



**GREENING
OUR
PORTFOLIO**



Pictured: Wilton Park, Dublin 2

Front Cover Image: *Amor Fati* by James Earley

OUR VISION

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

WHO WE ARE

We are Ireland's leading commercial property investment company and one of the largest owners of offices and logistics assets in Dublin. We are a long term investor with a 50 year track record in real estate. We own and manage a portfolio comprising over 5.2 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

PHILOSOPHY

We are passionate about our buildings and our presence in the city. We make long term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

OUR VALUES

CUSTODIANS

We are custodians of our city. Our ambition is to make a positive contribution to society by sustainably redeveloping our properties, actively managing our estate and working closely with our stakeholders.

LEADERS

We are leaders in Irish real estate and will continue to advance that position through our culture of excellence and innovation.

TRUSTED

We build trust through performance, not just in our track record but in our conduct and openness with our investors and stakeholders.

PASSION

We are passionate about the built environment. We take pride in the buildings we develop, own and manage, taking care to ensure they support and improve the communities in which we work.



Courtyard of
10 Molesworth Street, Dublin 2

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SOCIAL

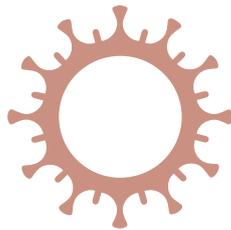
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EXECUTIVE SUMMARY

2020 – a snapshot of activity



ENVIRONMENTAL

Advancing net zero

IPUT was the first Irish real estate company to sign up to the World Green Building Council's Net Zero Carbon Buildings Commitment in September 2020.

We have committed to only own assets operating at net zero carbon within areas of direct control and to only develop assets that operate at net zero carbon by 2030.

This commitment underlines IPUT's market-leading approach to decarbonising the built environment. A significant milestone in this journey was ensuring landlord services at our directly managed office buildings are now supplied by 100% renewable electricity.

SOCIAL

Covid-19 response

We adapted quickly to the challenge posed by the pandemic, developing an operational plan *Working with Covid-19*. This plan was implemented across our portfolio, providing support to all stakeholders as we navigated through the pandemic.

The restrictions imposed due to Covid-19 shifted the emphasis on the delivery of our wellbeing strategy, and our engagement with occupiers pivoted to a virtual environment.

We ensured our collaborative approach to responsible management continued, using video calls, newsletters and webinars. In particular, our quarterly newsletter provided key Covid-19 updates and highlighted ESG-focused activities continuing within the portfolio.

GOVERNANCE

GRESB 4-star rating

We achieved a 15% year-on-year improvement, scoring 77 for our standing investment portfolio and securing a Global Real Estate Sustainability Benchmark (GRESB) 4-star rating for the first time. Our development projects scored 87 and secured a GRESB 4-star rating also.

A fourth consecutive green star and second in our peer group for our standing investments, and first in our peer group for our developments, is a mark of our strong environmental, social and governance (ESG) credentials and continuing market leadership in this area.

Looking forward – 2021 and beyond



ENVIRONMENTAL

Net zero carbon by 2030

Our net zero carbon building pledge is our most important environmental related commitment to date. Over the course of this decade, it will see significant investment and innovation in our standing portfolio and development activity to achieve a 40% reduction in our annual carbon emissions.

We plan to issue our Net Zero Carbon Pathway in the coming months which will be our roadmap to achieve our 2030 target.

It will focus on reducing the amount of energy we use, procuring renewable energy only, reducing the amount of embodied carbon in our construction activity, and working with our occupiers to help them to reduce emissions beyond our direct control.

SOCIAL

Placemaking credentials

Our 2020 *Making Place* thought leadership report addressed the major shifts in office working life accelerated by the pandemic. It identified a need for recalibration of work, life and place in our cities. We intend to deliver this through a new design practice called *workplacemaking* – an approach to ensure offices maintain their important economic and social functions while at the same time contributing to making our cities more enriching and sustainable places.

Through 2021 and beyond, we aim to put our placemaking strategy into practice by focusing on three Dublin city neighbourhoods in which we are particularly active: St. Stephen's Green, Wilton Park, and the Docklands.

GOVERNANCE

Disclosure

We believe in pursuing the highest standards and reporting our progress clearly to our stakeholders using recognised frameworks and benchmarks. To this end, we will further align our reporting to the Taskforce for Climate-related Financial Disclosures (TCFD) framework. A TCFD gap analysis was carried out in 2020, identifying opportunities to enhance our approach to climate change risk management.

Regulatory obligations posed by the new Sustainable Finance Disclosure Regulations (SFDR), which aim to standardise sustainability reporting and offer greater transparency have been addressed by us in March 2021.

We will continue to participate in the GRESB assessment, with an ambition to maintain our 4-star rating.

CHIEF EXECUTIVE'S

foreword

Building in resilience

In a year dominated by the Covid-19 pandemic, 2020 brought about unprecedented challenges for us all. Real estate has been no exception, and the pandemic has already recalibrated our thinking on how we want to work and live; accelerated structural trends; and will impact our behaviour and that of our occupiers going forward.

The crisis also meant it was a year where the foundations we have built for responsible investing came to the fore, and these have underpinned our ability to manage our Covid-19 response while continuing our sustainability journey.

An important part of our commitment as a long term investor in Dublin real estate for over 50 years has been our ability to build resilience into our portfolio to withstand the challenges posed by market cycles. In addition, an important part of our commitment to the places in which we operate is the strong relationships with our occupiers and investors, and this has been enhanced by the experience and expertise of our dedicated team. Trust, communication, and an understanding of our stakeholders' expectations has been vital in this difficult market environment.

All of this has been underlined by the quality of our underlying assets, which are built and managed to offer the best user experience for occupiers, and to remain operationally and financially resilient through all stages of the cycle.

The impact of the Covid-19 pandemic has materially altered how we all go about our daily lives and exposed a fragility of many aspects of our modern society. Yet, this global health crisis only goes to set in context our greatest challenge. Once again, *The Global Risks Report 2021* from the World Economic Forum highlights the risks posed by climate action failure as the planet's most dangerous threat.

At IPUT, we have been mitigating the impact of climate risk for several years and continue to take bold steps to build in resilience to our investment approach. Currently, we focus on three main areas: climate action, circular economy and health and wellbeing. Our approach is also informed by our Shaping our City strategy and its pillars of enriching our buildings and greening our portfolio.



We put in place a €300 million revolving credit facility, €200 million of which was a green component, the largest green facility in the Irish real estate market.



Niall Gaffney
Chief Executive

2020 progress

2020 was a year marked by significant steps on our sustainability journey. In February, we put in place a €300 million revolving credit facility, €200 million of which was a green component, the largest green facility in the Irish real estate market.

We recognise the importance of transparency and disclosing our sustainability performance, and 2020 was the fifth year in which we participated in the Global Real Estate Sustainability Benchmark (GRESB), the leading benchmark globally. We achieved a 4-star rating in both our standing investments and our development projects, outperforming the GRESB benchmark at a global and European level.

We also completed our first submission to the Principles of Responsible Investment (PRI) in 2020, achieving an "A" rating in both modules that applied to the fund – strategy and governance, and direct property.

We stepped up the pace on our path to achieving a net zero portfolio by becoming signatories of the World Green Building Council's Net Zero Carbon Building Commitment in September 2020 – the first Irish real estate company to do so. We have committed to only own assets operating at net zero carbon within areas of direct control by 2030, and to only develop assets that operate at net zero carbon by 2030. This initiative sets our medium term agenda and demonstrates our leadership within the Irish real estate industry.

In 2020, we ensured that all landlord-procured energy for our directly managed portfolio is 100% renewable, an important step in reducing the carbon emissions within our control. We are also working with our occupiers to reduce the emissions in areas beyond our direct control with the aim to neutralise emissions across the whole portfolio.



5 EARLSFORT TERRACE



We reacted quickly to the challenges posed by the Covid-19 pandemic, developing an operational plan *Working with Covid-19*. This focused on clear communication with our occupiers through the various phases of restrictions. As a business, the transition to homeworking has been successful for the team in what has been a busy and productive year for the company.

We continued to emphasise investment in the public realm and using our assets as a platform for Irish design. A key highlight in early 2020 was presenting *Eilis O'Connell RHA, Six Works – Augmented Reality*, an augmented reality exhibition in Wilton Park. This interactive experience allowed visitors to use their smart devices to see sculpture works come to life virtually. During a period where many cultural institutions remained locked down, using our public realm as a cultural canvas gave a much-needed platform to artists.

Following on from the *Shaping Our City* thought leadership report in 2019, we have further developed this theme in 2020 and released *Making Place*, in partnership with Arup. In this report, we look at how to embrace new ways of working that have been accelerated by technology and the pandemic. As people move towards agile working patterns, we believe their needs offer a unique opportunity to reassert the value of the workplace by ensuring offices work harder to support sustainable neighbourhoods.

2021 opportunities – a year of action

The coming year is an exciting one for our next generation of buildings, all of which are designed with excellence and longevity in mind and will be exemplars for our sustainability initiatives.

The first phase of our 600,000 sq ft LEED Platinum flagship project at Wilton Park will be completed in 2021. Over the next three years, this area will become a new neighbourhood in Dublin, providing not only high-quality offices but retail, restaurants and community spaces.

The Tropical Fruit Warehouse is progressing well and is now scheduled to complete in early 2022. This building will add to the properties in our docklands neighbourhood and is an example of sympathetic development, merging the history of the docklands and modern office space. Designed to LEED Platinum standards and to be an all-electric building, it has the potential to operate using only renewable energy.

Finally, Aerodrome Business Park will be one of the first LEED certified logistics facilities in Ireland, delivering 120,000 sq ft and setting a new standard for logistics development.

The passion and leadership of our development team ensures that we are constantly innovating, whether striving to minimise the amount of embodied carbon in our developments or incorporating circular design principles to our design brief to reduce waste and increase the longevity of our new buildings.

Across our whole portfolio, our commitment to net zero carbon by 2030 forms the backbone of our strategy for the next decade. In 2021, we will roll out our pathway to enable this ambition to become a reality, with the first major milestone of setting a science-based target by the end of the year.

From a governance perspective, our team are implementing the regulatory standards required by the new Sustainable Finance Disclosure Regulation (SFDR). In addition, we will look to further align our investment approach to the Task Force on Climate-related Financial Disclosure (TCFD) recommendations for assessing the financial risks posed by climate change.

While 2020 has been a year of unique challenges, it has enabled us to recalibrate and refocus on the tasks ahead. The experience of living and working through a pandemic has only reinforced the importance of immediate action to build in long term resilience, whether that is the challenges of climate change or through our continued stewardship of thriving and sustainable neighbourhoods.

Niall Gaffney
Chief Executive

Pictured opposite:
Earlsfort Gardens, Earlsfort Terrace, Dublin 2

2020 HIGHLIGHTS

Market leadership

ENVIRONMENTAL



Net zero carbon buildings commitment

IPUT became the first Irish real estate company to sign up to the World Green Building Council's Net Zero Carbon Buildings Commitment.



19% reduction in emissions

19% greenhouse gas (GHG) reduction from 2019 to 2020 on a like-for-like basis, ahead of the Irish Climate Action and Low Carbon Development Bill target of 7% GHG reduction each year.



100% renewable energy

Landlord services at all of our directly managed office buildings are supplied by 100% renewable electricity.

SOCIAL



Covid response

Implementation of our *Working with Covid-19* building management plan to support the safe use of our buildings.



Wellbeing

Further investment in our parks, gardens and building amenities to enhance the wellbeing of our occupiers and communities.



Shaping Our City

€1.8m invested in public realm and infrastructure improvements at Carrickmines Park.

GOVERNANCE



GRESB 4-star

We achieved a 4-star rating in the 2020 GRESB real estate assessment for both our standing investments and our developments.



77

scored for the performance of our standing investments.



87

scored for performance of our development projects, making us first in our peer group.



Smart energy meters

100% of our directly managed office buildings are now fitted with smart energy meters.



Building certification

12% of portfolio LEED Certified. On completion of current development projects, this will rise to 40%.

CLIMATE GROUP EP100

EP100 membership

Joined EP100, an initiative of the Climate Group, in partnership with the Alliance to Save Energy.



Occupier survey

Increased demand for wellbeing focused building amenities and facilities.



A platform for Irish art and design

Eilis O'Connell RHA, Six Works – Augmented Reality, an augmented reality exhibition in Wilton Park. This interactive outdoor gallery experience in partnership with the Royal Hibernian Academy.

Click [here](#) to see the video.



Mo for Simon

€116,000 raised for charity, providing outreach services to the homeless.



PRI "A" rating

We achieved an "A" rating for our United Nations Principles for Responsible Investment (PRI) annual assessment.



Green finance framework

€200m green revolving credit facility largest in Irish real estate market – as part of our €300m revolving credit facility, this green component will be used to finance projects such as the Wilton Park estate and to help transition to net zero.



TCFD

Further developing our reporting on governance, strategy, risk management and metrics and targets with TCFD recommendations.

OUR RESPONSIBLE INVESTMENT STRATEGY

Our current plan sets out our approach for the period 2019 – 2022

Our strategy guides our approach to the environmental, social and governance (ESG) issues most relevant to our business, and where our management approach can have greatest influence. We have three primary ESG pillars: climate action, circular economy, and health and wellbeing.

Climate action

Implementing a programme to manage the risks and opportunities posed by the transition to a low carbon economy is a key deliverable for us. This ensures our assets are positioned to perform and remain attractive to occupiers over the course of the next decade and beyond.

In 2020, we achieved our target to procure 100% renewable energy for sites under our direct control. We also outlined our ambitious net zero buildings commitment: by 2030, all assets in our direct control will operate at net zero carbon and we will only develop assets that operate at net zero carbon.

Circular economy

Waste management is an increasing concern for us in both our developments and day-to-day operations in our buildings, as the cost and regulatory responsibilities associated with managing waste continue to rise.

The circular economy considers the lifecycle of materials – including disposal – in the design phase. How we treat materials is evolving as we learn how to design materials into buildings in a way to allow efficient repair, reuse, or recycling. Our core objective is to make this as efficient as possible so that waste from our assets is kept to a minimum.

Health and wellbeing

Enriching our portfolio to create workspaces with a focus on the health and wellbeing of our occupiers is a core deliverable. We collaborate closely with our occupiers to understand their requirements, and this helps us to develop tools and initiatives that enhance the user experience of an IPUT Building.

Examples of our initiatives this year include our response to Covid-19 restrictions, holding regular virtual tenant forums, upgrades to occupier amenities, and improvements to our parks and gardens.



IPUT offices,
47-49 St. Stephen's Green, Dublin 2

NET ZERO CARBON BUILDINGS COMMITMENT

Transforming our portfolio to net zero carbon

In September 2020, we became signatories of the World Green Building Council's (WGBC) Net Zero Carbon Buildings Commitment – the first Irish real estate company to do so.



The call to action on climate change has continued to increase from when we set out our current objectives 18 months ago. In 2019, the Irish government declared a climate emergency and in 2020 issued the first Climate Action and Low Carbon Development Bill. This bill has far-reaching proposed legislation to accelerate the energy transition away from fossil fuels. It seeks to cut annual carbon emissions by an average 7% from 2021 to 2030, and to achieve net zero emissions by 2050.

Many of our occupiers have their own carbon emissions targets. For example, Microsoft, the parent of our Wilton Park anchor tenant LinkedIn, has targeted being carbon negative by 2030.

