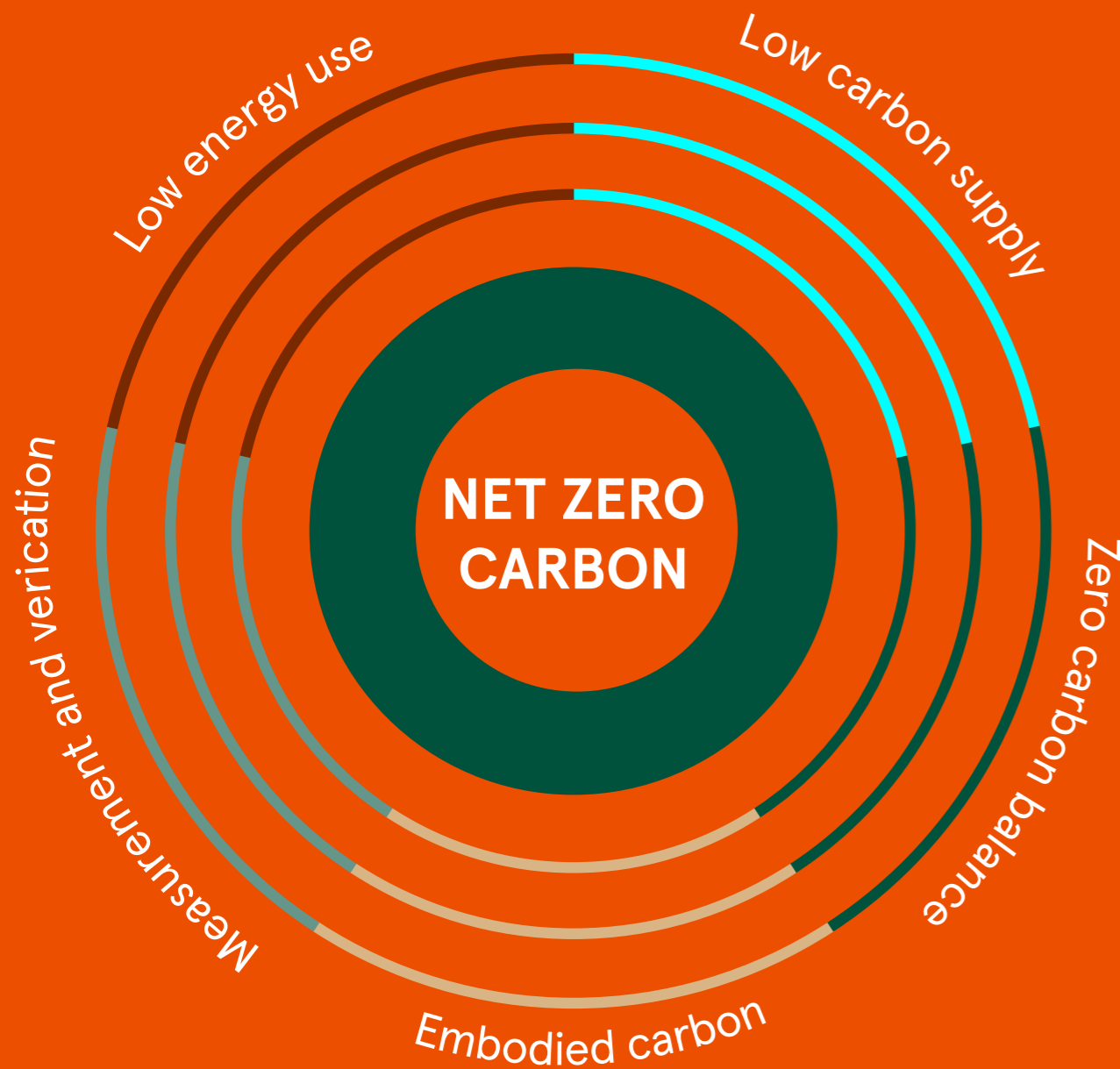


Electric vehicle
charging



SUSTAINABILITY DRIVERS

Inspired by zero carbon commitments



LETI Target

Reduce space heating demand to:

< 15 kWh/m2/yr

Reduce energy consumption (EIU) of non-residential development to:

55 kWh/m2/yr (in GIA)

