

Task Force on Climate-Related Financial Disclosures (TCFD) Report

We have voluntarily prepared our second annual climate-related financial disclosure this year, in accordance with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD). Where our disclosures do not currently fully align with the TCFD recommendations, we provide a rationale for why and outline the steps being taken to achieve full alignment in the future.

We are continually looking to move our sustainability-related disclosures forward to reflect evolving best practice as well as evolving expectations from our stakeholders. This includes reviewing any possible upcoming reporting requirements under the UK Sustainability Disclosure Standards. This will ensure that we are well-positioned to meet sustainability reporting requirements once they become mandatory for the Company.

This disclosure provides an update on last year's report and highlights the Company's progress over the past 12 months and key milestones achieved.

This report has been developed on a "best efforts" basis, reflecting the 2021 Annex to the TCFD Recommendations. Specifically, it follows the guidance for all sectors (section C) and the supplemental guidance for asset managers (part 3, section D). The Company will continue to strengthen its alignment with the TCFD recommendations in coming years, with a specific focus on strengthening material Scope 3 emissions reporting and highlighting further climate metrics in the future. All climate-related financial disclosures can be found below, following the TCFD's four pillars: governance, strategy, risk management, and metrics and targets.

Thematic area	Recommended disclosure	Consistency notes	Page reference
Governance	Describe the Board's oversight of climate-related risks and opportunities.	Consistent	Page 53
	Describe management's role in assessing and managing climate-related risks and opportunities.	Consistent	Page 53
Strategy	Describe the climate-related risks and opportunities the organisation has identified over the short, medium and long term.	Consistent	Page 54
	Describe the impact of climate-related risks and opportunities on the organisation's business, strategy and financial planning.	Consistent Qualitative approach completed; quantitative approach being developed to assess impact on our financial planning	Page 54
	Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C lower scenario.	Consistent	Page 59
Risk management	Describe the organisation's processes for identifying and assessing climate-related risks.	Consistent	Page 60
	Describe the organisation's processes for managing climate-related risks.	Consistent	Page 61
	Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organisation's overall risk management.	Consistent	Page 61
Metrics and targets	Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process.	Consistent	Page 62
	Disclose Scope 1, Scope 2 and, if appropriate, Scope 3 greenhouse gas (GHG) emissions and the related risks.	Partially Consistent Full disclosure of downstream leased assets emissions will be released during the next financial year	Page 62
	Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets.	Consistent	Page 62

Governance

a) Describe the Board’s oversight of climate-related risks and opportunities

b) Describe management’s role in assessing and managing climate-related risks and opportunities

The Board is responsible for setting the ESG strategy of the Company and is ultimately responsible for overseeing the Company’s climate-related risks and opportunities. Tritax Management LLP (the “Manager”) identified climate change as a top ESG issue for the Company, based on an ESG materiality assessment it undertook in 2020. Today, climate change remains a principal risk to the business (found on page 51). In 2023, we made significant progress in implementing our new ESG strategy, as evidenced by the actions described in the ESG section (see page 33), which includes setting the new Net Zero Carbon (“NZC”) pathway of the Company.

Board members receive reports from the Manager’s ESG Director, Alan Somerville, at every quarterly Board meeting. These quarterly sessions discuss relevant market, regulatory, investor and analyst feedback, and also provide updates on the delivery of the Company’s ESG programme, such as ESG rating submissions, Green Building Certifications, green finance, climate transition planning, renewable energy opportunities, and physical climate risk and carbon risk analysis. The ESG Director also meets with the Board’s designated “ESG Champion”, Eva-Lotta Sjöstedt, every month to discuss market trends and progress.