Investors are also seeking more detailed and granular data on the environmental performance of the funds and assets in which they invest. They too are seeking to decarbonise their own portfolios and find investments which are resilient in the face of climate risks.

We pledge to only own assets operating at net zero carbon within areas of direct control by 2030, and to only develop assets that operate at net zero carbon by 2030.

Our net zero carbon commitment is the next stage in the delivery of our Responsible Investment Strategy and marks a new phase in how we design and manage our buildings.



**WORLD
GREEN
BUILDING
COUNCIL**

We are adopting the World Green Building Council definition of a net zero carbon building

Net zero carbon is when the amount of carbon dioxide emissions released on an annual basis is zero or negative. A net zero carbon building is a highly energy efficient building that is fully powered from on-site and/or off-site renewable energy sources and offsets.



“Our responsible investment and ‘Shaping our City’ investment strategies include a focus on climate action and, in turn, a commitment to net zero in our operations by 2030. We believe this commitment to sustainable buildings marks us out as a real estate provider of choice in the Dublin market.”

Shane Caldwell, Sustainability Lead

Net zero carbon buildings: roadmap to 2030

Net zero commitment	Net Zero Pathway	33% reduction in energy intensity	40% reduction in carbon emissions	Disclosure requirements
<p>In September 2020, we became signatories of the World Green Building Council’s (WGBC) Net Zero Carbon Buildings Commitment – the first Irish real estate company to do so.</p> <p>The scope of this commitment is our directly managed standing portfolio and our development pipeline.</p>	<p>During 2021 we will publish our net zero carbon pathway setting out our approach and key actions to ensure we meet our targets.</p> <p>This framework will support future proofing our standing portfolio of directly managed buildings through proactive investment in greener plant and equipment and facilitate the design of net zero buildings within our development activity.</p>	<p>As part of our net zero pathway, significant energy intensity reductions will be required. We are targeting a 33% reduction in the energy intensity of our directly managed portfolio by 2025.</p> <p>We aim to reduce whole building consumption through the implementation of further energy efficiency projects, engagement with occupiers and investment in new technologies.</p>	<p>We will measure embodied carbon using whole lifecycle carbon assessments and proactively reduce it in new developments and major refurbishment design and construction.</p> <p>By investing in upgrades to existing buildings and engaging with our occupiers to move to renewable power, we will seek to significantly reduce our operational carbon footprint.</p>	<p>We will measure and disclose our scope 1, 2 and 3 carbon emissions reduction progress in our annual <i>Responsibility Report</i>. We will verify using third party verification to ISO-14064-3.</p> <p>We will also disclose predicted energy demand and carbon emissions of our new developments and building refurbishments.</p>

NET ZERO CARBON BUILDINGS COMMITMENT

Our Net Zero Pathway

During 2021 we will publish our pathway to net zero carbon. This will form the cornerstone of our environmental strategy for the next ten years. It will highlight the steps we have taken so far on this journey, set out our approach, and identify the actions and governance framework needed to ensure we meet our targets.

We recognise that we cannot manage what we cannot measure. Our scope boundary is therefore determined by our levels of control, impact and influence. The pathway will therefore encompass our directly managed buildings and our development pipeline.

Our focus will be operational performance, and we are targeting a 33% reduction in energy intensity by 2025. Our approach will involve direct engagement with our occupiers to develop a whole building energy and carbon reduction programme. All new developments will be designed to reduce the amount of embodied carbon used in their construction and operate at net zero during the operational lifecycle. Across both operations and development activity, we are targeting a reduction in carbon emissions of 40% by 2030.

The pathway will influence all aspects of our business and we are excited about the challenge and opportunity to future proof our buildings for years to come.

Role of the circular economy

At IPUT, we know that achieving net zero carbon is impossible without rethinking how we use materials within the development and operations of our buildings. The circular economy model is teaching us how to do more with less, reduce waste and deliver greater efficiencies. It also informs us about the future of buildings and how we can create new spaces using the legacies of the assets we have. We are already looking to incorporate circular economy principles into our building design and operational management approaches.

Importance of collaboration

The necessary evolution of a 20th century design approach to deliver both net zero carbon buildings and a shift from a linear economy to circular economy will inevitably impact on the buildings and spaces being developed. For this reason, engagement with our occupiers and other key stakeholders is of central importance. Understanding how the move to a low carbon economy will transform the built environment over the next decade will require collaboration and this is a key driver of our occupier engagement programme.



“In 2020 we reported our most extensive performance dataset for our buildings. This has helped us set ambitious targets, including a 40% reduction in emissions by 2030. We view our net zero commitment as a great challenge and, moreover, a huge opportunity for innovation and collaboration with our stakeholders to reduce our scope 1, 2 and 3 emissions.”

Ellen McKinney, Sustainability Analyst



Pictured:
Model of The Tropical
Fruit Warehouse,
Dublin 2

THOUGHT LEADERSHIP – SHAPING OUR CITY

Making Place

Our 2020 *Making Place* thought leadership report, launched in partnership with Arup, addressed the major shifts in office working life due to digitalisation, which have been accelerated by the pandemic. It concluded that there is a need to recalibrate offices to make them more appealing, and to work harder to be part of sustainable places both socially and economically.

To achieve this, the report identifies a new design practice called *workplacemaking* – an approach to ensure offices maintain their important economic and social functions while at the same time contributing to making our cities more enriching and sustainable places.

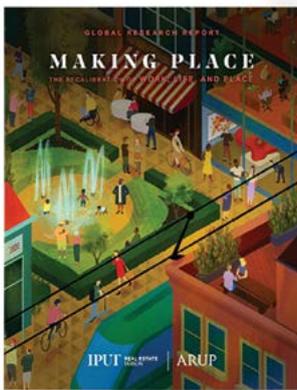
Workplacemaking aligns with our health and wellbeing pillar. We focus on enhancing the user experience of an occupier in an IPUT building, and enriching the neighbourhoods within which our buildings are located through investments in public realm such as parks and gardens.

“

***Making Place* examines what we as employees are looking for from our workplaces, and what that teaches us about how we can narrow the gap between the physical make-up of the places in which we live and in which we work.**



The building blocks of placemaking are five types of place which reflect how people's new working and living needs can be met by space.



Find out more and download the report on our website:
www.iput.com/thought-leadership

1. Watering holes

Places that attract people to linger, meet and socialise based on the experience that employees see work as a social experience.

2. Street classrooms

Places that bring people together in formal and informal knowledge exchange, recognising that employees are keen to acquire new knowledge and skills.

3. Cultural canvases

Places that can be shaped curated and programmed by people and communities to recognise that employees want to express individuality as well as shared culture that can lead to a better sense of belonging and identity.

4. Mind labs

Places that invite people to come together around shared issues, ideas and challenges to recognise that employees like to share ideas and challenges with their peers that can lead to greater breadth of problem-solving.

5. Mind gardens

Places that support people's individual and restorative thinking processes to recognise that employees seek opportunities to think and contemplate ideas.

ENVIRONMENT

ENVIRONMENTAL

ENERGY MANAGEMENT

Reducing our operational carbon footprint through proactive management

From designing buildings to be more energy efficient, to actively tracking the operational performance of our buildings, we continue to develop a multifaceted energy management strategy.

The pandemic had a significant effect on our building operations throughout 2020. In March, as the country went in to its first lockdown, we developed an operational plan for each of our directly managed buildings to ensure they remained open for access but limiting services and plant operations to avoid unnecessary energy consumption.

With increased tenant engagement, we have added greater depth and breadth across the whole portfolio dataset. This increased data collection correlates with the increased total consumption of gas and electricity compared to 2019. Within our directly managed portfolio, we are reporting significant reductions in both electricity and gas consumption in 2020. This performance must be viewed in the context of 2020's unique set of operational circumstances.

Absolute energy consumption		2019	2020
Electricity consumption (MWh)	Whole portfolio (including available tenant data)	32,361	36,469
	Directly managed portfolio	5,172	3,743
Natural gas consumption (MWh)	Whole portfolio (including available tenant data)	16,911	17,855
	Directly managed portfolio	7,500	5,967



“In 2020, our electricity consumption reduced by 28% and gas consumption by 20%. The pandemic was a key factor in this year’s performance, in addition to reductions now materialising from recent investment in energy projects.”

Glenn Cran,
Head of Asset Services



1 Grand Canal Square, Dublin 2

ENERGY MANAGEMENT

Reducing energy intensity

A building's operational efficiency is measured by calculating its energy use intensity, expressed in kWh/m²/year.

We have set a target to reduce our energy use intensity by 33% across our directly managed portfolio by 2025. This reduction requires significant collaboration

and engagement with all of our stakeholders involved in the development, management and maintenance, along with our building occupiers.

We are addressing energy intensity under the following pillars to ensure we meet our climate action targets: engagement, technology, projects and developments.

ENGAGEMENT

Sharing information, ideas and achievements to help achieve common goals and targets.

Initiatives underway:

- Our occupiers receive our quarterly newsletter featuring our energy performance updates and building performance profiling.
- Green committees have been established at directly managed multi-tenanted properties. Attendees include occupiers and building managers. The main purpose is to discuss energy and other sustainability initiatives.
- Our Building Management ESG forum meets every six weeks to update on building initiatives and targets relating to energy, waste and water.

What we want to achieve in 2021:

- Further develop our behavioural change programme, which will assist building users to initiate environmental action in conjunction with leading environmental consultancy, Change by Degrees.
- Enhance communications around building energy performance with occupier groups to facilitate a greater understanding of individual impact on overall building targets.
- Develop an engagement forum with occupier mechanical and electrical (M&E) maintenance partners. This will optimise overall building plant performance and mitigate inefficiencies between landlord and occupier services.

TECHNOLOGY

Using building management systems and equipment to improve energy performance.

Initiatives underway:

- We have completed the roll-out of smart meters to measure consumption of electricity and gas at both landlord and occupier consumption points.
- We have progressed a further three LED lighting projects across our directly managed portfolio during 2020.
- We have started a building-by-building technical review of building management systems (BMS) with a view to optimise the existing systems to achieve better energy efficiency or identify upgrade opportunities.

What we want to achieve in 2021:

- We have identified a further seven LED lighting projects for completion in 2021.
- We have selected a preferred partner for the development of a digital twin building operations system. As part of this we intend to pilot smart building technology in 2021 integrated into our existing BMS systems.
- Assess the requirement for smart building controls to provide more targeted heating and cooling functionality, particularly at buildings which have no short to medium redevelopment or plant replacement plans.



Earlsfort Terrace, Dublin 2

PROJECTS

Replacement and upgrade projects help to drive energy reduction.

Initiatives underway:

- We are analysing our technical building assessments to establish a roadmap of projects which will be required to achieve our 2025 energy intensity reduction targets.
- We have initiated plant replacement projects which will de-gasify primary plant in two of our multi-tenanted properties. These projects involve the installation of efficient air-to-water heat pumps to replace inefficient gas boilers and are due to complete in 2021.
- As part of our ongoing review of building lifecycle plans we are bringing forward projects which will accelerate a reduction in energy intensity.

What we want to achieve in 2021:

- Continue our technical building assessment process to identify a further round of building de-gasification projects.
- Integrate project identification and development with science-based targets.
- Develop a dataset for buildings where projects have been completed to better understand the impact of new plant and equipment and apply learnings to future projects.

DEVELOPMENT

Our developments are targeting operational efficiencies well ahead of industry standards.

Initiatives underway:

- We project One Wilton Park should achieve 117kWh/m²/year as its energy use intensity, well ahead of the Royal Institute of British Architects (RIBA) 2020 target of 170kWh/m²/year.
- We estimate The Tropical Fruit Warehouse will achieve 97.7kWh/m²/year, further exceeding industry standards.
- Our logistics development at Aerodrome is expected to achieve 27.5kWh/m²/year as its energy use intensity, a market leading benchmark for logistics buildings.

What we want to achieve in 2021:

- In 2021, our updated design brief for developments will incorporate phased targets to achieve the net zero building energy use intensity of less than 55kWh/m² by 2030.
- Our ambition is to deliver highly efficient buildings as we pursue net zero carbon buildings by 2030, and in the process, provide a platform for our occupiers to achieve their own net zero ambitions.

ENERGY MANAGEMENT

Smart metering

Access to reliable and validated data is fundamental to our climate action objectives. In 2020, we completed the roll-out of smart metering at our directly managed office buildings, providing a live dataset of whole building consumption.

This technology allows us to track all gas, electricity and water consumption on a floor-by-floor level, which feeds directly into our online platform. It is an essential tool for bringing further improvements in energy reduction and providing data to our occupiers to help them understand their own consumption patterns.

100%
of our directly managed
office portfolio is
smart metered

The key benefits include:

- Instant measurement of energy impact from plant and equipment scheduling adjustments.
- Daily comparison reporting to show the difference between weekday and weekend use and the impact of baseloads on energy consumption.
- Floor-by-floor comparison reporting to show variances in consumption between similarly sized and occupied spaces.

The initial phase of this roll-out was completed in 2019 and contributed to a 28% reduction in electricity consumption at 47-49 St. Stephen's Green.

Pictured below:
ADAPT software used by IPUT to
monitor and analyse building data





Riverside 1 and Riverside 2, Dublin 2

Renewable electricity procurement

In 2020, we re-tendered all electricity contracts, and as part of the tender we requested that all electricity would come from renewable electricity sources such as wind or wave generated power. Following this tender, 100% of our landlord-controlled consumption of electricity is carbon neutral.

The next step in our strategy is to focus on whole building electricity supply by gathering data on current renewable electricity procurement from our occupiers, and offering support to those seeking to source renewable electricity in the future through our energy procurement partnerships.



As a member of EP100, we are committed to increasing energy productivity, rolling out energy management systems, and ultimately achieving net zero carbon buildings.

EP 100 membership

In 2020, we became a member of EP100, which brings together a growing group of energy-smart organisations committed to improving their energy productivity (EP). It is led by the Climate Group, in partnership with the Alliance to Save Energy.

As a member, we are committed to increasing energy productivity, rolling out energy management systems, and ultimately achieving net zero carbon buildings. We are pleased to be part of this committed group of leading organisations worldwide alongside some of our international supply chain partners.



BUILDING IN FOCUS

The Exchange

International Financial Services Centre, Dublin 1

The pandemic required a dramatic shift in how we managed our building operations. Our challenge was to balance occupier comfort for essential office occupiers whilst reducing environmental impact and cost.

Size

107,500 sq ft

Office occupiers

7

Retail occupiers

2

Normal occupancy

500-600

Whole building energy intensity

94kWh/m²



BUILDING PLANT OVERVIEW

Two air handling units with Econet heat recovery and variable speed drive motors. 100% fresh air to internal areas.

Modular, high efficiency, condensing gas boiler arrangement.

Multi compressor, high efficiency, air cooled chillers.

Variable speed header pumps and water services circulation pumps.

Building management system (BMS) with heat meter network throughout.

Live utility monitoring via smart metering network.

COVID ENERGY RESPONSE

A demand-based strategy was introduced for heating and cooling services so that the majority of the plant operates based on the actual demand at a point in time.

If demand can be reduced at source, i.e. in the office areas, this limits the load across the chain of relevant landlord systems.

Managing the load reduces power consumption. However, there are minimum and maximum efficiency thresholds, and the laws of diminishing returns apply.

OVERCOMING CHALLENGES

Activity levels fell to 12-15% of normal occupancy use for the majority of 2020. An efficient plan was required which would maintain heat during cold morning starts and cooling during warmer weather.

It was important to maximise ventilation and review filtration as efficiently as possible to ensure it did not pose a virus transmission threat.