Prioritise passive design, energy efficiency and renewable energy

RIBA Target for 2030

Reduce energy consumption (EIU) of non-residential development to:

55 kWh/m2/yr (in GIA)

And DEC A rating



Paris Proof Target for 2050

For offices targetting net zero carbon, reduce whole building energy (EIU) to:

55 kWh/m2/yr (in GIA)

or

Base building energy (EIU) to:

30 kWh/m2/yr (in GIA)

Abiding by regulatory and planning

GREATER LONDON AUTHORITY



Building Regulations



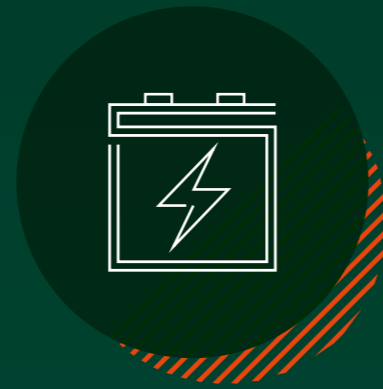
02 IN OPERATION



SUSTAINABILITY HIGHLIGHTS



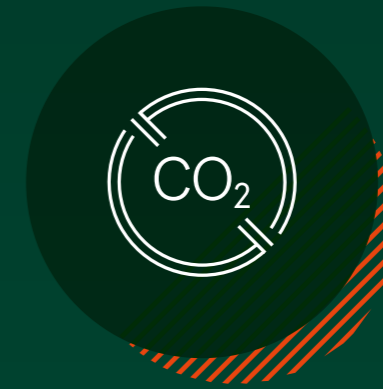
100% all-electric, renewable energy with efficient lighting systems throughout



Solar renewable technology incorporated into design and HVO fuel driven generator



Consumption tracked and mitigated, supplemented by greywater systems and rainwater harvesting



Very low embodied carbon in relation to competitors and integrated carbon consumption tracker



21,000 sq ft of landscaped greening, rooftop bee keeping and new courtyard Greening scheme



Commitment to recycling, retention of some and reuse of materials including glass and timber.



Dedicated building management system, CBRE dashboard tracking and metric reporting



Dedicated community engagement hub through events programme, collaborative design, the town hall facility and new multi-events



A holistic approach with a communal courtyard, roof terracing, on-site classes, activities and a new state-of-the-art gym/fitness facility