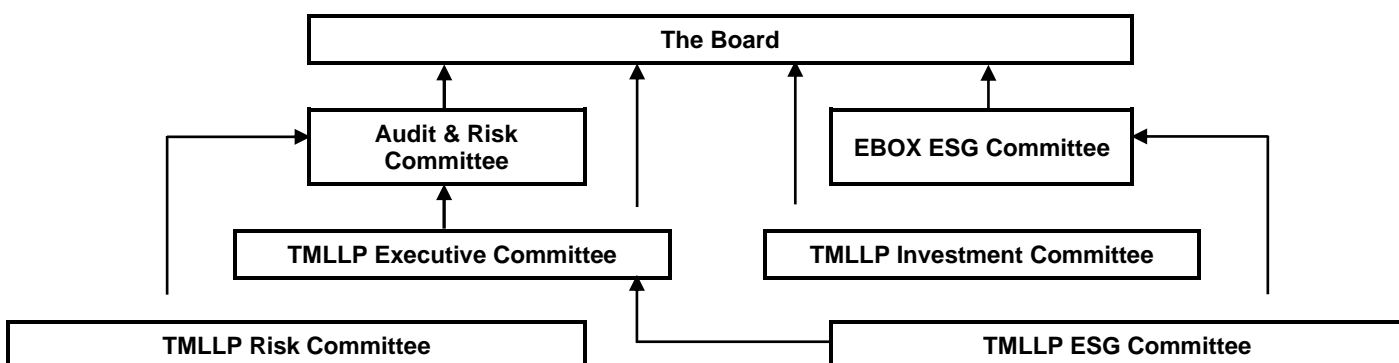
The Board demonstrated its commitment to ESG-related issues and topics by establishing a dedicated Company ESG Board Committee in 2022 to ensure that climate change amongst other ESG topics are discussed in sufficient detail at Board level. The ESG Committee is chaired by the Board’s ESG Champion and comprises all Board members as well as selected representatives from the Manager. The Committee meets every six months to discuss ESG-related topics relevant to the Company’s business and its sector and monitors the Company’s performance against targets.

The Head of Asset Management, Petrina Austin, who chairs the Manager’s ESG Committee, and the Manager’s Chief Operating Officer, Henry Franklin, are ultimately responsible for monitoring and reporting on climate change amongst the management team. The ESG Director is an integral member of the Manager’s ESG Committee, which reports to the Manager’s Executive Committee. The Executive Committee then reports to the Company’s Audit & Risk Committee, which ultimately reports to the Board.

The Manager’s ESG Director and ESG Analyst are responsible for the assessment, management and reporting of climate-related risks and opportunities on a day-to-day basis, where appropriate engaging internal stakeholders (e.g. investment professionals, asset managers, etc.) or external parties (third-party consultants, etc.) to support this effort.

More information on governance structures and Committees associated with the management of climate-related risks and opportunities can be found in Figure 6 and Table 10.

Governance of climate-related risks and opportunities



The Board	Audit & Risk Committee	ESG Committee	TMLLP Executive Committee	TMLLP Investment Committee	TMLLP Risk Committee	TMLLP ESG Committee
Sets the ESG strategy of the Company and has oversight of climate-related strategy and performance against key goals and targets.	Monitors climate-related risks and opportunities and other emerging climate risks.	Oversees and advises the Board on the effectiveness of the Company’s ESG strategy.	Jointly responsible for preparing the ESG strategy, implementation and priorities including climate-related strategy.	Ensures capital expenditure is in line with climate-related strategy and targets.	Conducts horizon scanning of emerging climate-related risks.	Jointly responsible for preparing the ESG strategy, implementation and priorities including climate-related strategy.

Committee	Hierarchy	Responsibility	Frequency
Tritax EuroBox plc Board	Board	The Board considers climate-related issues when reviewing and guiding strategy, risk management policies, annual budget and business plans. In addition, climate-related issues are considered when setting performance objectives within the Manager.	Quarterly
EBOX ESG Committee	Board	The Committee reviews the ESG strategy, receives updates and monitors progress against targets before onward reporting to the Board.	Biannually
ESG Committee	Manager	Tritax Management's ESG Director provides quarterly updates to the Board on emerging climate change risks and opportunities, as well as relevant market, regulatory, investor and analyst feedback. The updates also include progress on the ESG programme, such as ESG rating submissions, Green Building Certifications, green finance, climate transition planning, renewable energy opportunities, and carbon risk analysis.	Quarterly
Audit & Risk Committee	Board	The Committee monitors climate-related risks and opportunities and other emerging climate risks.	Six times per annum
Investment Committee	Manager	The Committee ensures capital expenditure is in line with climate-related strategy and targets.	Monthly
Executive Committee	Manager	Jointly responsible for preparing the ESG strategy, implementation and priorities including climate-related strategy.	Monthly

Finally, all the Manager's employees, up to the senior leadership level, have one ESG performance target against which their annual performance is assessed. These may include climate-related objectives as appropriate. This helps to encourage and monitor progress towards sustainability targets across the Manager's business. In addition, all employees were invited to attend two knowledge sharing sessions from external ESG real estate experts on the impact of ESG factors on asset valuations, asset liquidity and market transactions. Staff can request additional ESG-focused training as part of their annual training allowance.