It was equally important that the less active services were managed to help avoid stagnation. The concerns here included water borne bacteria and seizing of mechanical services.

LONG TERM OPPORTUNITIES

The reduced vacancy in the building has put a focus on actual heating and cooling need and this in turn has led to a more collaborative approach to heating and cooling delivery.

We believe there are further opportunities to achieve long term consumption reduction and this has started with a root and branch review of all services and BMS management.

In addition to these technical elements, occupiers are now more aware of the functionality of their systems and there is a greater understanding of how to achieve optimal comfort performance, a significant element of the LEED gold accreditation.

28%

reduction in electricity consumption

42%

reduction in gas consumption

36%

reduction in overall energy consumption

The Exchange

CIRCULAR ECONOMY

A new approach to whole building waste reduction

How we use materials and manage waste is evolving.
We have ambitious targets across the lifecycle of our buildings.

Operational waste management

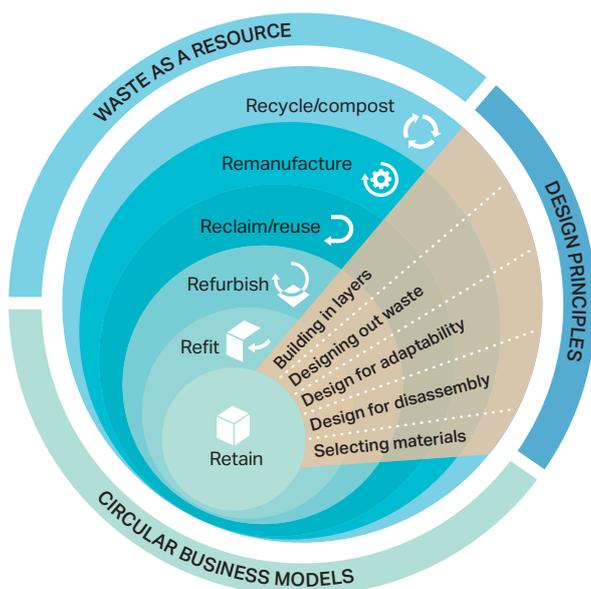
We have ambitious targets to reduce waste within our managed portfolio. In 2019, we established our waste data baseline and a full measured dataset through our supply chain. In the same year, we developed our waste management strategy to ensure consistently high management standards were deployed across the portfolio to target zero waste to landfill.

In developing our circular economy approach to waste, we are recognising responsibility for the disposal of all landlord-generated waste, and where possible, our occupiers' waste. Therefore, our waste strategy targets encompasses both landlord and tenant waste. This will help us to consider waste as a systematic output of how our buildings are used, and our aim is to work with suppliers and occupiers to address waste before it reaches the bin.

The challenge of meeting our waste targets is not only a waste segregation and disposal challenge, but it also requires building stakeholder alignment through behavioural change processes and engagement. Everyone from the typical office occupier through to waste collection providers and cleaning teams impact the process and performance. To achieve our targets, we continue to step up engagement and education around waste disposal practices. Engagement around waste was not prioritised in 2020 due to low levels of building occupancy but it is our intention to re-focus this engagement in the second quarter of 2021 through our building Green Team forums and engaging with our external consultants.

Our waste management progress:

- In 2020 we reviewed all waste segregation options for our occupiers and, where required, installed additional disposal receptacles including organic waste and glass.
- We continued to divert all waste from landfill and send all non-recyclables to a waste to energy facility.
- Covid-19 has reduced the volume and types of waste generated at our buildings and this has made it challenging to assess our like-for-like performance in relation to absolute waste reduction.
- In 2020 our waste volume decreased by 35% and our waste recycling rate was 45%. As building occupancy was low, less absolute waste was generated and specifically less organic and glass waste (which makes up a significant component of the recyclable waste). Furthermore, the general waste stream is now being used for the disposal of personal protective equipment (PPE) generated from additional sanitising and cleaning linked to Covid-19. These changes in waste volumes and types skew the comparisons between years.



Circular economy principles in buildings.
Source: D Cheshire (2016) Building
Revolutions. RIBA Publishing, London.



Pictured above:
Demolition and construction at Wilton Park, Dublin 2

FUTURE WASTE TARGETS:

2021 TARGET

Achieve a 75% recycling rate for our operational buildings. Recycled waste includes dry recyclables, glass and organic or compostable waste.

2022 TARGET

A 25% reduction in overall waste volume within IPUT control (using 2018 as our baseline year).

STRATEGIC TARGET

We will incorporate circular economy principles into standard design briefs for new developments and major refurbishments. For operations, we will introduce building standards that encourage and allow occupiers to do the same. This approach seeks to minimise waste in the overall supply chain and management of operations.

CIRCULAR ECONOMY

Water management

We continue to actively conserve water at our directly managed portfolio. To help support our initiatives we now take part in the Water Stewardship Programme recently launched by Irish Water. The programme, the first of its kind globally, focuses on the following key areas:

1. Water mapping of individual buildings
2. Development of a water charter
3. Sharing of water conservation quick-win initiatives
4. Development of a strategy and action plan for each building

We now have a certified water steward within the building management team who is training the wider team to develop water charters for each of our directly managed buildings.

Absolute water consumption (m ³)	2019	2020
Total water consumption	92,890m ³	203,598 m ³
Within IPUT's operational control	58,957 m ³	24,858 m ³
Available occupier data	33,933 m ³	178,740 m ³
Number of assets reporting water usage	26	35

In 2020, we received our most extensive occupier dataset to date and this resulted in a higher water consumption being reported. We expect this trend to continue over the next few years.

Within our directly managed portfolio, we have reported a significant reduction in absolute water consumption, reflecting both reduced occupancy and water conservation measures implemented in 2020.

1 Grand Canal Square, Dublin 2



Water management highlights:

51% reduction in water consumption. **Building water system mapped** in accordance with Water Stewardship Programme. Programme of **water preservation works** identified for 2021.

Riverside Two, Dublin 2



Water management highlights:

67% reduction in water consumption. **Cold water storage capacity reduced** to minimise water hygiene flushing requirements. **Coordinated weekly water management approach** with occupiers to minimise waste during low occupancy.



Earlsfort Gardens, Earlsfort Terrace, Dublin 2

SUSTAINABILITY STANDARDS FOR NEW DEVELOPMENTS

Reducing carbon in our developments

As Ireland's leading commercial investment company and the largest owner of offices and logistics assets in Dublin, we recognise our responsibility to set the standard in the delivery of sustainable developments.

Embodied carbon

As part of our net zero carbon buildings commitment, a key focus of our development activity over the coming years will be minimising the embodied carbon generated from these projects.

We aim to minimise upfront carbon and reduce all remaining embodied carbon as much as possible with careful use of resources. By developing net zero carbon buildings, we will enhance our portfolio and positively shape our city.

To achieve net zero carbon developments, we are focusing on the following areas:

1. Sustainable design

Our design briefs incorporate clear carbon reduction targets. We focus on long term value with inherently flexible and adaptable assets, ensuring the resilience of developments for multiple cycles.

2. Carbon accounting

Construction is inherently carbon intensive. We are undertaking lifecycle assessments of all new projects to understand how much carbon goes into our developments and how each building element contributes to this. Taking this carbon accounting approach allows us to make informed decisions.

3. Carbon offsetting

We view carbon offsetting as the final option in our approach to reach net zero carbon emissions, applied after minimising carbon and energy use as much as possible and maximising use of renewables.



“At IPUT, we seek to implement the highest design standards in everything we do and our ultimate goal is to create buildings that will remain relevant through numerous property cycles and remain attractive to occupiers.”

Paul Cleary,
Development Project Manager

Designing for optimum performance

We are also focusing on our developments and refurbishments. These are the buildings with the longest lifecycle, and we are committed to designing them to net zero standards.



We continue to work closely with our design partners to explore new methods to reduce operational carbon and ultimately deliver the most efficient buildings for our occupiers.

Operational energy is estimated to account for over 40% of a building's whole life carbon. Our new approach to building design will reduce operational energy intensity through a combination of the following key design features:

- **Fossil fuels:** eliminating fossil fuels and instead using an all-electric approach to heating and hot water.
- **Building fabric:** minimising heat loss and carefully considering glazing and shading requirements to ensure more energy-efficient control of heating, cooling and ventilation systems.
- **Buildings services:** establishing operational energy targets early in the design process, embracing smart technology and renewables to deliver efficient services, and good metering to monitor how the design approach performs operationally.

ONE WILTON PARK

At One Wilton Park, we have applied circular design principles and modern methods of construction (MMC) to ensure optimum efficiency during construction.

By implementing MMC, we have also seen other additional benefits:

- Preassembly of precast concrete cores, steel frame and our innovative facade system reduced waste and carbon through more efficient assembly in factory environments.
- Offsite manufacture and storage of materials until their installation on-site, meaning less disruption for our neighbours.
- Greater quality control, with the precast concrete cores achieving a finish not possible with insitu concrete.
- As materials are preassembled, disassembly options for reuse and recycling are much easier.

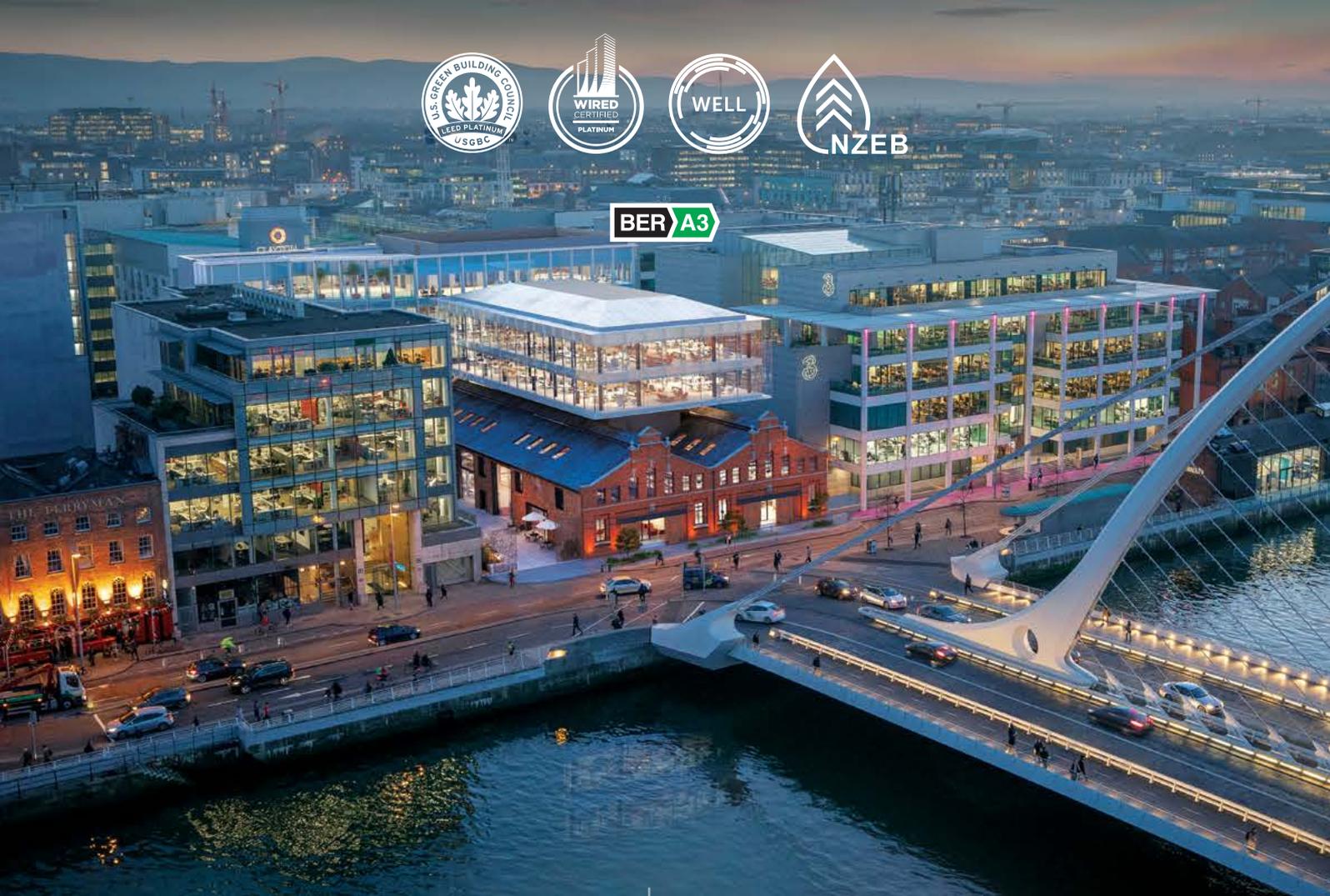


One Wilton Park, Dublin 2

THE TROPICAL FRUIT WAREHOUSE

Building the future from the past

Located in our Docklands neighbourhood at Sir John Rogerson's Quay on the south of the river Liffey, The Tropical Fruit Warehouse site provided an opportunity to create an architectural set-piece – a contrast of old and new.



ENERGY USE INTENSITY

97.7kWh/m²/year

The building will be highly energy efficient in operation

OPERATIONAL CARBON EMISSIONS

Zero emissions

The building will be powered by 100% renewable electricity



CGI, rooftop terrace, The Tropical Fruit Warehouse, Dublin 2

Building on a rich heritage

The original building has been re-imagined to provide 80,000 sq ft of exceptional office space, blending original warehouse features with modern architecture as an example of circularity. Understanding and respecting the history of this landmark building has been paramount. Throughout the development, care has been taken to preserve the industrial warehouse features – dating from the late 19th century – which now form the centrepiece of the redevelopment, including exposed brick, stone walls, feature keystones and original timber roof trusses.

Cultural canvas

The original features act as a cultural canvas, allowing a new generation to gain a sense of belonging to the rich history of the city. Through the course of the development, we decided to use the prominent location of the development to incorporate a cultural canvas on the scaffolding surrounding the construction site. This year James Earley's *Amor Fati*, an art piece commissioned by IPUT, has adorned the northern façade of the development. This has added to the rich cultural history of this building through creating a visual and physical connection that acts as a catalyst for people to feel part of the docklands neighbourhood.

Energy efficiency

The building is targeting LEED Platinum certification and on track to achieving an A3 Building Energy Rating (BER), with an operational energy intensity of 97.7kWh/m²/year. This demonstrates that with the right approach we can “upgrade” our built environment to the standards we demand while retaining much of the historic original architecture that makes these buildings so iconic. High-efficiency LED lighting and lighting controls are installed throughout the building, and continuous energy monitoring allows for efficient management of the building, which can also be integrated with the digital twin platform.

Even the elevated glass box includes a high-performance, naturally ventilated twin skin façade that allows occupants to benefit from the panoramic views while ensuring environmental comfort internally.

Designing for the future

It is fitting that a building, which integrates such unique spaces, has become IPUT's first development to avoid using fossil fuels to generate heat for the building. A key design decision was made to instead focus on low carbon technologies such as air source heat pumps and water to water heat pumps. Using 100% renewable electricity, there will be zero carbon emissions generated operationally. Furthermore, the building is future proofed by ensuring its infrastructure can connect to the Dublin District Heating Scheme (DDHS) when it goes live. Another feature designed for reduced energy use are the high-efficiency air handling units, which feature heat recovery so that incoming fresh air is heated by the warm air in the exhaust, reducing the amount of additional energy required to heat the building and keep spaces comfortable.