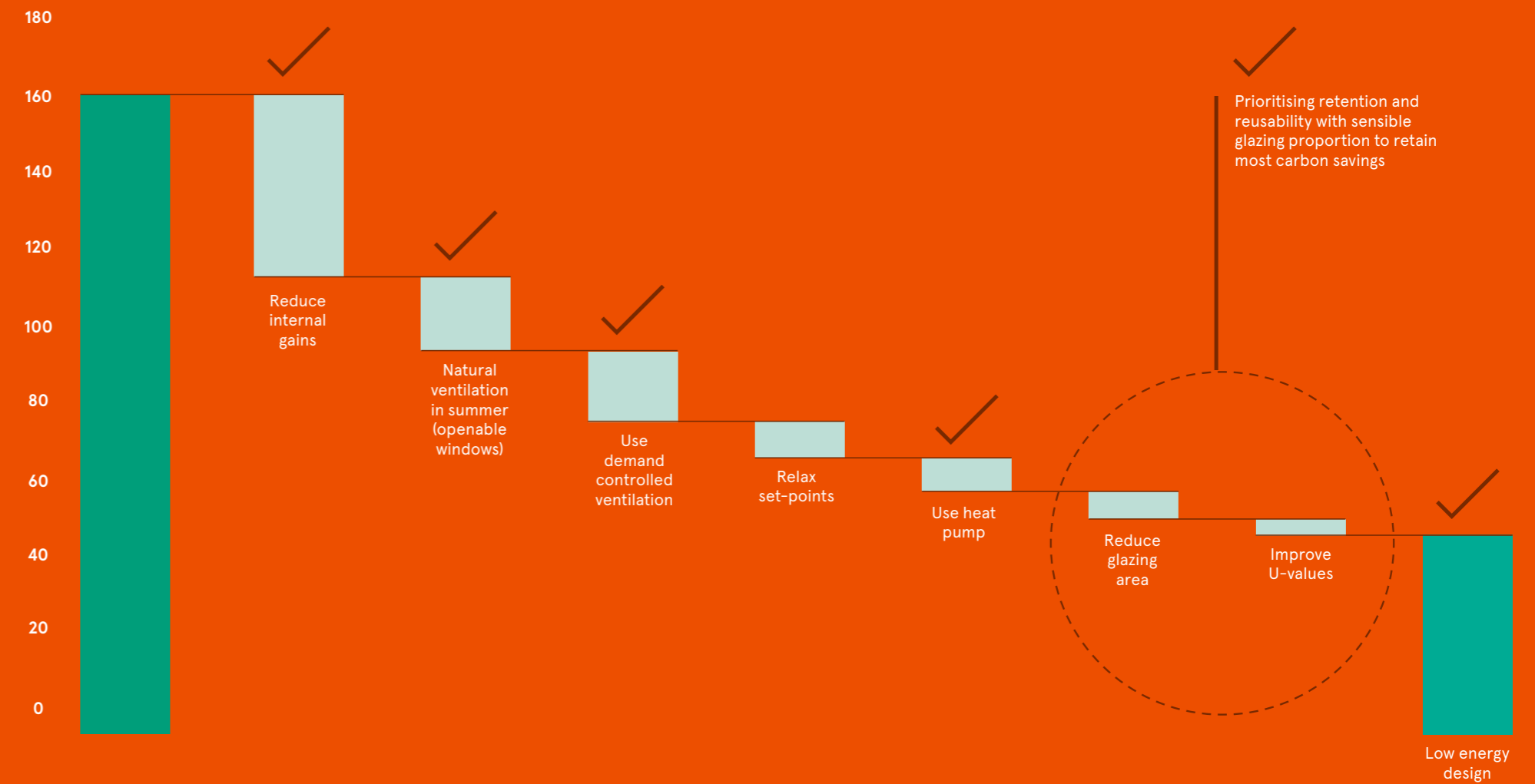
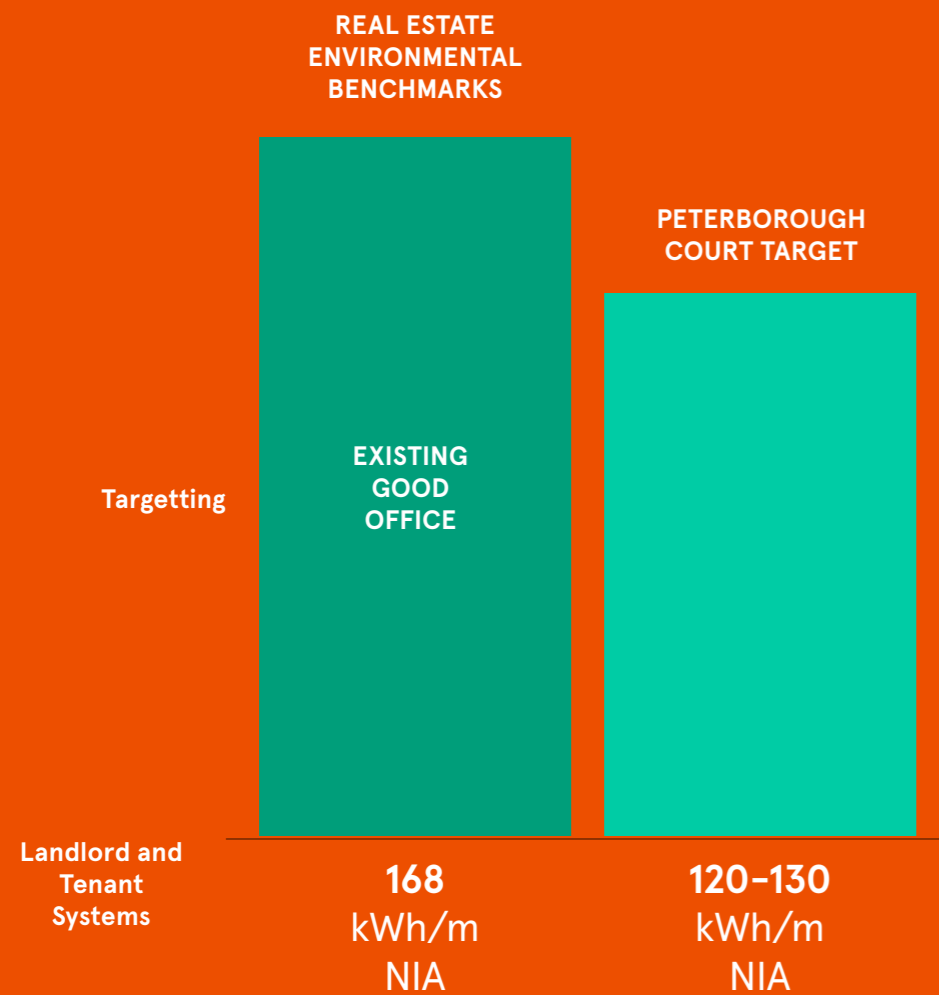