Please see pages 78–81 for further detail on the division of responsibilities of the Board, the Manager and the Company's committees.

Strategy

- Describe the climate-related risks and opportunities the organisation has identified over the short, medium and long term**
- Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy and financial planning**

We understand the importance of managing climate-related risks and leveraging opportunities for the sustainability of our business, and we believe that our strategic direction reflects this. We have identified the climate-related factors that may materially impact our operations and financial performance over the short, medium, and long term (defined in tables 1 and 2, and figure 5). This updated disclosure aims to provide our stakeholders with a comprehensive overview of these risks and opportunities, ensuring transparency and fostering a proactive approach towards net zero and climate resilience.

Physical risk

Last year, we completed a physical climate risk analysis using the Munich RE Climate Risk Platform to identify our portfolio's exposure to acute and chronic physical risks by geography. This analysis used three climate scenarios based on Representative Concentration Pathways (RCPs) across four time horizons, as outlined in Table 2 and further detailed in Table 3 on page 55.

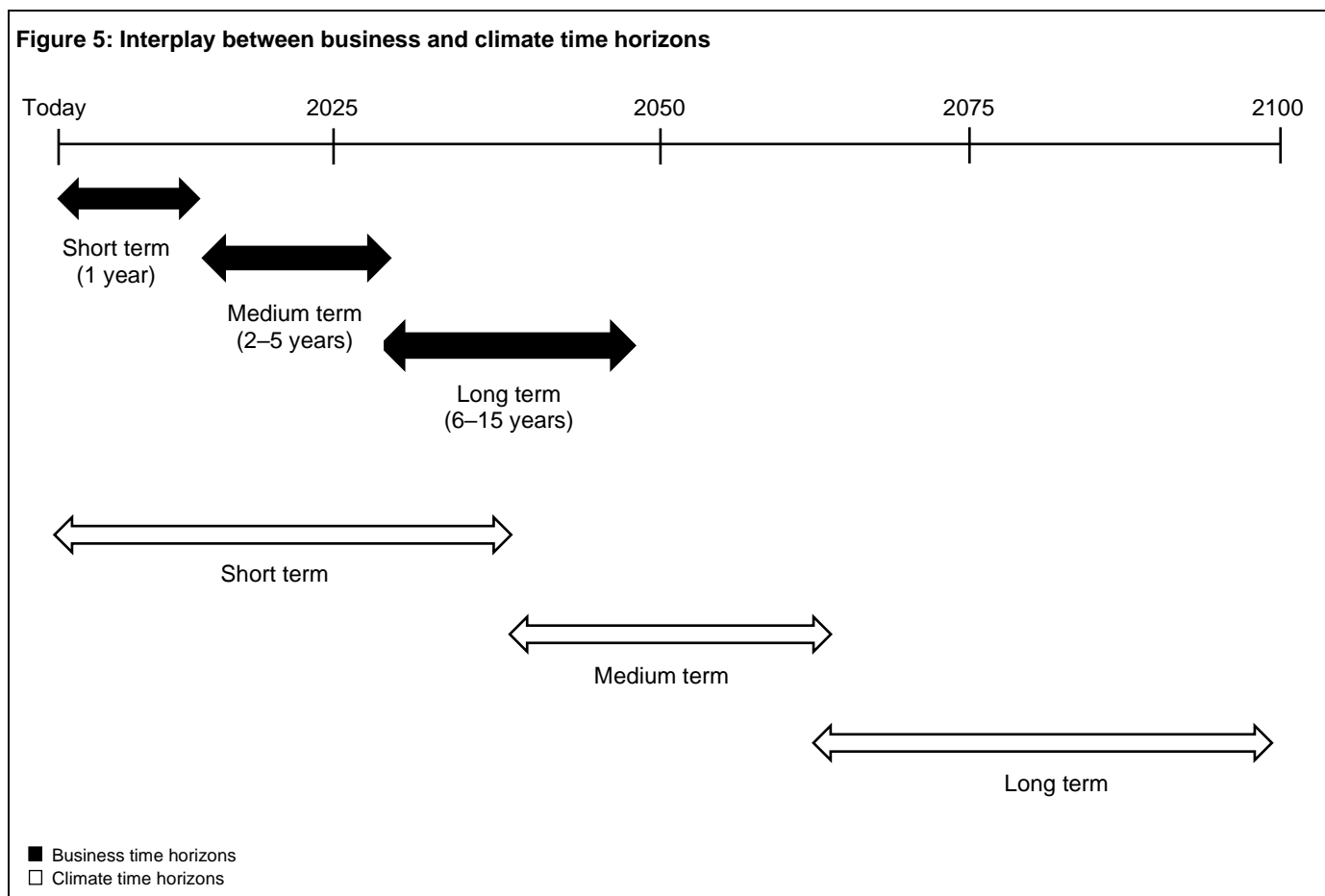
Table 2: Climate time horizons

Time horizons	Explanation for the choice of timeframe
Current	Present day datasets provide a baseline level of risk exposure across our portfolio
2030s	Acute risks which may need to be addressed in the near term (e.g. extreme weather events such as flooding from rivers or heavy rainfall)
2050s	Represents a possible future for the lifetime of assets within our portfolio (based on 60-year design life) and allows us to better understand whether an asset will require actions to mitigate and adapt to changing climate (both acute and chronic)
2100s	Understanding of longer-term changes in climate to inform long-term investment decision making

We then integrated our physical climate analysis into our strategic planning, considering climate-related risks and opportunities across three business time horizons. Figure 5 illustrates the interaction between our climate risk and strategic time horizons.

Table 3: Business time horizons

Time horizons	Explanation for the choice of timeframe
Short term – up to 1 year	Aligned with going concern
Medium term – from 2 to 5 years	Aligned with viability period used for the Company’s medium-term business plans and individual asset performance analysis
Long term – from 6 to 15 years	Aligned with the usual hold period, WAULT and average lease term on new buildings