A social network

Externally, the pedestrian walkway will provide a vibrant, landscaped link between the riverfront and Whitaker Square, creating flexible social spaces centred on an artist's studio and café space. This public realm space will attract people to meet and socialise through serendipitous interactions. The inclusion of green spaces acts as a natural mind garden for this neighbourhood. The combination of the historic warehouse space, the futuristic floating glass box, the contemporary office to the rear, all interlinked and wrapped with quality outdoor public spaces and private reflective pockets, result in an inspirational working environment that promotes employee wellbeing and enhances the local experience.

CERTIFICATIONS

Setting the standard

With a new generation of projects being delivered for the city, we are committed to ensuring our buildings offer the highest sustainability standards.



**Wilton Park,
Dublin 2**

TARGETING



**The Tropical Fruit Warehouse,
Dublin 2**

TARGETING



**IPUT office, 47-49 St.
Stephen's Green, Dublin 2**

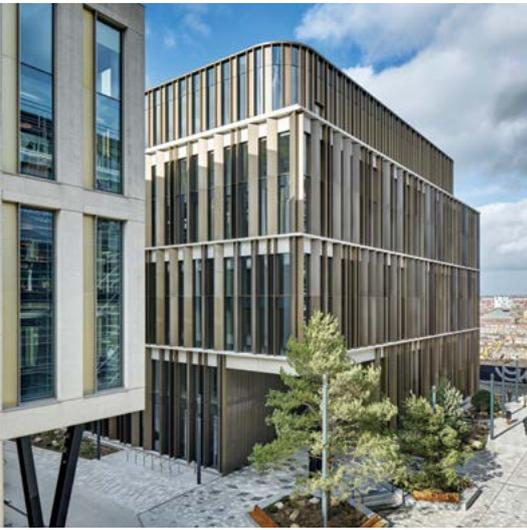
ACHIEVED



We continue to use market-recognised rating systems for our buildings in the form of LEED, BREEAM and WELL certifications. Our buildings are designed to achieve a LEED Gold rating and, in most cases, we are exceeding this by achieving LEED Platinum. We have recently undertaken BREEAM and LEED certification for a new logistics unit under construction and are on track to receive a BREEAM Very Good and LEED Gold accreditation at Aerodrome Business Park.

The digital connectivity of our buildings is increasingly important and we adopted WiredScore certification to assess, certify and improve the digital connectivity and smart technology infrastructure in our buildings.

We have the largest certified portfolio in Ireland with over 1 million sq ft of offices certified or targeting certification on practical completion of our current developments. Currently, 12% of our portfolio is LEED certified and on completion of our current development projects, this will increase to 40%.



**No. 3 Dublin Landings,
IFSC, Dublin 1**

ACHIEVED



**10 Molesworth Street,
Dublin 2**

ACHIEVED



**5 Earlsfort Terrace,
Dublin 2**

ACHIEVED



“

Currently, 12% of our portfolio is LEED certified and on completion of our current development projects, this will increase to 40%.

These certifications allow us to create better buildings for our occupants and the high ratings targeted and achieved demonstrate our leadership position.

SOCIAL



WILTON PARK

IAI



WELLBEING

Supporting healthier working environments

Health and wellbeing became the key focus of our operational activity in 2020 for both our employees and our occupiers, supporting all stakeholders as we navigated through the pandemic.

Covid response

The restrictions imposed due to the Covid-19 pandemic have shifted the emphasis on the delivery of our wellbeing strategy. Our wellbeing activity programme for 2020 was deferred and the priority switched to hygiene and safe building use. We adapted quickly to the challenge posed. Maintaining high levels of tenant engagement was extremely important and the following initiatives were implemented:

- Development of an operational plan Working with Covid-19, which was distributed to all occupiers, setting out our approach to hygiene, operations, ventilation, staffing and building access.
- Quarterly tenant meetings were moved online via Microsoft Teams.
- Monthly operations meetings were organised with occupiers focused on facilities issues and energy management.
- Occupiers received our quarterly newsletter with key Covid-19 updates and ESG-focused activities continuing within the portfolio.

Throughout the year, we kept all buildings open for those that needed to come to the office. We adjusted schedules for our central concierge team so that we could re-distribute resources to ensure each staff member could work in isolation while maintaining a consistent high level of service. We prioritised health and safety; adapted cleaning regimes to mitigate virus risk in the common areas; increased signage; provided sanitisation stations; increased ventilation and adopted occupancy protocols in the common areas and lifts to ensure social distancing could be maintained. These measures continue into 2021.

Parks and gardens

Our portfolio of parks and gardens have become a valuable amenity during the pandemic as they are used predominantly by the local community. To ensure the community's continued enjoyment, we prioritised the maintenance of these amenities during the year by enhancing cleaning regimes and adding security where required.

At Wilton Park we introduced a barista coffee service operating seven days a week and several complimentary coffee and pastry events were organised for the local community to enjoy. In the summer, we added to our range of Wilton Park deck chairs to meet the high demand from park users. At Christmas, we invested in a new tree and lighting display to provide a festive outdoor community focal point.

At our Shelbourne Buildings estate, we planted a new herb garden in our rear terraces and provided tools to help with picking. New signage provides suggested food and cocktail recipes for each herb.

At Earlsfort Gardens, we completed the finishing touches to the newly landscaped plaza with the addition of new signage. The gardens have become a valued amenity for city centre residents seeking respite from lockdown restrictions.

Re-shaping wellbeing

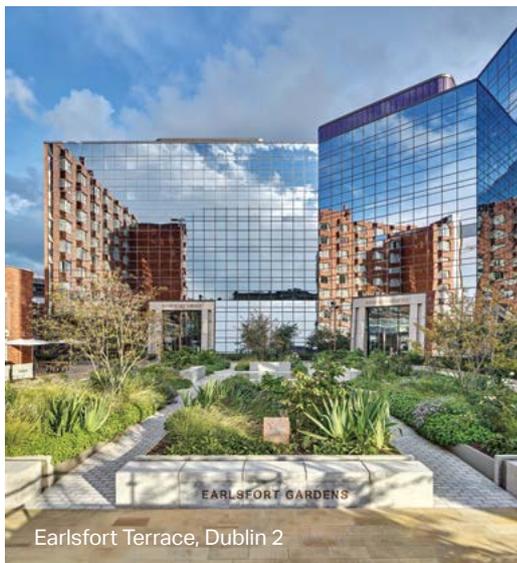
As the year progressed, the longer-term impact of the pandemic on building operations and wellbeing priorities became clearer. We re-focused our wellbeing initiatives on improving amenities and accessible services to both our occupiers and the wider community. Our thought leadership research report, *Making Place*, has also provided more insight to help influence how we shape our buildings and our wellbeing strategies.

This research was complemented by our first wellbeing occupier survey in December 2020. We received feedback from over 250 occupiers, providing insights on how their use and enjoyment of their office building may change going forward. The survey focused on seven areas of wellbeing – air, water, nourishment, light, fitness, comfort, and mind. The results of this research will be used to develop a new programme of amenity improvements and wellbeing support to our office occupiers.

MAKING PLACE TYPOLOGY

Mind gardens

The curating of Mind Gardens will provide an additional wellbeing amenity and support our workplacemaking strategy. We have initiated a review of our outdoor spaces in our portfolio with a view to developing garden spaces that create an attractive outdoor alternative that supports people's individual and restorative thinking processes.



Earlsfort Terrace, Dublin 2

MAKING PLACE TYPOLOGY

Watering holes

Within our new developments, we are identifying opportunities to create Watering Holes to bolster the wellbeing offering of the connected workplace. We are designing our public realm to provide comfortable spaces to linger, meet and socialise recognising that employees see work as a social experience.



Wilton Park, Dublin 2

Active commuting amenities

In addition to parks and gardens, we have reviewed which building-related amenities will become more valuable to our occupiers during the pandemic. A significant shift away from public transport to walking, running and cycling led us to review facilities for the exercise-based commuter. We introduced a new "end of journey" commuter zone at our St. Stephen's Green estate, featuring new lockers, changing bench, bicycle repair stand and filtered water fountain. We have identified six further similar projects, which we plan to progress in 2021.

Air quality of our buildings

The pandemic has increased focus on good indoor ventilation and our wellbeing occupier survey confirmed this. In 2019, we achieved the first RESET Air Commercial Interiors air quality certification in Ireland, and the third in Europe, at our head office. Learning from that experience, we initiated a trial in September 2020 of air quality sensors at two of our buildings and have recently selected our St. Stephen's Green estate to roll out installation of the sensors both within landlord areas and occupier space. At fifteen-minute intervals, the sensors will measure CO₂, humidity, and temperature. The data collected will provide assurance on air quality and identify issues to inform a collaborative ventilation management strategy. It is our intention to roll out sensors at all directly managed buildings in 2021.

ENGAGEMENT

Driving change through collaboration

The pandemic created a barrier to our usual forms of stakeholder engagement, but creative responses emerged to ensure our collaborative approach to responsible management continued.

Occupier engagement

Over the past year, our occupier engagement strategy had one very clear ambition – to develop a line of communications that ensured our occupiers' safety and occupational needs were met. The pandemic shifted priorities and tested us all to try and understand the impact on our operations. We were fortunate to have well-established direct links with our occupier base to respond quickly, and building management plans were communicated to inform how operations would be adjusted to the risks posed by the pandemic.

Our occupier newsletter became the primary information source of portfolio and building based initiatives supporting our responsibility strategy. Our building management teams remained on-site, in accordance with revised working health and safety protocols. Their presence provided an important role to absent occupiers to assist with operational requirements, and also as a friendly familiar face to the limited number of employees who attended for essential working needs.

Our usual programme of occupier events was suspended during the year but we enhanced our efforts to collaborate on sustainability and engagement initiatives, gaining feedback on what our future focus should be. The pandemic has changed priorities and we want to make sure our management approach has a meaningful impact on the communities in our buildings. We look forward to launching a number of new initiatives to enhance occupier engagement in 2021.



Pictured: Occupier Update, Winter 2020

“Our building management teams remained on-site, in accordance with revised working health and safety protocols.”

Community engagement

Our responsible investment approach requires us to manage the impacts of our business activities on the environment and the communities in which we operate. We aim to be a source of positive change in Dublin and take our role as custodians of the city seriously. The challenges presented to us in 2020 highlighted that being good neighbours and collaborating with others to strengthen our communities has never been more important.

Teagasc College of Amenity Horticulture

We have continued our partnership with Teagasc College of Amenity Horticulture in 2020. Teagasc is one of the leading institutions for horticultural and landscape education in Ireland, and we have committed to making our gardens and parks available for educational projects. This year, we supported students in their research literature review on how green spaces contribute to urban wellbeing, providing insights into the value these spaces have brought to our occupiers, our buildings and communities as a whole. In the coming year, Wilton Park will again become a focal project for the student group as landscaping and horticultural enhancement plans progress to the next phase in the overall redevelopment of the Wilton Park estate.



We aim to be a source of positive change in Dublin and take our role as custodians of the city seriously.

Dublin Simon Community

Dublin Simon Community works to improve the lives of homeless people in our city. It delivers outreach programmes for people who are sleeping rough, housing for individuals and families, treatment for those dealing with health issues, support to keep people in their homes and education to get them back on their feet.

Our development team has worked very closely with Dublin Simon Community and its property development department for a number of years.

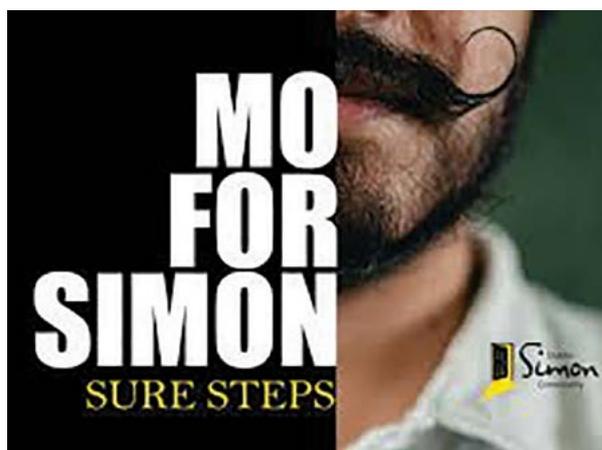
We have assisted in enhancing their policies and procedures for management, reporting and overall governance around their capital projects programme. The largest and most significant project being undertaken by Dublin Simon Community is the medical/recovery facility at Ushers Island. The 100-bed €30 million project will be completed in 2022 and IPUT's development team is currently providing project management support for this project.

Mo For Simon – charity initiative

The Mo For Simon initiative was set up by our development team to help raise awareness of the work of the Dublin Simon Community. This initiative consisted of 40 individuals from our Wilton Park development team, along with our contractor, advisors and the future occupiers coming together and volunteering to grow their facial hair, or 'Mo', to raise vital funds for Dublin Simon Sure Steps Counselling Service. This service provides lifesaving care to those suffering from addiction and mental health issues.

The main feature of the campaign was the *Mo Show* in December 2020, an online event featuring musical talent, comical team videos and a 'Shave or Grow' auction resulting in some of our team members fashioning their moustaches over the festive period.

A total of €116,000 was raised, far surpassing our initial €15,000 target. We are already planning *Mo For Simon* 2021 and hope to make it an annual event.



Pictured above:
The Mo For Simon initiative supporting the Dublin Simon Community

A PLATFORM FOR IRISH DESIGN

Exploring the intersection of the urban landscape and the creative industries

By providing our buildings as a platform for design we give both the community and artists greater accessibility and an opportunity to express their creativity.

We have been investing in Dublin's urban and social fabric for over 50 years. We champion the philosophy that successful property owners are those that view their role as custodians of their neighbourhoods, rather than just their buildings. Underpinning this stewardship is successful placemaking – creating more attractive places to ensure an enhanced experience for those living and working in the neighbourhoods, and recognising the importance of art and design in the public realm as a vital part of successful placemaking. In one of the most difficult years for artists, we have supported numerous art and design initiatives to remain connected with the creative forces in our city and to share their work with a wider audience.

Graphic Gallery Studio

We are a patron of the Graphic Gallery Studio, a 60-year-old print works which collaborates with major figures in Irish art and literature to create limited print runs, supporting the craft of printmaking. In 2020, we presented the first solo exhibition of graphic work by one of Ireland's leading contemporary artists, Mark Francis. The show comprised a large body of new work made between 2019 and 2020, as part of the studio's visiting artist scheme. Irish writer Colm Tóibín was commissioned to write an accompanying essay *In Heidelberg* as part of the exhibition.

Augmented reality exhibition

As part of our placemaking strategy in Wilton Park, and with the support of the Royal Hibernian Academy, we presented *Eilis O'Connell RHA, Six Works – an Augmented Reality Exhibition*. This interactive experience allowed visitors to use their smart devices to see sculptures come to life virtually throughout Wilton Park. As restrictions were in place for much of 2020 and continue into 2021, the exhibition has provided a welcome opportunity to engage with the arts in a safe and interactive way.

Making In

IPUT is lead sponsor of this annual international design symposium at the Joseph Walsh Studios in Cork. In 2020, the event was held online due to the pandemic and contributors included film director Lord Putnam and actor Jeremy Irons. The event was attended by 1,200 people who convened to hear an international perspective on architecture, art, design and craft. The theme for 2020 explored our relationship with place and the future of the workplace, reflecting the research findings for our *Making Place* research report.