OPERATIONAL ENERGY

(ESTIMATION)

EXISTING BENEFITS OF PETERBOROUGH COURT

- Benefiting from shading of adjacent buildings
- Daylighting zoning of perimeter areas
- High Efficiency Auxiliary systems
- High Efficiency chillers
- Electric Vehicle Charging
- Review options for Net Zero Operational Carbon
- Natural Ventilation (Operable Windows)



These figures are based on initial estimates and do not yet include the detailed review of other operation carbon reductions

OPERATIONAL ENERGY

YOUR PURE GREEN SUPPLY CERTIFICATE



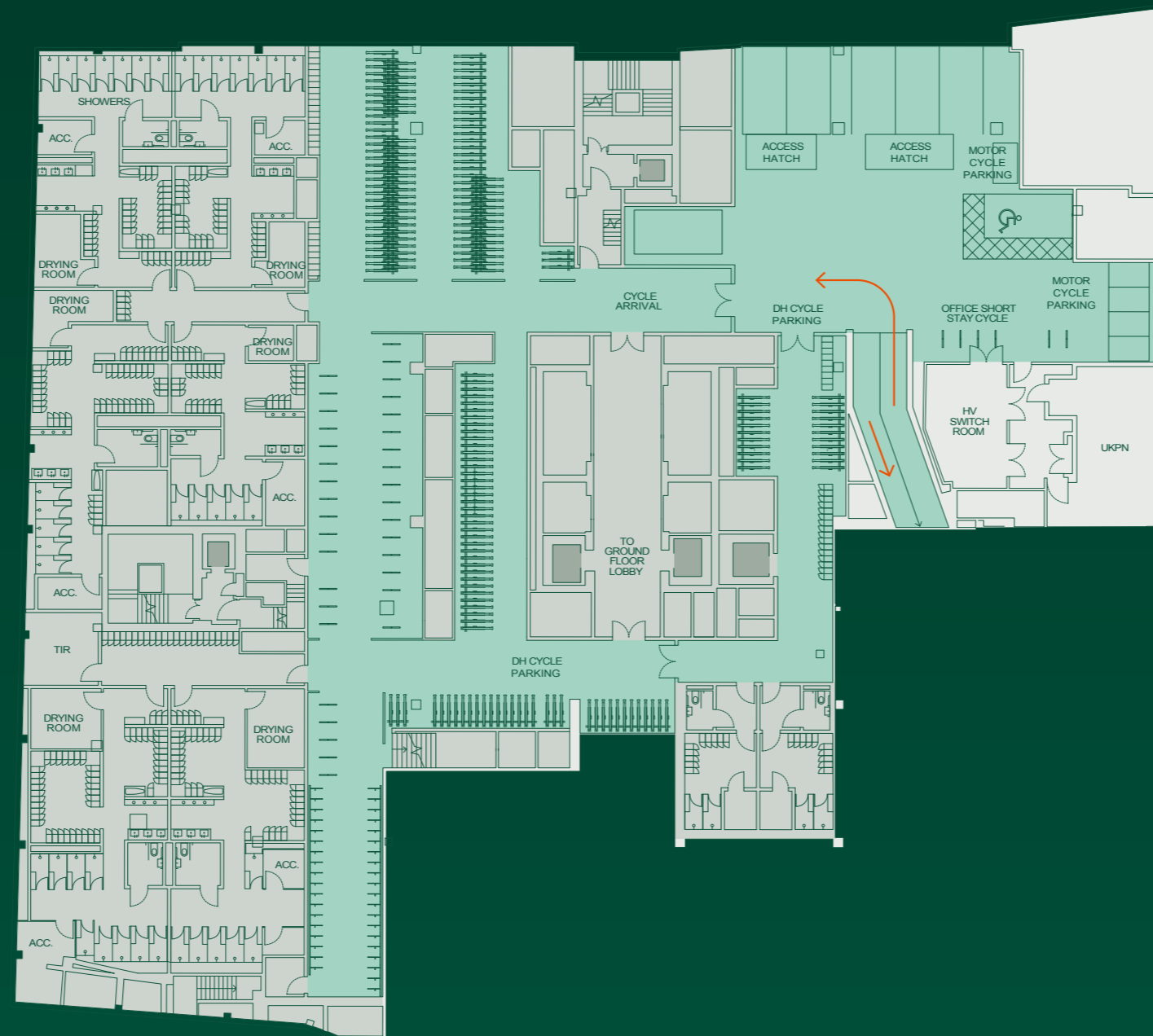
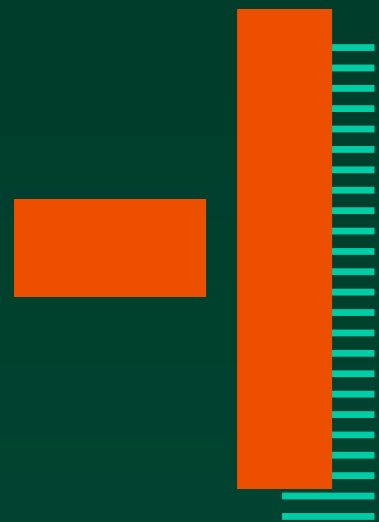
Pure Green is electricity that comes from 100% renewable sources such as solar, wind and hydro, but does not include biomass.

