



Sustainability Policy

McKay Securities PLC is focused on delivering quality buildings within the established South East England and central London markets. Sustainability is a core element of our strategy to provide buildings that meet the occupational needs of modern business and add long term value to our business, ensuring that we stay ahead of legislation and meet best practice asset management and development standards.

This sustainability policy is structured around three focus areas, firmly aligned and integrated with our core business activities.

Managing sustainable buildings

Objective: We will add value to the portfolio by improving the efficiency of buildings and reducing their environmental impact

We are committed to continually improving the environmental performance of our portfolio in the strong belief that this will contribute to its long term value, underpinning the delivery of efficient, top quality buildings that meet the occupational needs of occupiers in our core markets.

Creating sustainable buildings

Objective: We will achieve best practice green building standards which deliver quality buildings

Refurbishment and development provide important opportunities for incorporating sustainability requirements and standards. We believe there are four priority issues that we should be focusing on:

- Minimum green building standards of BREEAM Very Good will be set for all developments and major refurbishments and we will investigate the opportunities and costs of achieving zero carbon;
- Upgrading building EPC ratings during refurbishment to improve attractiveness to occupiers and minimise risks over time;
- Acquisition assessments with an emphasis on regeneration and brownfield sites;
- Trialling post-occupancy assessments to understand the impact of our buildings on occupier health and well-being.

Engaging stakeholders

Objective: We will maintain an active dialogue with key stakeholders about sustainability performance

The success of this sustainability policy is dependent on our ability to communicate with, support and gather feedback from key stakeholders. Having undertaken a materiality review, we have identified our key stakeholders as employees, tenants, shareholders, financial providers, suppliers and communities. A detailed three year engagement plan is in place which ensures tailored information is provided to each of these individual stakeholder groups.

A key part of our community engagement is charitable giving. Our Charity Committee oversees our charitable donations, prioritising local and children's charities through a process of staff nomination. Whilst the amount given is not fixed, this will normally represent around 0.5% of adjusted profit before tax.

The implementation of this sustainability policy is overseen by our Board of Directors and led by Steven Mew (Director). This policy is to be reviewed annually by our Board to ensure that we continue to perform in line with industry best practice. There will be regular updates to our Board on sustainability progress and performance.

Across our three focus areas key performance indicators will be established and annual targets set against which to report on progress. Updates on progress will be communicated internally and externally through our Annual Report and Accounts and corporate website.

Our Board are committed to delivering on this policy.

A handwritten signature in black ink, appearing to read 'Simon Perkins', with a horizontal line underneath.

Simon Perkins
Managing Director

June 2015