Cultural canvases

We see our buildings and construction projects as canvases for art and design, making a positive contribution to our neighbours and the wider community. *Amor Fati* by James Earley is a piece that we commissioned for The Tropical Fruit Warehouse development and is featured on the cover of this report. *Amor fati* is a Latin phrase that may be translated as "love of one's fate", and this mantra underpins the artwork and resonates with the times we've been living in throughout 2020, encouraging Dubliners to embrace a loving, stoic view of their lives.



Amor Fati at The Tropical Fruit Warehouse

OUR PEOPLE

We are passionate about
the built environment

We aim to attract and retain a talented and diverse
workforce that are proud to work for IPUT.

Our staff retention rates remain high: 94% in 2020 and an average retention rate of 90% over the past three years. The past year cannot be described as normal and the restrictions that were imposed as a result of the pandemic, have affected all aspects of daily life. Our travel plans and social activities were put on hold and as a business, our focus concentrated on the wellbeing of our team.

Communication

We have a team of 28 people*, which allows us to communicate with relative ease. The layout of our offices is open plan, which supports collaboration. We have in-house kitchen facilities and encourage staff to mix with different departments, when taking breaks. This year, however, the challenge of working from home, negated the value of this work environment. We quickly adapted and moved our quarterly town hall meetings and weekly team meetings to virtual events. In addition, we continued to circulate a quarterly fund newsletter to share an update on the performance of the Fund.

Annual performance reviews and goal setting continued as normal and we rewarded performance and success through competitive remuneration and benefits.

Growth through education

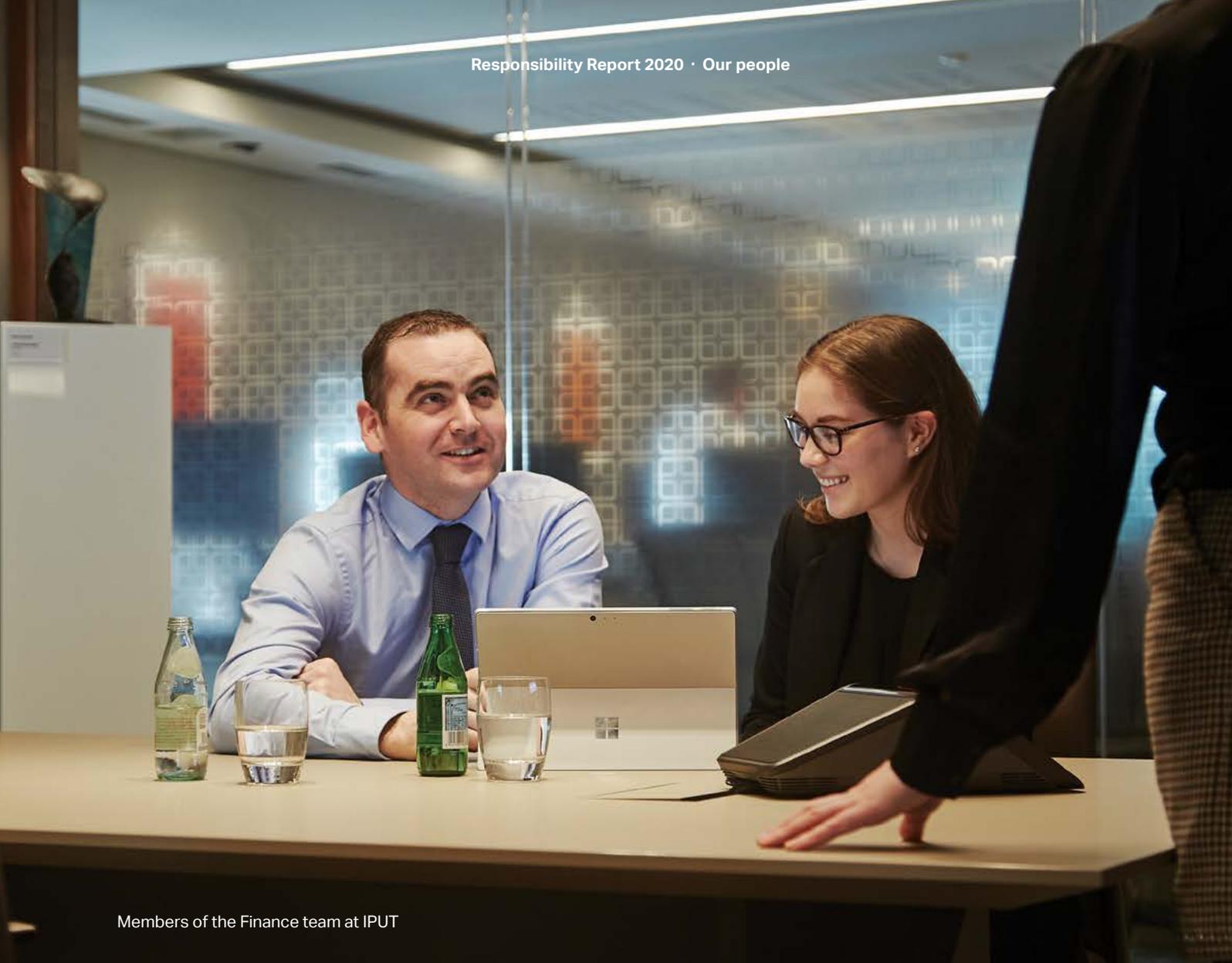
We support ongoing education for all our team members by way of assisting with fees, paid time off for study leave and arranging appropriate in-house courses.

In 2020, there were 32 days of training including various INREV courses, IT training, cyber security, anti-money laundering, Covid-19 training and health and safety. This was the equivalent of nine hours per employee. In addition, we have one employee currently doing an MSc in Real Estate, two employees doing the INREV/ Henley Certificate at Reading University and a number of employees attending bespoke career coaching.

Diversity

	Male	Female
IPUT Board	75%	25%
IPUT Team	61%	39%
IPUT Building Managers	86%	14%

We recognise the importance of a diversity of views, education and gender in the workplace. We continue to work to bring greater gender balance to the business. Overall, the business is relatively well balanced with 61% male and 39% female across the full team. We continue to identify opportunities where we can bring further gender balance and diversity to the business.



Members of the Finance team at IPUT

Wellbeing

Our offices are WELL Gold and RESET Air accredited and provide a high-quality work environment. This includes spacious office accommodation offering a mix of formal meeting rooms, break out rooms, collaboration space and open plan offices. In addition, we provide on-site showers, towel and laundry facilities, bicycle and locker facilities to encourage team members to walk, run and cycle to work. This has been particularly beneficial this year as it enabled the team to avoid public transport when attending the office. In our kitchen, we provide healthy snacks and refreshments for staff members.

Covid-19 response

A comprehensive Covid-19 plan was put in place for all our team members in the first quarter of 2020 to ensure their health, safety and wellbeing during the pandemic. Our transition to homeworking has been very successful in what has been a busy and productive year for the business. We appreciate that working from home can create a feeling of isolation for some and we have encouraged all team members to maintain and indeed increase individual and team-based interactions. Our town hall meetings continue online with key communications and updates from the CEO's office. To support the continuation of home-working, each team member is entitled to an allowance to acquire equipment, furnishings or other supports needed while working away from the office.

OUR PEOPLE

Building management team

Our building management team comprises of seven building managers employed under our subsidiary company, IPUT Asset Services Limited. This teamwork hand-in-hand with our Asset Services team members plays an influential role in the delivery and further development of our IPUT Building service standard. Over the past year, our building managers have been key members of our new ESG building management forum.

This forum meets on a six-weekly basis to communicate Responsible Investment Strategy updates and thought leadership research. At a portfolio level, building performance is discussed and specific projects are proposed to help achieve our responsible investment targets. The building managers now work together under a buddy system to assist in the sharing of experiences and successes, particularly relating to building energy performance and occupier engagement strategies.



Members of the Asset Services team at IPUT



Building manager in focus

Inga Dvarvytyte

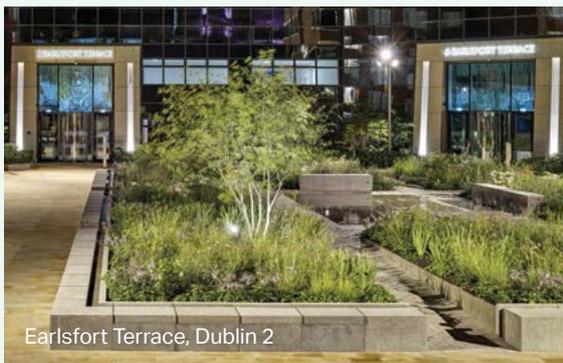
Building Manager, 5 and 6 Earlsfort Terrace, Dublin 2

BUILDING OVERVIEW

5 and 6 Earlsfort Terrace are two multi-let assets in a prime location in Dublin, overlooking the recently completed placemaking project, Earlsfort Gardens.

5 Earlsfort Terrace achieved LEED Platinum following its full refurbishment in 2018, and 6 Earlsfort Terrace was partially refurbished in the same year. The buildings, which connect on the ground floor, house nine occupiers.

Both buildings have an impressive glass façade overlooking the new gardens which provide a unique setting for our occupiers and the local community to enjoy.



Earlsfort Terrace, Dublin 2

PERSONAL DEVELOPMENT

Since joining IPUT in 2019, I have developed my knowledge of both buildings to deliver the highest standards of operations, health and safety and service to our occupiers.

IPUT has implemented a Building Manager training framework, which I have been pleased to be part of. This training included:

- IOSH managing safety
- Fire warden training
- Covid management course

In 2021, I intend to focus on improving wellbeing in both buildings by engaging with our occupiers and suppliers and initiating new amenity projects. I am excited about an air quality sensor implementation planned for the coming months.

In addition, there will be a focus on further reducing the overall energy intensity of the buildings, in particular through occupier engagement and education programmes. I was delighted to form a new Green Committee with our occupiers and the meetings to date have proven very effective in driving change.



GOVER

NANCY

EFFECTIVE STEWARDSHIP AND OVERSIGHT

Guided by our philosophy and values

Good governance gives certainty in uncertain times, and in 2020 our people, processes and policies remained resilient and committed to sustainable business practices.

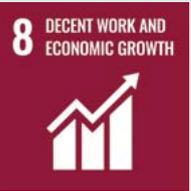
Our commitment to sustainability and responsible business practices speaks to our vision as a long term investor of excellence in design and management. This reflects in the quality of our buildings and placemaking which enables us to contribute positively to the neighbourhoods in which we invest.

As part of implementing our Responsible Investment Strategy, we established a Resilience Committee to ensure we are considering the long term future risks of our portfolio. The key risks initially identified include flood risk, extreme weather events, transition risks to a zero carbon economy, urban traffic congestion in Dublin, and the health and wellbeing of our building occupants.

This list is not exhaustive but instead represents a range of long term issues which we will research and review to keep our portfolio and organisation resilient. During 2020, the Resilience Committee has focused on ensuring climate-related risks are clearly integrated into our risk assessments and key performance indicators (KPIs), so that we can demonstrate compliance as increasing disclosure requirements come into play.

Alignment with UN Sustainable Development Goals

The UN Sustainable Development Goals continue to guide our Responsible Investment Strategy, providing a strong foundation for its key themes.

KEY THEME	SUSTAINABLE DEVELOPMENT GOALS				
Climate action	 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	 <p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p>	 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	 <p>13 CLIMATE ACTION</p>
Circular economy	 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	 <p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p>	 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	 <p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p>	 <p>13 CLIMATE ACTION</p>
Improve health and wellbeing within our buildings	 <p>3 GOOD HEALTH AND WELL-BEING</p>	 <p>6 CLEAN WATER AND SANITATION</p>	 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>		



Riverside Two, Sir John Rogerson's Quay, Dublin 2

GREEN FINANCE FRAMEWORK

Committed to sustainable
investment and development

Supporting our goal to own exceptional buildings that
set new standards in design and sustainability.

In 2020, IPUT put in place a green finance framework. The framework, which is aligned with the Loan Market Association's (LMA) Green Loan Principles, will assist us enter into green financing transactions (GFTs) as a means of funding projects which support IPUT's Responsible Investment Strategy.

In parallel with developing our framework, IPUT agreed a €300 million revolving credit facility with Wells Fargo, which includes a €200 million green component, representing the largest green facility in the Irish real estate market.

Under the framework, the funds will be used for eligible green projects (EGP), which need to meet certain criteria under the following categories:

- **Green buildings** – LEED Gold equivalent or better third-party verified certification.
- **Green refurbishments** – Building Energy Rating (BER) improvements on refurbishments.
- **Renewable energy** – Projects relating to renewable energy, such as the investment, installation and deployment of on-site renewable energy generation sources.
- **Energy efficiency** – Projects relating to energy efficiency which have a demonstrable reduction on the asset's operational energy use.
- **Climate change adaptation** – Project works relating to climate change adaptation, such as the installation and upgrades of enhanced flood protection systems.



“We have upsized our revolving credit facility (RCF) to €300 million. In line with our commitment to responsible investment, the RCF includes a €200 million green finance component. This represents the largest green facility in the Irish real estate market and will be used to finance projects such as our Wilton Park estate.”

Pat McGinley, Chief Operating Officer

Current eligible green projects

The spend on eligible green projects has been €39.8 million to date and the projects benefiting from the green tranche of the RCF as at 31 December 2020 are:

Project	The Tropical Fruit Warehouse	One Wilton Park	2-4 Wilton Park	Unit G, Aerodrome Business Park
Commencement date	Q4 2018	Q2 2018	Q1 2020	Q3 2020
Completion date	Q1 2022	Q4 2021	Q4 2024	Q3 2021
Category for eligibility	LEED Platinum	Green buildings LEED Platinum	Green buildings LEED Platinum	Green buildings; renewable energy LEED Gold; Rooftop PV Solar

In line with the reporting requirements of the framework, we set out the first reporting disclosure of the qualifying expenditure against our current eligible projects,

their impact to date, and the independent assurance statement from our non-financial auditors, KPMG. This assurance statement is included on page 72.

Pictured below:
CGI of Unit G, Aerodrome Business Park,
Rathcoole, Co. Dublin



DISCLOSURE

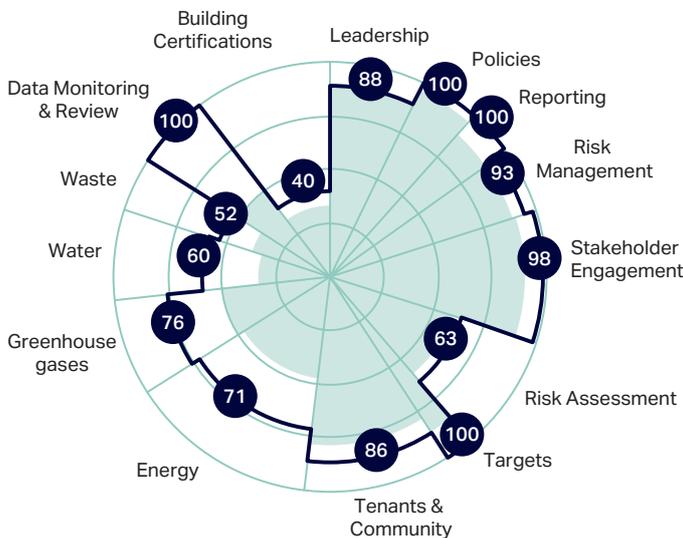
Transparency of our performance

We believe in reporting the highest standards and putting in place metrics and targets that enable us to report our progress clearly to our stakeholders using frameworks and benchmarks to drive forward measurable change.