Being supplied with Pure Green means you can report zero emissions for electricity under the GHG Protocol Corporate Standards, Scope 2 as the electricity can be matched to Renewable Energy Guarantee of Origin (REGO) certificates.

Pure Green guarantees that the REGOs we provide will only come from solar, wind or hydro sources.

This certificate validates that **Regis Fleet Street Ltd** uses **traceable electricity** that is **100%** generated from **wind, solar and hydro** sources.





CYCLE PARKING

- 20% of bike racks include electric charging points
- 354 2 tier cycle storage
- 74 Sheffield type
- 52 folding bike lockers
- 38 vertical wall racks

CHANGING FACILITIES

- 520 lockers
- 60 showers (with changing area)
- 1x accessible WC, beauty bar and washbasins per changing room
- Linen service & drying room

WASTE MANAGEMENT PLAN



The Tenant shall make provisions for storage within their units and the disposal of the construction waste produced during the fit-out works.

The Tenant should attempt to limit the amount of waste for landfill, so that as much waste can be effectively recycled after use. The Tenant may wish to remove waste from site via their contractor's vehicles. This should be notified to the Landlord/Tenant Project Manager prior to works commencing, and the general loading/ unloading restrictions must be adhered to at all times. Under no circumstances should waste be left outside of the unit's demise.

Tenant's specific skips will not be permissible on site due to space constraints. Skips will be provided via the Landlord's contractor in a designated central area up until the centre opening date. Post centre opening tenants will be expected to deal with their own waste. The Landlord will not be responsible for misuse of skips by other Tenants.

03 EMBODIED CARBON



ESG DURING CONSTRUCTION



To date, 100% of construction materials have been recycled



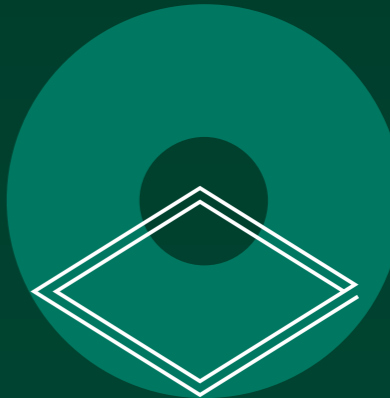
Diverse local construction employment plan, apprenticeships and training