Climate-related risks and opportunities remain important for the Company’s strategy, both now and in the future. This year, we progressed our physical risk analysis. Where assets were identified to have a high exposure to a climate hazard, we completed a risk and vulnerability assessment to look at the impact of the hazard occurring at the site. Approximately 6% of our portfolio, assets located in Germany and Italy, were considered to be highly exposed to climate hazards, while all these assets were deemed to be resilient to future climate change based on existing mitigation measures in place. Carrying out a qualitative risk and vulnerability assessment has enabled us to calculate the impact level for different climate hazards; these impact levels are presented in the table below. We identified physical risks with a material financial impact by considering climate hazards, asset vulnerability and the cost of reducing vulnerability through capital resilience improvements.

Table 4: Physical climate risks

Level of impact:

▼ Low — Moderate ▲ High

Physical risk	Impact level			Financial impact	Management
	Short term	Medium term	Long term		
Acute risks					
River flooding	RCP 8.5	▼	▼	There are several possible financial impacts that the Company could incur, including the cost of repairing assets damaged by water ingress, increased insurance costs from growing flood risk and loss of value of buildings. The measures that the Company has in place will limit the impact to all development and standing assets should the hazard occur. The financial impact above and beyond existing budgets for flood mitigation is therefore low.	Mitigation measures for flood risks are incorporated into the design of planned developments. Financial appraisals are undertaken for all new investments.
	RCP 4.5	▼	▼		
Heavy rainfall events	RCP 8.5	▼	▼		
	RCP 4.5	▼	▼		
Drought stress	RCP 8.5	▼	—	Most of our assets do not require water intensive activities and therefore impacts from drought are limited. Assets that are exposed to possible drought stress have measures in place to minimise water consumption. As a result, the financial impact to our business from drought is considered to be minimal.	Water saving measures can be found in our assets exposed to drought stress. As part of our planned development projects, mitigation measures for drought risks are incorporated into design to minimise any possible impacts from drought events.
	RCP 4.5	▼	▼		
Heat stress	RCP 8.5	▼	▼	Our planned development projects incorporate measures to minimise the potential impacts of high temperatures and ensure thermal comfort during the operational phase of the building. The costs associated with these measures are factored into our development process and not considered to present a material financial risk to our business.	Developments are designed to maximise adaptation to extreme heat, including building orientation, shading and passive and active ventilation systems. Existing assets located in areas with proposed high heat stress have been fitted with measures to mitigate the impact from high temperatures and extreme heat events.
	RCP 4.5	▼	▼		
Chronic risks					
Sea level rise	RCP 8.5	▼	▼	The impacts from sea level rise are not considered to materialise within the Company's business strategy time horizons and therefore the financial impacts related to sea level rise over the short, medium and long term are considered minimal.	Financial appraisals of acquisitions, refurbishments and developments include mitigations to physical climate risks, including flood risk assessments.
	RCP 4.5	▼	▼		