GRESB

2020 marked the fifth year of our participation in the Global Real Estate Sustainability Benchmark (GRESB), the leading ESG benchmark in real estate investment globally. We saw a 15% improvement, scoring 77 for our standing investment portfolio, achieving a 4-star rating and ranking second in our peer group. This is consistent with our stated commitment to sustainability, and we will continue to build on and improve our score further in the coming year.

For the first time this year, GRESB scored development projects separately and in this category, we scored 87 and achieved a 4-star rating. We came first in our peer group.



— IPUT 2020 ● Peer Group Average

PRI

We completed our first submission to the Principles of Responsible Investment (PRI) in 2020, participating in two modules that applied to the fund, Strategy and Governance and Direct Property, and achieved an "A" rating in both modules.



The Strategy and Governance module is mandatory for all signatories and benchmarks at an organisational level. This includes how ESG issues are incorporated in the investment policy, governance structures, and also how we engage with all of our stakeholders to promote responsible investment.

The Direct Property module relates to funds that have direct real estate investments and assesses at an asset level. This includes how responsible investment practices are applied at the pre-investment and post-investment stages and also how ESG performance is disclosed.

Sustainable Finance Disclosure Regulation

The Sustainable Finance Disclosure Regulation (SFDR) came into effect in 2021, and aims to standardise sustainability reporting to offer greater transparency in the financial services sector. The SFDR requires us to publish written policies on the role sustainability plays in investment decision-making, supported by disclosing information on our sustainability risk and policies, and reporting on the impacts of sustainable investments. The disclosure requirements and fund classification process will be challenging, however we recognise the opportunity this regulation provides in highlighting the environmental and social characteristics of our property fund, aligned with our Responsible Investment Strategy.

Taskforce for Climate-related Financial Disclosure

Our initial Resilience Committee meeting included a detailed discussion about developing our reporting in line with the Taskforce for Climate-related Financial Disclosures (TCFD). The TCFD provides a framework for reporting which helps investors understand long term carbon and climate risk exposure. We also believe that by preparing our reporting in line with the TCFD, we will help our stakeholders understand some

of the longer-term risks associated with our assets and the transition to a zero-carbon economy. This more detailed review of climate risks and associated social risks will help us maintain value within our portfolio and continue to support the Dublin market.

TCFD reporting addresses governance, strategy, risk management and metrics and targets and we continue to align our work to this framework.



Governance	Strategy	Risk Management	Metrics and Targets
<p>Our CEO is part of the Sustainability Strategy Steering Group, which meets twice a year to ensure that the sustainability strategy is being adhered to and remains relevant to IPUT's overall business objectives. The steering group is supported by the Sustainability Delivery Working Group, which meets on a quarterly basis to ensure that the activities required to deliver the strategy are being enacted.</p> <p>Outputs from these groups are fed through to the board to provide oversight and inform decision-making on our approach to climate-related risks and opportunities. We also have sustainability champions in each area of the business, all driving improvements on climate-related issues from a management level.</p>	<p>As long term asset holders, the impacts of climate-related risks and opportunities must be assessed and mitigated to ensure our portfolio remains resilient.</p> <p>Our Responsible Investment Strategy includes a pillar dedicated to climate action, and specifically our net zero carbon commitment for our directly managed portfolio and for all new developments by 2030. This forms our medium term agenda, but requires a combination of immediate short term action and long term planning.</p> <p>With new regulations being introduced currently, adoption of these will form part of our short term agenda and their continued application will become more long term. We will continually invest in our existing portfolio and development pipeline as part of our long term strategy.</p>	<p>Climate-related risks impact the management of our existing portfolio, the development of new projects, and the investment forecasting approach for new acquisitions and disposals.</p> <p>Our Asset Services team has developed Technical Building Assessments to evaluate opportunities to improve our buildings, enabling bespoke recommendations that align with the pathway to net zero by 2030.</p> <p>We have set ambitious targets in terms of reducing our energy use intensity in directly managed assets, require at least LEED Gold to be achieved in all new development projects, and have detailed criteria for acquisitions.</p> <p>Through improved data reporting and scenario analysis, we will continue to identify and assess principal and emerging physical and transition risks relating to climate, and take mitigatory action accordingly.</p>	<p>We disclose our scope 1,2 and 3 emissions, providing a like-for-like comparison each year. The data reported is aligned with the greenhouse gas (GHG) protocol and Science Based Targets initiative, as well as being independently verified by a third party.</p> <p>We have also shared a number of targets to help manage climate-related risks, including reducing our energy use intensity by 33% by 2025 and procuring 100% renewable energy for our directly managed portfolio, which we achieved in 2020.</p> <p>Throughout 2021 we will be finalising the details for our pathway to net zero carbon by 2030, which will include further targets and milestones.</p>

HEALTH AND SAFETY

Providing a healthy work environment and safety culture where everybody is safe and well

Our focus in 2020 was to ensure the health, safety and wellbeing of our supply chain and occupiers as we adapted to managing Covid-19.



Developments – safety first approach

2020 presented new challenges from a health and safety perspective as we quickly adapted to managing the impact of the Covid-19 pandemic as a significant risk on our development sites. Despite site closures in line with government restrictions, we completed 434,790 construction hours in 2020. There were two one-day Lost Time Accidents (LTAs) and one three-day LTA during that period, with all those affected making a full recovery. Several sites remained accident-free during 2020 as a result of the proactive leadership and site team engagement.

The welfare and safety of all who work on our projects is a priority for us and our teams take a very hands-on approach to monitoring and supporting a safety first approach on our developments. Our response to Covid-19 was no exception with robust controls quickly put in place, provision of marquees to support physical distancing during breaks, and continued liaison with industry leaders and groups to safely return to work with these new ways of working in place.

We continue to apply the IPUT Safety Management System and promote industry best practice in our approach to health and safety, providing a safety culture and work environment where everybody is respected and safe from injury. Audits and inspections were undertaken throughout 2020 to ensure our safety culture was continually reinforced, and reflected in our recognition of both positive and negative behaviours.

Our objective to improve health and safety is carried through from the initial design of our buildings where particular emphasis is placed on lighting, air quality, staff facilities, wayfinding and logistics planning, and construction site standards and practices to promote a safe working environment. We continue to invest heavily in research and work closely with our Asset Services team to get first-hand feedback from our occupiers and building management team to incorporate safety-focused operational design details into new schemes.

“

Audits and inspections were undertaken throughout 2020 to ensure our safety culture was continually reinforced, and reflected in our recognition of both positive and negative behaviours.

Directly managed properties – safeguarding our occupiers

Our Asset Services division is now responsible for health and safety measures in our directly managed portfolio. With the onset of the Covid-19 pandemic, our focus during the year was on the safety of our occupiers. This required a significant shift in our approach to services delivery and to provide reassurance to our occupiers, we developed the Working with Covid-19 building management plan. This plan set out how we were adapting our service provision to provide a safe working environment across key areas such as cleaning, ventilation, staffing and access control. The plan allowed us to keep our buildings open at all times whilst maintaining the highest hygiene standards for our occupiers and building management teams.

Our programme of third-party provided risk assessments continued in 2020 when restrictions allowed, with all outputs collated into a centrally managed risk matrix dashboard for review and completion of any recommended improvement measures.

Our Building Managers received fire warden and first aid training during the year, in addition to specific training for the management of Covid-19 safe working practices. Our front of house concierge teams also received training to manage social distancing and hygiene practices in building receptions, stairwells and lifts.

Looking forward

We continue to review and improve our health and safety systems and performance. In 2021, we plan to implement a safe return to work at our construction sites following the latest government advice and support our occupiers in gradual office re-occupation. We will continue to proactively respond to the challenge that Covid-19 poses alongside all other health and safety risks, and plan to enhance our building and occupier wellbeing support and services.



Covid response

Implemented our Working with Covid-19 building management plan to keep our buildings operational and safe.



Provided training

Trained our building management teams in Covid-19 safe working practices to protect both employees and occupiers.



Construction hours

Completed 434,790 construction hours in 2020 across five key development sites.

Health and safety performance

IPUT site	Hours worked	Positive behaviours	Negative behaviours	External audits and inspections	Lost Time Accidents (3-day)
One Wilton Park	220,593	106	19	86	0
Two – Four Wilton Park	50,160	14	28	91	1
The Tropical Fruit Warehouse	156,534	97	11	42	0
46 St. Stephen's Green	4,203	73	5	10	0
Aerodrome Business Park	3,300	105	9	11	0
Total	434,790	395	72	240	1

PERFORMANCE

Reporting greater breadth and depth of data

2020 provides a unique insight into our building performance whilst managing the challenges posed by the pandemic and – more significantly – climate risks.

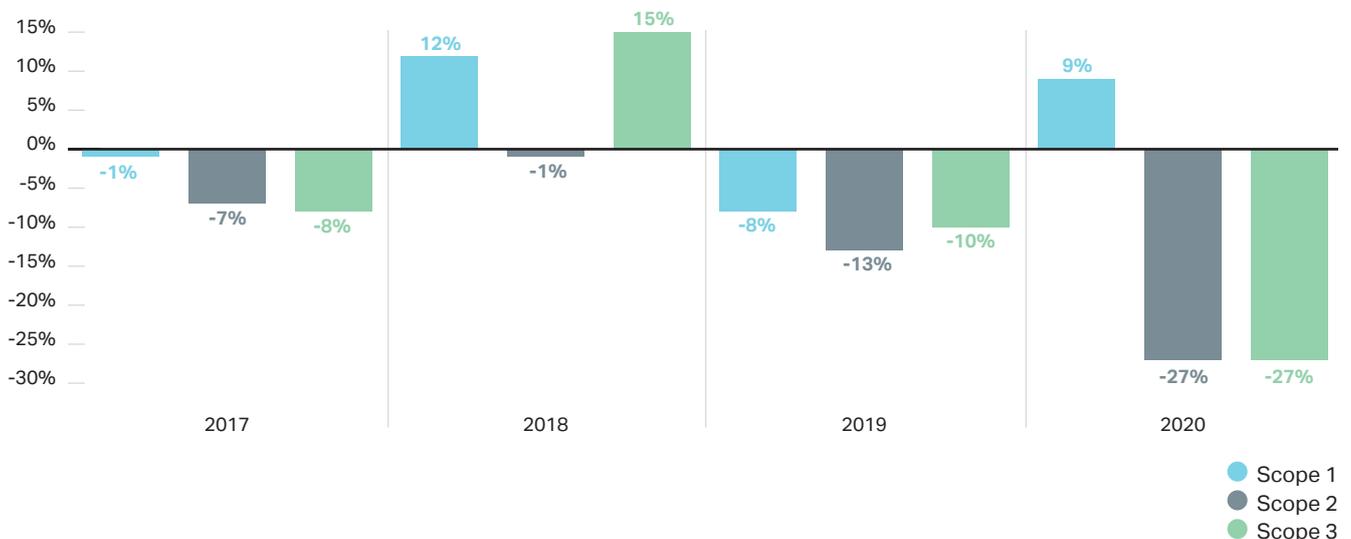
The pandemic has had a significant impact on how our buildings are managed and occupied. This, in turn, has an impact on our 2020 performance data. Much of our management focused on ensuring our buildings remained open for access, while limiting unnecessary consumption and emissions through careful management of building services and plant operations. Our annual performance reporting must therefore be viewed in this context.

Our dataset improves year-on-year. We continue to report an increasing tenant dataset, reflecting our focus on occupier engagement through various initiatives outlined in this report, a trend we hope to continue into 2021 and beyond. We are also gathering more granular data on scope 3 emissions – those indirect emissions associated with our business activities – and can make more accurate estimations through a data hierarchical approach and following industry best practice standards.

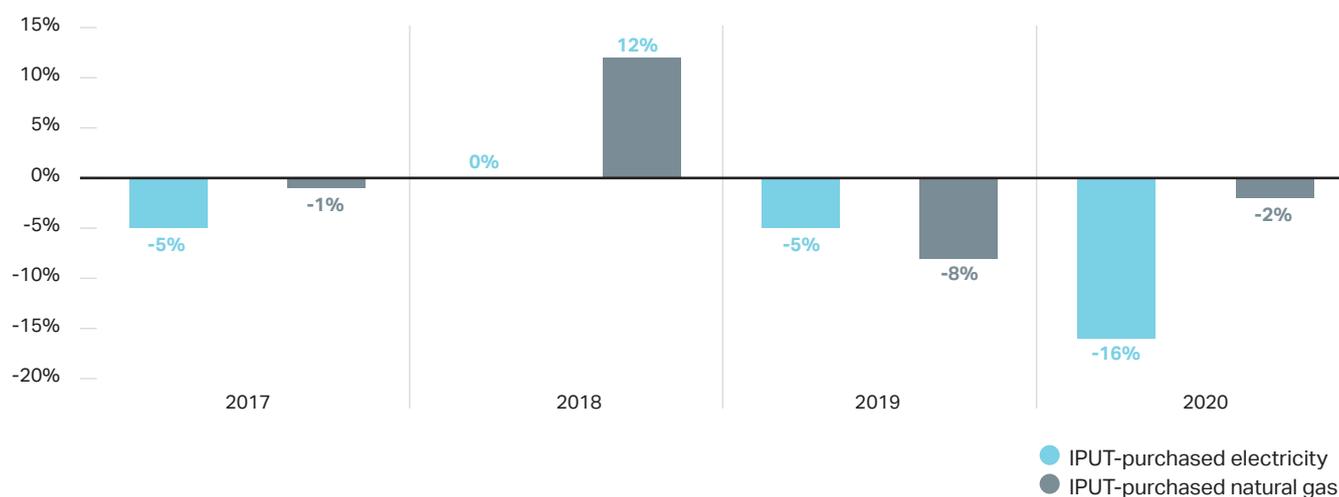
We continue to report on scope 1 emissions – direct emissions from natural gas consumption, and scope 2 emissions – indirect emissions from procuring electricity.

LIKE-FOR-LIKE PERFORMANCE AND TRENDS

Like-for-like greenhouse gas emissions using location-based emissions factors



Like-for-like energy performance



Like-for-like energy use performance

Like-for-like energy use performance year-on-year	2019	2020	2019 – 2020 % change
Total electricity consumption	3,629 MWh	3,040 MWh	-16
Electricity within IPUT's operational control	3,629 MWh	3,040 MWh	-16
Number of asset included	18	16	
Total natural gas consumption	5,787 MWh	5,688 MWh	-2
Natural gas within IPUT's operational control	5,787 MWh	5,688 MWh	-2
Number of asset included	18	16	
Scope 1 – emissions from natural gas combustion and refrigerant top ups	1,065t CO ₂ e	1,164t CO ₂ e	9
Scope 2 – emissions from purchased electricity and district steam	1,372t CO ₂ e	1,003t CO ₂ e	-27
Scope 3 – emissions from third parties in value chain	2,437t CO ₂ e	1,769t CO ₂ e	-27

Data notes

Scope 1 emissions increased in 2020, while scope 2 and 3 emissions decreased.