100% of timber is FSC certified and a percentage of wood sourced from local forests within Greater London



50% less embodied carbon in construction*



100% of concrete and steel responsibly sourced (BES6001)



Over £25k raised for charity thus far & local community volunteering initiatives



*Compared to GLA 2020 target

WHOLE LIFE CARBON EMISSIONS

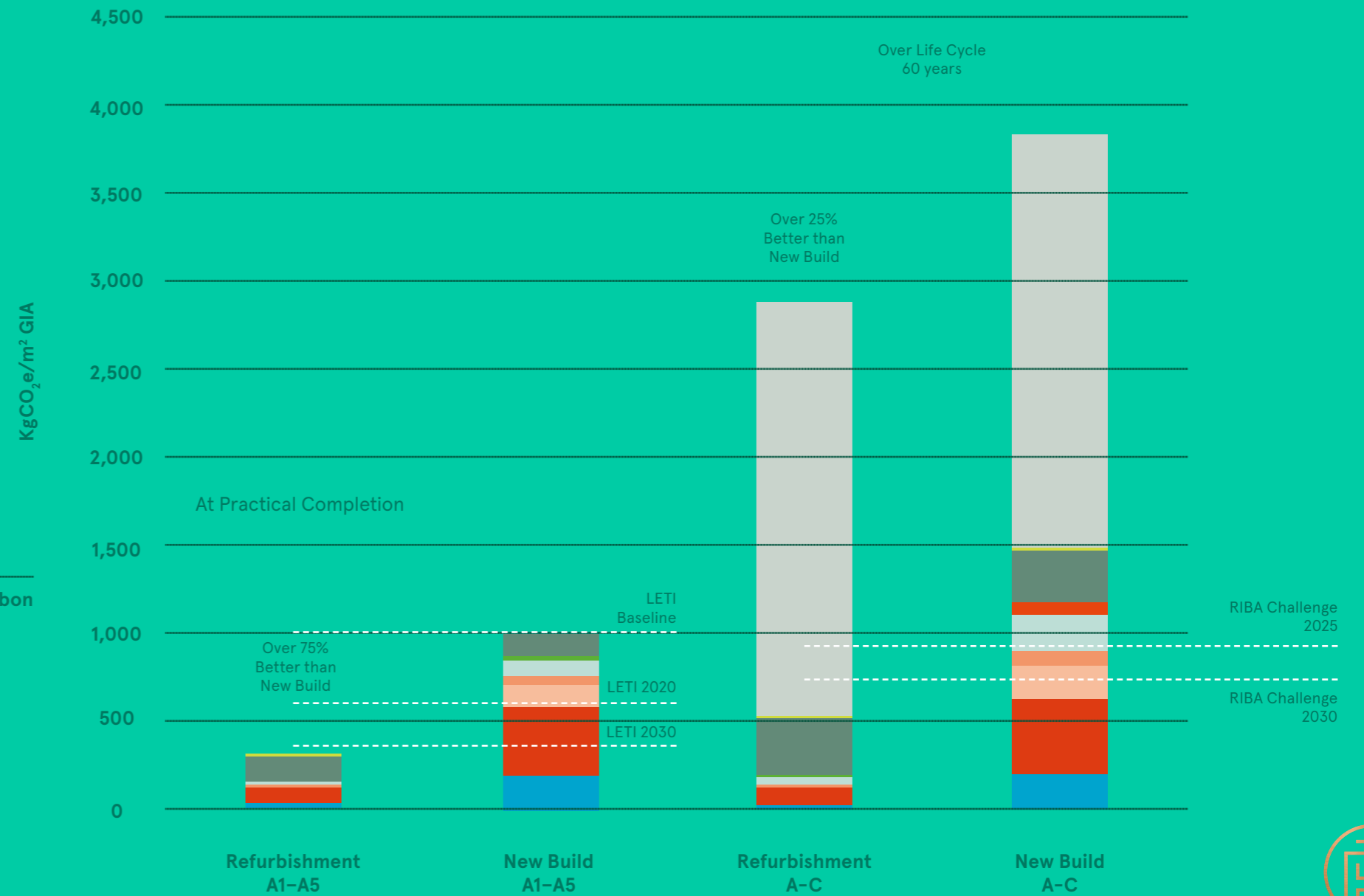
(INITIAL ESTIMATION)