Transition risk

We have updated our portfolio's transition risk assessment to focus on the most material risks to the business and to highlight our mitigation efforts. Last year we conducted a CRREM analysis to understand stranding risk, and partnered with external advisers to further assess how our climate-related transition risks could manifest over time. This year we have conducted a qualitative climate assessment to understand how transition risks could manifest in an Orderly Below 2°C Scenario. This assessment evaluated the likelihood and impact of transition risks to identify the relative materiality of each climate risk and opportunity to the Company. As all assets are located in the European Union, it is assumed that the transition risks identified will materialise across the portfolio.

Table 5: Transition climate risks

Type of risk	Risk level			Financial impact	Management
	Short term	Medium term	Long term		
Policy and legal					
Carbon pricing	▼	—	—	<p>Carbon pricing mechanisms are not expected to be introduced, or impact the Company's direct emissions in the short term.</p> <p>Introduction of more stringent policies could see carbon pricing impact the Company indirectly over the medium to long term by negatively affecting occupier demand for emissions-intensive assets.</p>	<p>The Company has updated its net zero targets to make them more ambitious and make its assets more resilient to any carbon pricing shocks which may occur in the medium to long term.</p>
Reporting compliance	—	—	—	<p>Increased costs associated with reporting and data gathering.</p> <p>Increased costs resulting from regulatory penalties for non-compliance. Damage to the Company's reputation and investor confidence.</p> <p>As the Company already monitors compliance and reporting risk, the risk level is deemed low.</p>	<p>The Company allocates sufficient budget for sustainability compliance and reporting, and its advisers (including legal counsel) provide advice on upcoming regulations and their expected impacts. This is reviewed annually.</p>
Asset performance compliance	▼	—	—	<p>Write-offs and early retirement of existing assets.</p> <p>Increased capital costs for development and refurbishment.</p> <p>Increased costs resulting from fines and judgements.</p> <p>Decreased property values if assets fail to meet energy efficiency and sustainability standards.</p> <p>The Company's failure to meet energy efficiency and sustainability standards could have an impact on the business, but this is partially mitigated by its ongoing focus on EPC and GBC performance.</p>	<p>The Company engaged a third-party consultant to assess all standing assets against the BREEAM In-Use certification scheme. This assessment concluded that all assets not yet certified could achieve BREEAM In-Use Very Good for total capex of less than €500k.</p> <p>The Company is also reviewing the evolving energy performance requirements of the jurisdictions in which it invests on a regular basis.</p>
Market					
Occupier behaviour	▼	—	—	<p>Increased capital costs.</p> <p>Negative impact on asset value and liquidity.</p> <p>The risk is deemed moderate as changes in occupier behaviour could affect rental revenue and property values, and affect the Company's ability to achieve its net zero targets.</p>	<p>The Company has a well-diversified occupier base, with many of them already setting their own emissions reduction targets.</p> <p>We continue to engage with current and potential occupiers to better understand their current energy use and future energy and emissions requirements.</p>
Growth of green finance	▼	—	—	<p>Green finance could provide opportunities for portfolio diversification and access to new capital sources. This could manifest in the medium to long term as more green finance mechanisms are likely to be introduced, with increasingly stringent sustainability criteria.</p>	<p>The Company issued a green bond in 2021.</p> <p>The Manager's Green Finance sub-committee meets on an ad hoc basis to review the evolving green finance landscape and shares insights with the Manager's ESG Committee and the Company.</p>

We have also identified several climate-related opportunities that may be material to the Company's business, which are outlined in Table 6.