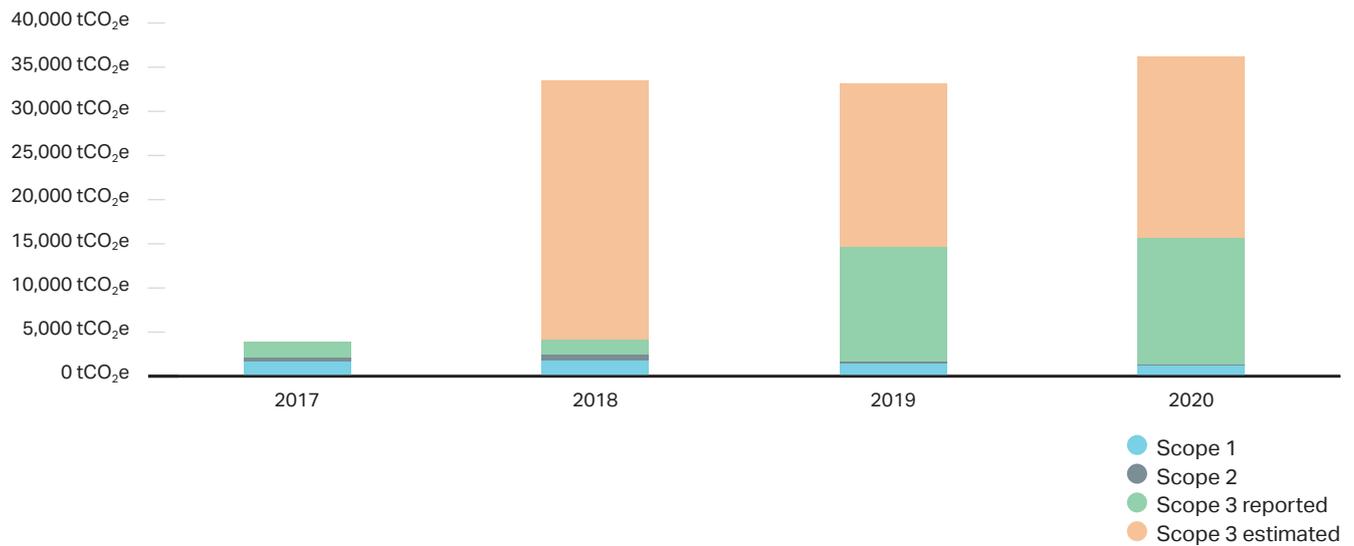
Both electricity and natural gas consumption also reduced on a like-for-like basis from 2019 to 2020, likely due to reduced occupancy as a result of Covid-19.

Like-for-like buildings include those which have been under IPUT's direct control from 01 January 2019 to 31 December 2020. For this reporting period, 20 buildings have provided like-for-like data. This includes data from landlord meters under IPUT's direct control for scope 1 and 2 calculations, and data from tenant meters is included for scope 3 calculations.

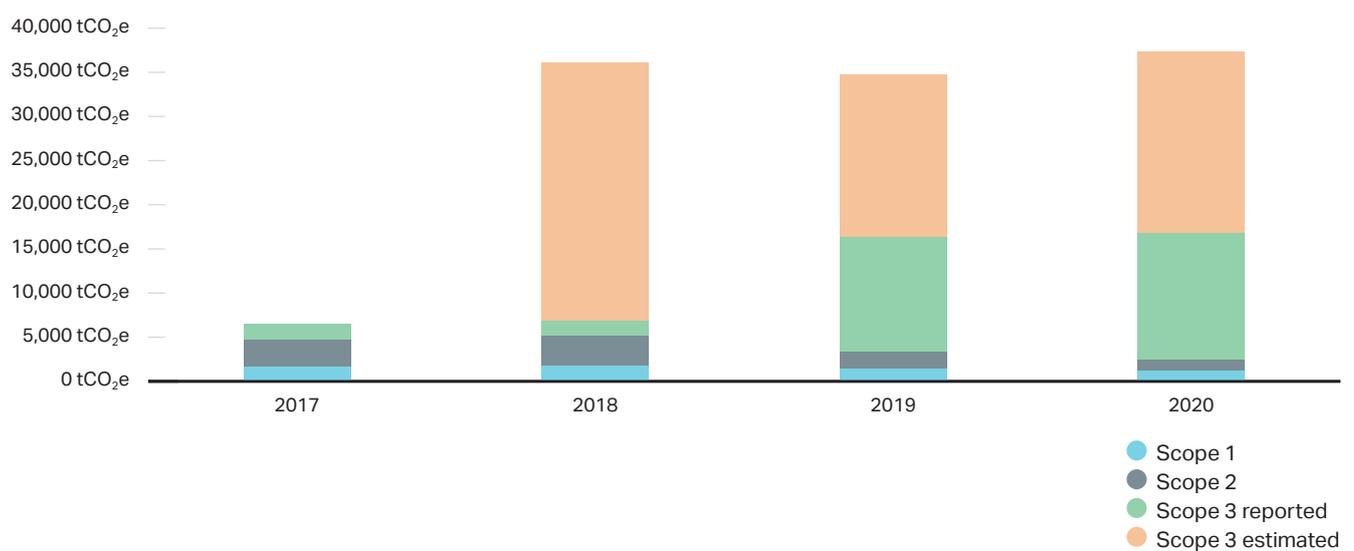
PERFORMANCE

SCOPE 1, 2 AND 3 EMISSIONS TRENDS

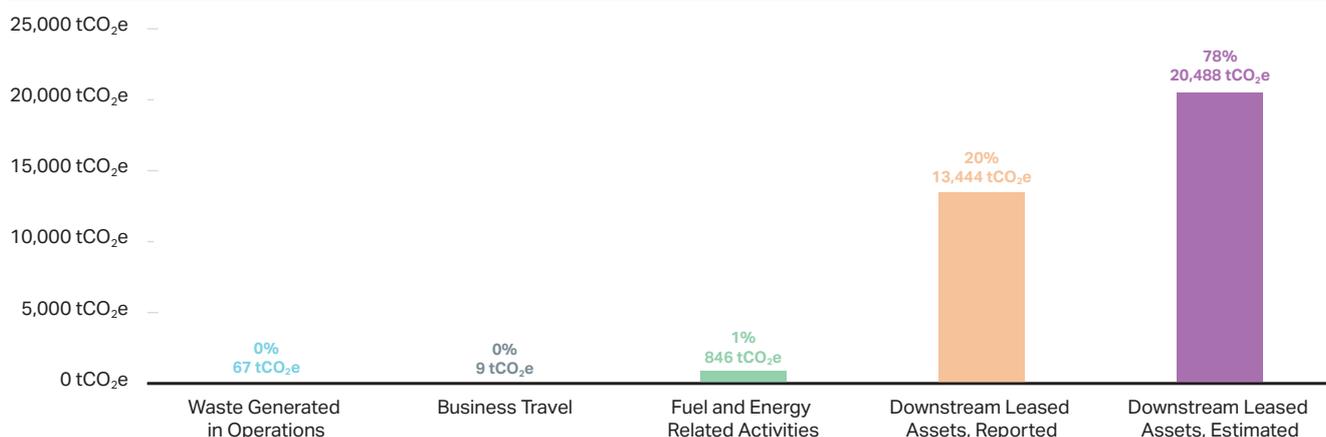
Greenhouse gas emissions using market-based emissions factors



Greenhouse gas emissions using location-based emissions factors



Breakdown of scope 3 emissions for 2020



Absolute greenhouse gas emissions

Absolute greenhouse gas emissions (tCO ₂ e)		2017	2018	2019	2020	2019 – 2020 % change
Scope 1	Natural gas	1,628	1,736	1,379	1,221	-11
	Refrigerant	0	0	0	0	
Scope 2	Location-based electricity	3,101	3,430	1,957	1,235	-37
	Market-based electricity	487	724	302	110	-64
Scope 3	Water	103	143	98	214	119
	Waste to landfill	0	0	7	2	-75
	Waste to incineration and diverted	33	32	52	66	26
	Tenant electricity	1,182	1,088	10,289	10,796	5
	Tenant natural gas	49	49	1,730	2,434	41
	Estimated emissions (tenant electricity and natural gas)	–	29,363	18,481	20,488	11
	Electricity transmission and distribution losses	374	320	723	846	17
	Business travel	13	19	66	9	-87
Total Scope 1,2 and 3 (using location-based methodology)		6,482	36,179	34,782	37,310	7

Data notes

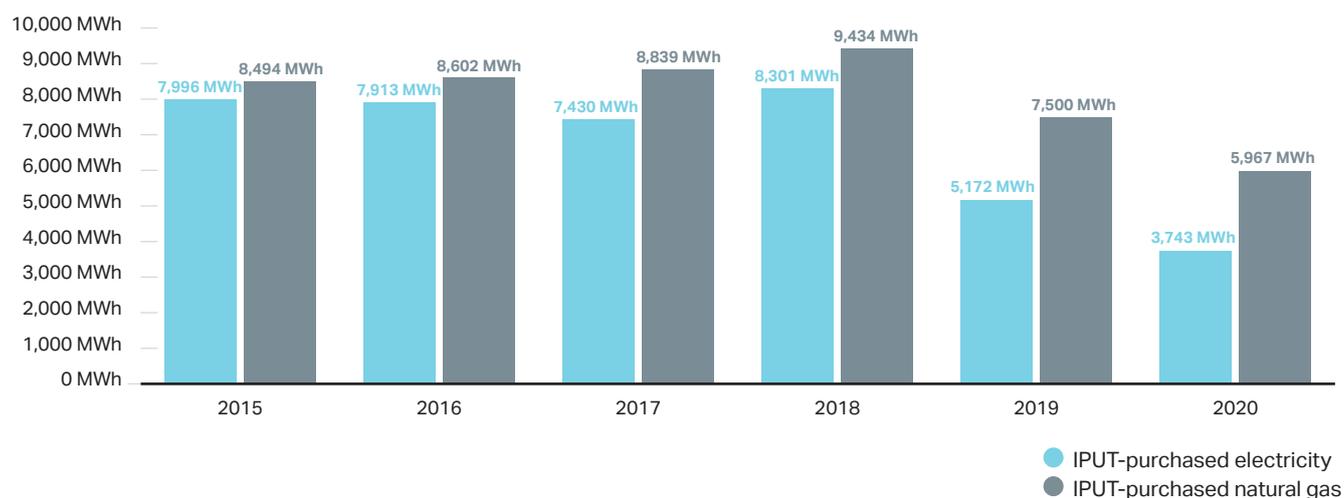
Natural gas (scope 1) emissions have decreased, likely because of Covid-19. The main reason for the decrease in market-based electricity (scope 2) emissions is owing to the disposal of our interest in Pavillions Shopping Centre in 2019, which made up a large portion of IPUT's emissions. We would have expected that tenant emissions would have decreased too, however we are now collecting more tenant data, resulting in an increase in consumption recorded, and consequently, scope 3 reported and estimated emissions.

Our scope 3 breakdown for 2020 excludes emissions related to construction, including embodied carbon, or other purchased goods and services, both of which can be significant. Owing to travel restrictions, 2020 business travel emissions are 86% lower than 2019.

PERFORMANCE

ABSOLUTE ENERGY USE TRENDS

Absolute energy use over time



Absolute energy use

Absolute energy use (MWh)		2017	2018	2019	2020	2019 – 2020 % change
Electricity	Total electricity consumption	10,260	10,933	32,361	36,469	13
	Within IPUT's operational control	7,430	8,301	5,172	3,743	-28
	Available tenant data	2,830	2,632	27,190	32,726	20
	Number of asset included	23	24	45	60	33
Natural gas	Total natural gas consumption	9,103	9,510	16,911	17,855	6
	Within IPUT's operational control	8,839	9,434	7,500	5,967	-20
	Available tenant data	264	75	9,412	11,888	26
	Number of asset included	17	19	35	45	29

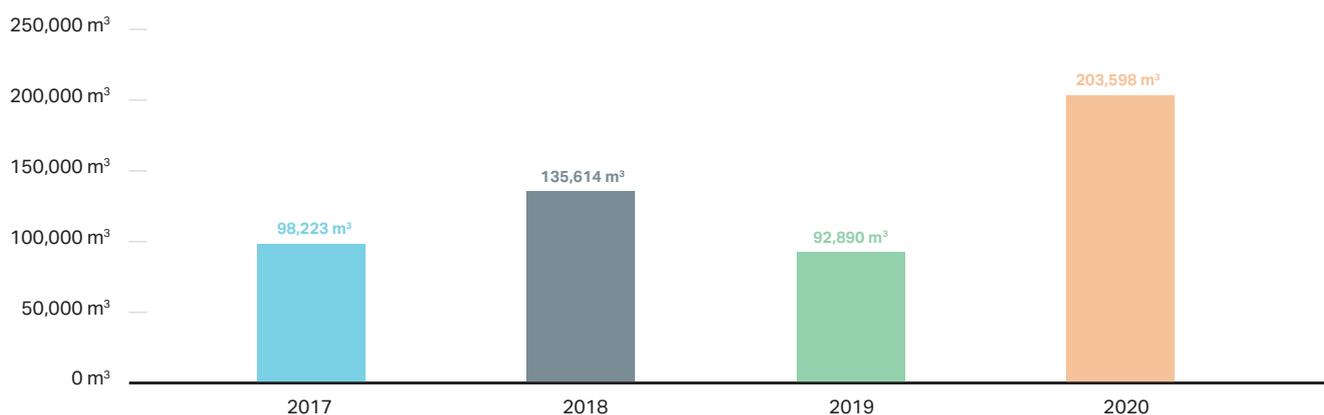
Data notes

The absolute energy (electricity and natural gas) purchased by IPUT in 2020 decreased by 23% as a result of the reduced occupancy levels at our buildings compared to 2019.

With an increasing number of assets reporting data, increased consumption levels are recorded for both total electricity and natural gas.

WATER CONSUMPTION

Total water consumption



Absolute and like-for-like water consumption

Water usage (m³)		2017	2018	2019	2020	2019 – 2020 % change
Absolute	Total water consumption (m³)	98,223	135,614	92,890	203,598	119
	Within IPUT's operational control	98,223	135,614	58,957	24,858	-58
	Available tenant data	–	–	33,933	178,740	427
	Number of assets reporting water usage	16	17	26	35	35
Like-for-like	Total water consumption (m³)	–	38,829	34,779	24,457	-30
	For the IPUT's operational control	–	38,829	34,779	24,457	-30
	Available tenant data	–	–	–	–	–
	Number of assets reporting water usage	–	–	8	14	75

Data notes

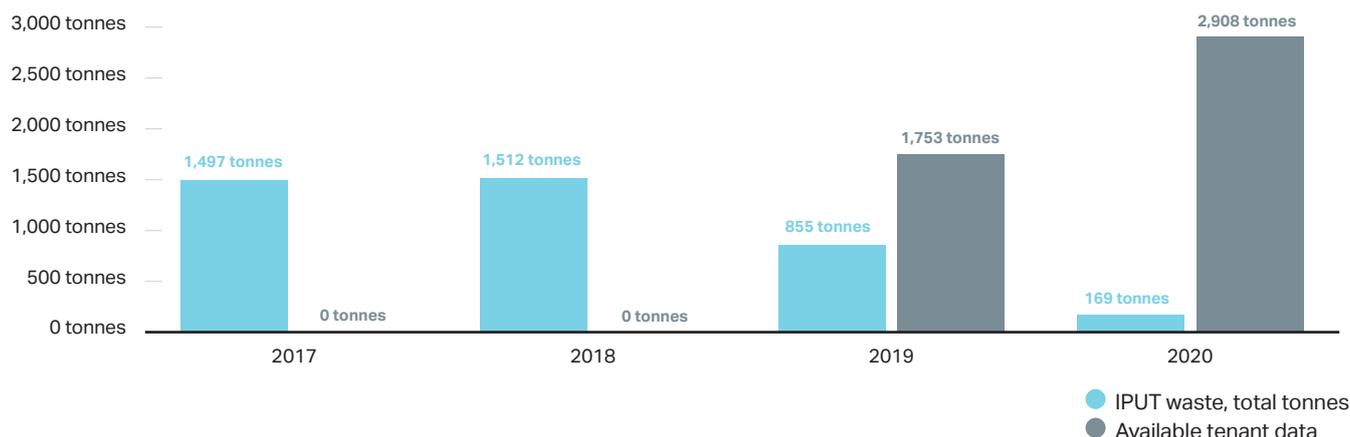
We saw a 119% increase in total water consumption in 2020. This is largely the result of our efforts to increase our data coverage year-on-year. In 2020, we saw a 427% increase in tenant data in absolute terms.

