

## Grainger plc Environmental Policy Statement

Grainger is a leading housing provider and the UK's largest listed private residential landlord, with responsibility for over 9,000 rental homes across the UK. We are a business solely focused on the UK private rented sector and build to rent ('BTR'). Our business model is focused on designing, developing, investing in, and managing rental homes and we leverage our in-house capability and experience in this regard. The scope of this Environmental Policy covers all of the business's activities.

The board of Grainger plc accepts that the company's activities have an effect on the environment through the use of land and the consumption of resources as a result of its operation and during the development process.

The company recognises that environmental protection, resource efficiency and sustainable development are necessary to ensure environmental damage is limited and that positive actions should be taken to improve the existing environment for future generations. We believe that by addressing sustainability we are able to add value and grow our business by anticipating legislation, operating more efficiently, responding to stakeholder concerns and satisfying our customers. We have incorporated our key social, environmental and economic impacts into our business strategy to ensure that our Sustainability & CSR strategy is aligned with our core business principles and well-embedded into our organisation.

Grainger recognises that its most material impacts arise from its portfolio of residential buildings, over which it does not have direct control. Therefore Grainger works to engage and educate its customers to encourage them to reduce their own environmental impacts and ensures refurbishments are carried out to high environmental standards.

The company will consider the environmental implication of its activities on an ongoing basis, in order that it can act in an environmentally responsible manner. It will implement management systems to ensure compliance with environmental legislation and codes of practice. Beyond this, Grainger is committed to continuously improving its environmental performance through regular reviews and ongoing monitoring of the group's performance against appropriate indicators.

Specific objectives will include:

- Objective 1: We will comply with relevant legislation and work towards good practice in sustainability to ensure we are well prepared for emerging legislation and that we continue to meet stakeholder and customer expectations.
- Objective 2: We will reduce our direct carbon emissions (associated with our offices) through initiatives implemented at each office. We will also work to reduce our carbon emissions associated with business air, rail and car travel and energy consumption at our development sites.

We will improve our understanding of the energy and water consumed by the landlord and tenant-controlled areas of our buildings in order that we can work to reduce these over time.

- Objective 3: We will proactively communicate with and educate customers to assist them in using our properties and services in an environmentally sensitive manner;

We will raise awareness among our employees of Grainger's environmental policies and encourage individuals to apply these in their day-to-day work.

- Objective 4: We will take a long-term approach to asset management by integrating environmental considerations into the design of new developments and refurbishment projects, to ensure that houses and fittings minimise adverse impacts on both the natural and built environments. This will be beneficial to our customers, investors and the environment.
- Objective 5: We will take environmental risks into consideration in our investment process.

- Objective 6: We will consider environmental issues within our corporate functions and everyday business decision-making processes and develop our commitment to an environmentally-friendly working environment.
- Objective 7: We will engage with prioritised suppliers and contractors, including managing agents, to ensure that they are aware of and able to deliver the company's environmental commitments.
- Objective 8: We will liaise with local communities and demonstrate that their concerns have been considered during the development process; and we will minimise nuisance arising from construction activities (such as noise, dust and contamination) and prevent pollution on development sites (including minimising emissions to air and water).
- Objective 9: We will minimise waste production through effective design, on-site management and through engagement with customers to encourage recycling.
- Objective 10: We will protect and enhance biodiversity for the benefit of the environment, local residents and the wider community.
- Objective 11: We will provide safe and healthy working environments for our employees and sub-contractors.
- Objective 12: We will audit our contractors and managing agents to ensure that they are working to the environmental standards Grainger expects.

In order to achieve this, we require all managers and employees to demonstrate environmental awareness, and to implement the appropriate procedures. Senior management is kept informed of all progress in reducing the impact of our own operations and takes an active role in ensuring our objectives are achieved. We will also communicate our environmental policies and performance to all relevant stakeholders via appropriate reporting mechanisms.

To ensure we are able to uphold the aspirations of our policy we have the following management structures in place:

- Sustainability & CSR Committee made up of senior representatives from key business areas which meets monthly and reports into Grainger's Executive Committee.
- We set annual sustainability targets, focused on the key areas of our sustainability strategy. Target owners are identified and are responsible for achieving them.
- A Sustainability & CSR update is presented biannually to both Grainger's Executive Committee and the Board of Directors. Ultimate responsibility for Sustainability & CSR lies with Helen Gordon, CEO and the Executive team.

We review our policy regularly to address current issues and reflect best practice. This policy statement was reviewed and updated in March 2018.

Signed



Helen Gordon  
Chief Executive Officer  
15th March 2018