Analysis of the Whole Life Carbon Emissions (Operational and Embodied) relative to current industry standards

Based on Initial Peterborough Court Estimation
 Whole Life Carbon impact at Practical Completion (modules A1-A5) and over life cycle (60 years, modules A to C)

- Key
- Operational Carbon
 - External Works
 - MEP
 - FFE
 - Finishes
 - Partitions
 - Envelope
 - Frame
 - Substructure

REFURBISHMENT VS NEW BUILD
 Whole life carbon emissions relative to industry benchmarks



EMBODIED CARBON

(ESTIMATION)

Strategy and Target



04 CONTRACTOR POLICIES



DIESEL

2026 TARGET

Eliminate diesel on all sites by 2026

2022 PERFORMANCE

73%

reduction (since 2019 baseline)

WASTE

2026 TARGET

Reduce our waste tonnage by 24% by 2026

2022 PERFORMANCE

-9.5%

reduction (vs 2020 baseline)

BIODIVERSITY

2026 TARGET

Deliver 500 hectares of biodiversity over six years

2022 PERFORMANCE

54.3ha

biodiversity

CLIENT CARBON

2026 TARGET

Save 1 million tonnes of client carbon emissions

2022 PERFORMANCE

1.14m

tonnes CO₂e

CORPORATE CARBON

2026 TARGET

Reduce corporate carbon footprint by 10% each year

2022 PERFORMANCE

7%

reduction in carbon emissions



HOW MACE POLICIES ARE MAKING A DIFFERENCE:

REDUCING DIESEL ON CONSTRUCTION SITES

The Construction Leadership Council plans to eliminate the use of diesel from most UK Construction sites by 2035. In support of this target, Mace delivered their first diesel-free site in 2022 and immediately introduced a ban on diesel generators across all of their new construction projects.

CUTTING CARBON EMISSIONS FOR OTHERS

As a global business, on the cutting-edge of delivering sustainable solutions for the built environment, Mace believe they have a responsibility to support the whole industry in its drive to cut carbon emissions. In 2022, they worked with their supply chain to help them develop their own carbon neutral strategies, and secured work to save their clients over 1m tonnes of carbon.

ENSURING HUMAN RIGHTS

In 2015 Mace became the first contractor in the world to become a member of the Supplier Ethical Data Exchange (Sedex), empowering sustainable and ethical supply chains. Today, they still use Sedex to map and vet their supply chain to ensure their offices and sites around the world remain ethical and always meet the highest safety standards.

INVESTING IN INNOVATION

As a business that prides itself on its entrepreneurial spirit, providing a culture and platform that encourages new ideas and solutions is incredibly important to Mace. In 2022, they launched an Innovation Fund, through research and development tax credits, to support getting innovations off the ground. From the first round of applications, eleven innovations are now in progress.

MACE ANNUAL ESG REPORT:

<https://www.macegroup.com/about-us/financial-performance/performance-2022/Environmental-Social-and-Governance-Report-2022>



05 THE LANDLORD



Peterborough Court is owned by Dilmon, a private family office.

THEIR KEY GLOBAL ASSETS INCLUDE:



One Wall Street



CLARIDGE'S

CLARIDGES,
W1

Dilmon is the majority shareholder in Maybourne Hotel Group, the owner of Claridge's, the Connaught & the Berkeley in London.



THE EMORY
LONDON

THE EMORY,
OLD BARRACK YARD, SW1

Owned by Maybourne Hotel Group, newly completed 60 all-suites hotel designed by RSHP.

ONE WALL STREET

ONE WALL STREET,
MANHATTAN

Owned in a JV with Macklowe Properties, this is a major new luxury apartment rebuild of a 1925 landmark.



ENQUIRIES

ORIGINAL ARCHITECT

KPF

ARCHITECT

JRA

INTERIOR DESIGN

M|A|W|D

MAIN CONTRACTOR

mace

GET IN TOUCH

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This doc is to be read in conjunction with the technical spec doc v18.

DISCOVER MORE AT [PETERBOROUGHCOURT.COM](https://peterboroughcourt.com)