Our like-for-like buildings reported a 30% reduction in water consumption.

PERFORMANCE

WASTE GENERATION AND DISPOSAL

Total waste generation



Waste disposal

Waste generation	Absolute tonnes				% diverted from landfill		
	2017	2018	2019	2020	2018	2019	2020
Within IPUT's operational control	1,497	1,512	855	169	100	100	100
Available tenant data	–	–	1,753	2,908	–	96	100
Total waste generated	1,497	1,512	2,608	3,077	100	100	100

Data notes

The decrease in IPUT waste across the directly managed buildings is due to reduced occupancy in 2020. We reported significant reductions of almost 50% at Iveagh Building and 2 and 3 Harcourt buildings in 2020.

The increased tenant waste can be attributed to more tenant data being reported. 2019 data has been updated to reflect receipt of additional waste data.

We achieved 100% diversion from landfill across the portfolio.

Additional data notes

The IPUT environmental data collection programme includes all indirectly and directly managed assets.

IPUT reports in accordance with the Greenhouse Gas Protocol.

Emissions were calculated using the applicable DEFRA and IEA emissions factors that were released in 2020. Please note that a DEFRA emission factor has been used for natural gas. This is likely to be adjusted in future reports to the IEA emission factor.

Scope 1 includes all natural gas consumption and refrigerant top ups for directly managed sites and landlord meters. Refrigerant top ups are not IPUT's responsibility, as a landlord, across the directly managed assets. This is an updated understanding since 2016.

Scope 2 includes all electricity and district steam consumption exclusively for directly managed sites and landlord meters.

Scope 3 includes all exclusively indirectly managed asset emissions, as well as electricity grid transmission and distribution losses, tenant electricity grid transmission and distribution losses, water consumption, waste and business air and road travel.

Tenant electricity is reported where possible. Where data cannot be collected, this is estimated by using a pro-rata method as well as an estimation using the CIBSE Guide F intensity metrics.

There is no district heating supplied to the IPUT portfolio.

Waste collection and water provision is not universally IPUT's responsibility across the directly managed sites.

Energy use has been collected through automatic meter reading (AMR) data, where possible; invoices; and manually read meter and tenant supplied data (LGC). Where required to fill data gaps, proration is used. The increases seen here are a result of improved tenant data collection.

INREV SUSTAINABILITY GUIDELINES

INREV Sustainability Guidelines	Topic	Page
ESG-LTS 1.1 Requirement: Overall ESG Strategy	Strategy and core themes	1, 4-5, 10-12
	Relationship with UN Sustainable Development Goals	54
ESG-LTS 1.2 Requirement: ESG Compliance	Strategy and core themes	1, 4-5, 10-12
	Health and safety	60-61
	Building certifications	38-39
	Stakeholder activities: wellbeing in buildings	10-11, 42-43
	Stakeholder activities: occupier engagement	44
	Travel footprint	65
	Biodiversity and public realm	10-11, 42, 46-47
	Environmental management system: waste and circular economy	30-32
	Environmental management system: energy management	10-11, 22-27
ESG-ANN 1.1 & ESG-POR 1.1 Requirements: Annual Objectives and Performance	Overall objectives	1, 4-5, 10-12
	Targets	4-5, 14-16, 24-25, 31
ESG-ANN 1.2 & ESG-POR 1.2 Requirements: ESG Compliance	Overall objectives	1, 4-5, 10-12
ESG-ANN 2.1 & ESG-POR 2.1 Requirement: Annual objectives	Targets	4-5, 14-16, 24-25, 31
	Stakeholder activities: wellbeing in buildings	10-11, 42-43
	Stakeholder activities: occupier engagement	44
	Travel footprint	65
	Biodiversity and public realm	10-11, 42, 46-47
	Environmental management system: waste and circular economy	30-32
	Environmental management system: energy management	10-11, 22-27
ESG-ENV 1.1 & ESG-ENV 2.1	Environmental data	62-68

VERIFICATION STATEMENT

Introduction

Carbon Credentials Energy Services Ltd (Carbon Intelligence) has been contracted by IPUT plc (IPUT), of 47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland for the independent third-party verification of direct and indirect carbon dioxide equivalent emissions (CO₂e) and the underlying activity data, as provided in the company annual report and accounts 2020 to a limited level of assurance. This verification exercise has been performed against the ISO 14064-3 standard.

Declaration of independence

No member of the verification team has a business relationship with IPUT, its directors or managers beyond that required of this assignment. We conducted this verification independently and to our knowledge there has been no conflict of interest.

Roles and responsibilities

The management of IPUT is responsible for the organisation's GHG information system, the development and maintenance of records and reporting procedures in accordance with that system, including the calculation and determination of GHG emissions information.

It is Carbon Intelligence's responsibility to express an independent GHG verification opinion on the emissions as provided in the IPUT Sustainability Report 2020 for the period 1st January 2020 – 31st December 2020.

Description of activities

The organisational boundary was established following the operational control approach on an international basis. The scope of this engagement covered the assessment of emission sources and underlying energy, water, waste, and refrigerant top-up data reported from:

Scope 1 emissions

- Emissions arising from the combustion of natural gas and operations of any facility and the use of refrigerant gas

Scope 2 emissions

- Emissions arising from purchased electricity

Scope 3 emissions

- Emissions arising from waste disposal, tenant electricity and natural gas (where available), electricity transmission and distribution and the distribution and treatment of water

Objectives

The objectives of this verification exercise were, by review of objective evidence, to confirm whether any evidence existed that the GHG emissions as declared in the organisation's GHG assertion were: accurate, complete, consistent, transparent and free of material error or omission in accordance with the criteria outlined below.

Criteria

Criteria against which the verification assessment was undertaken:

Reporting standard:

- Scope 1 emissions: WRI/WBCSD: Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (the GHG Protocol)
- Scope 2 emissions: WRI: GHG Protocol Scope 2 Guidance: An Amendment to the GHG Protocol Corporate Standard
- Scope 3 emissions: World Resources Institute/World Business Council for Sustainable Development Greenhouse Gas Protocol: Corporate Value Chain (Scope 3)

Reference calculation methodologies:

- DEFRA Environmental Reporting Guidelines: Including mandatory greenhouse gas emissions reporting guidance
- INREV (2017) Sustainability Reporting Guidelines

Level of assurance and materiality

The level of assurance agreed is that of limited assurance. A materiality level of 5% was applied. Note that assessment of compliance and materiality was undertaken against the stated reporting standard calculation methodology.

Verification opinion

We planned and performed our work to obtain the information, explanations and evidence that we considered necessary to provide a limited level of assurance based on the process and procedures conducted.

We conducted our verification with regard to the GHG assertion of IPUT, which included assessment of the company GHG information system and monitoring and reporting methodology.

This assessment included the collection of evidence supporting the reported data and multiple checks relative to the provisions of the legislation, reporting standard and calculation methodologies referenced in the verification criteria. This statement shall be interpreted with the GHG assertion of IPUT as a whole.

Carbon Intelligence’s approach is risk-based, drawing on an understanding of the risks associated with calculating GHG emission information and the controls in place to mitigate these risks. Our examination included assessment, on a limited sample basis, of evidence relevant to the reporting of emission information. Based on the data and information provided by IPUT and the processes and procedures conducted, Carbon Intelligence concludes with limited assurance there is no evidence that the GHG assertion:

- is not materially correct;
- is not a fair representation of the GHG emissions data and information; and
- is not prepared in accordance with the criteria listed above.

It is our opinion that IPUT has established appropriate systems for the collection, aggregation and analysis of quantitative data for determination of these GHG emissions for the stated period and boundaries. The consumption and GHG information for the period 01/01/2020 – 31/12/2020 is verified by Carbon Intelligence to a limited level of assurance, consistent with the agreed verification scope, objectives and criteria. 100% of emissions by scope are verified as follows:

Reporting period: 01/01/2020 – 31/12/2020		
Scope 1 Reported Emissions: 1,221 tonnes of CO ₂ e	Scope 2 (location-based approach) Reported Emissions: 1,235 tonnes of CO ₂ e	Scope 3 Reported Emissions: 34,854 tonnes of CO ₂ e

100% of like-for-like Scope 1, 2 & 3 emissions, as well as the consumption to support this data, was covered by this verification, as follows. Please note the figures shown below are like-for-like so will not match the absolute Scope 1, 2 & 3 figures reported above.

Reporting period: 01/01/2020 – 31/12/2020		
Like-for-like natural gas Reported consumption: 5,688 MWh	Like-for-like electricity Reported consumption: 3,040 MWh	Like-for-like water Reported consumption: 24,457 m ³
Scope 1 Reported Emissions: 1,164 tonnes of CO ₂ e	Scope 2 (location-based approach) Reported Emissions: 1,003 tonnes of CO ₂ e	Scope 3 water Reported Emissions: 25.7 tonnes of CO ₂ e

Observations

- Based on our work, Carbon Intelligence considers that material GHG sources are appropriately identified and reported on.
- All material errors in reported data identified during the verification process have been duly corrected.

Attestation:

Mark Foster

Mark Foster, Lead Verifier

On behalf of Carbon Intelligence Energy Services Ltd



ASSURANCE STATEMENT

Independent Reasonable Assurance Report to IPUT plc on IPUT's Disclosures under its Green Finance Framework

We were engaged by IPUT plc ("IPUT" or "the Company") to provide an independent reasonable assurance conclusion over the Company's disclosures on the following subject matters, within the Green Finance Framework section of the Company's Responsibility Report 2020 (referred to as "the disclosures") in particular, its compliance, in all material respects, with the IPUT Green Finance Framework ("the Framework") in relation to:

- green funds allocated in aggregate to the selected Eligible Green Projects ("the EGPs") as listed below – amounting to a total value of € 39,809,537:
 - Tropical Fruit Warehouse
 - One Wilton Park
 - 2-4 Wilton Park
 - Unit G, Aerodrome Business Park
- categories of eligibility and qualifying criteria of the EGPs.
- the selection and evaluation of the EGPs, including qualifying expenditures on the EGPs.
- management and allocation of the proceeds associated with the EGPs
- performance reporting on the EGPs.
- overall application and alignment of the Framework with respect to the subject matters listed above, with the Loan Market Association ("LMA") Green Loan Principles ("GLP"), 2018.

IPUT's Responsibilities

The Company has adopted a Green Finance Framework which is intended to address the requirements of the LMA's Extended Green Loan Principles ("GLP") (December 2018). The Directors of IPUT are responsible for preparing the disclosures within the Green Finance Framework of Company's Responsibility Report 2020 by reference to the relevant requirements of the Framework. The Company wishes to obtain reasonable assurance over the application of the Framework with respect to the subject matters as defined above.

This responsibility includes:

- a) Preparing the Green Finance Framework in accordance with the requirements of the LMA's Extended Green Loan Principles ("GLPs") (December 2018);
- b) Designing, implementing and maintaining such internal controls as the Directors determine are necessary to enable the Green Finance Framework to be implemented as described;

- c) Implementing procedures designed to ensure that personnel involved with the implementation of the Green Finance Framework are properly trained, systems are properly updated and that any changes in reporting relevant to the Green Finance Framework encompass all significant business units;
- d) Meeting contractual obligations with lenders and maintaining appropriate control systems required to fulfil their obligations; and
- e) Preparing the disclosures within the Green Finance Framework section, in its Responsibility Report 2020, setting out the Company's compliance with its Green Finance Framework and for the information contained therein.

Our Responsibilities

Our responsibility is to design and perform procedures with regard to the Company's disclosures by reference to the Framework setting out its compliance with the Framework in relation to the subject matters listed above, and to report thereon in the form of an independent reasonable assurance conclusion based on the evidence obtained.

We conducted our engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000 Assurance Engagements Other Than Audits or Reviews of Historical Financial Information issued by the International Auditing and Assurance Standards Board. That standard requires that we plan and perform our procedures to obtain reasonable assurance about whether the disclosures comply, in all material respects, with the Framework, with respect to the subject matters covered in our scope of reasonable assurance work.

The firm applies International Standard on Quality Control 1 and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

The procedures selected depend on our judgment, including the assessment of the risks of non-compliance with the Green Finance Framework whether due to fraud or error.

In making those risk assessments, we have considered internal control relevant to achieving compliance with the Framework in order to design assurance procedures that are appropriate in the circumstances, but not for the purposes of expressing a conclusion as to the effectiveness of IPUT's internal control over compliance with the Framework. Reasonable assurance is less than absolute assurance.

We have performed the following procedures:

- Interviewing management at IPUT, across various governance-level and related functional responsibilities in relation to project evaluation and selection; ongoing monitoring and evaluation; use and management of proceeds; and reporting;
- Performing substantive procedures to trace to underlying records on the Company's use of proceeds drawn as Green Loan borrowing under its RCF Facility for the purposes of confirming that the use of such proceeds is in accordance with the Framework and the GLP, in particular:
 - Inspecting relevant documents to confirm that the EGPs have been appraised to determine whether it qualifies to the eligible categories as set out in the Framework;
 - IPUT's allocation of drawn funds and the qualifying expenditures on the EGPs;
 - IPUT's approach for measuring and reporting on the performance of the EGPs, by way of inspection of relevant documentation to evidence the reported actual and anticipated project outcomes, including external green accreditations and independent verification reports, where the Company has engaged external experts; and
 - competence of the external experts engaged by the Company for the purposes of producing independent verification reports.
- Reviewing the content of the disclosures in relation to the use of proceeds, as prepared by the Directors against reporting requirements as set out in the Framework.

Inherent Limitations

The definition used by an organisation for green projects, and descriptions provided over green project evaluation and selection, the management of green finance transaction proceeds (including green revolving credit facilities), and associated reporting is not subject to the prescriptive definitions and processes available for financial reporting. Therefore, this subject matter can be subject to variations in definitions of

'green projects', and descriptions provided, with no consistent, accepted standard. This may result in non-comparable green definitions, information and described approaches between organisations and from year to year within an organisation as methodologies, definitions and taxonomies develop. Voluntary industry principles exist to help standardise market practice and to promote the development and integrity of green lending products. The LMA's Extended GLPs (December 2018) support clarity in this process through its principles for green lending, covering the: use of proceeds, process for project evaluation and selection, the management of proceeds, and reporting. We have carried out our assurance against these criterion and it should be read together with this assurance report.

Conclusion

Our conclusion has been formed on the basis of, and is subject to, the matters outlined in this report.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

In our opinion and subject to the inherent limitations outlined in this report, the Company's disclosures within the Green Finance Framework section of its Responsibility Report 2020, with respect to the subject matters defined above, are prepared, in all material respects, in accordance with the IPUT Green Finance Framework and the GLP.

Restriction of Use of Our Report

Subject to our prior written consent, our report should not be regarded as suitable to be used or relied on by any party wishing to acquire rights against us other than IPUT for any purpose or in any context. We accept or assume no responsibility and deny any liability to any party other than IPUT for our work, for this independent reasonable assurance report, or for the conclusions we have reached.



Dublin

23 April 2021

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Industry accreditations



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