Table 6: Climate-related opportunities

Level of impact:

▼ Low — Moderate ▲ High

Climate-related opportunities	Level of opportunity			Financial impact	Management
	Short term	Medium term	Long term		
Acute risks					
Resource Efficiency	—	—	—	<p>Cost savings from lower water and energy consumption.</p> <p>Reduced occupational costs.</p> <p>Tritax EuroBox plc's own environmental footprint is minimal compared to its portfolio, which explains why this opportunity could have a minimal impact if it was realised.</p>	<p>We continue to explore ways to automate data collection to improve monitoring of energy consumption.</p>
Decarbonisation of logistics sector and access to new markets	▼	—	—	<p>Logistics sector tenants could be willing to pay more for energy efficient assets, leading to increased rental costs and asset value.</p> <p>Access to new markets.</p> <p>Use of public sector incentives.</p> <p>Access to new assets and locations.</p> <p>Retention and enhancement of Shareholder relationships.</p> <p>Given that logistics sector clients make up a significant portion of the Company's client base, the impact of these clients' willingness to pay a premium for greener assets could be moderate.</p>	<p>The Company continues to look for new market opportunities to capitalise on investor demand for greener products.</p>
Energy source	▼	—	—	<p>Changes to energy costs associated with transition to lower emissions sources of energy.</p> <p>Shift toward decentralised energy generation.</p> <p>Increased energy security and resilience.</p> <p>As we continue to target renewable electricity sources, including six new solar installations in 2022, we feel this opportunity is likely to materialise.</p>	<p>We will continue to procure green electricity for our operations and encourage our customers to do the same. We also incorporate green clauses into new leases, engaging with occupiers to install solar PV on buildings.</p>
Products and services	▼	—	—	<p>Development of climate adaptation and insurance risk solutions.</p> <p>Ability to diversify business activities.</p> <p>Change in market demand for services due to climate-related risks or opportunities shifting consumer preferences.</p> <p>The Company's focus on Green Building Certification and EPC performance positions it to capitalise on the growing demand for sustainable commercial real estate.</p>	<p>We will keep improving portfolio coverage of GBCs so we continue to offer sustainable logistics spaces.</p>
Resilience	▼	—	—	<p>Holding climate-resilient assets presents various opportunities for our business. They provide confidence to Shareholders that asset values will be maintained which strengthens our relationship with them.</p> <p>The Company could benefit from charging green premia on assets resilient to physical hazards.</p>	<p>The Company's commitment to designing climate-resilient buildings and ensuring mitigation measures are integrated into existing assets will help support the materialisation of this opportunity in the coming years.</p>

We focus on reducing our assets' carbon footprint, using energy more efficiently to make them more resilient, and reducing operating costs for our customers. We have aligned our strategy with a lower-carbon economy and developed a new range of ESG

targets, including our new net zero targets, as outlined on page 23. To achieve these emissions reduction targets, we have identified the three following areas of work:

1. reducing operational emissions in collaboration with our customers, through initiatives such as solar PV installation, energy efficiency measures and electrification of heating;
2. reducing the carbon emissions of our development activity in collaboration with third-party developers and occupiers; and
3. ensuring that all potential acquisitions of standing assets are assessed against the Manager's ESG due diligence framework, which assesses physical climate risk and transition (carbon) risk amongst other ESG elements.

By engaging with our customers, we have been able to improve our understanding of operational carbon related to our portfolio through increased asset-level data coverage. We have increased our data coverage to almost 100% of our portfolio for operational carbon and started to measure and collect embodied carbon performance data on new developments. As customers have operational control, the Company's operational emissions are negligible in comparison to emissions from customer operations. This year, we have taken several steps to support our net zero carbon objective, such as investing in renewable energy.

Case study 1: Renewable energy

This year, the Company completed a 109,000m2 extension of its asset in Barcelona, in collaboration with the occupier (Mango). As part of this development activity, we installed 2.08 MW of solar PV capacity to the asset for on-site consumption by the occupier or off-site export through the electricity grid. This installation will contribute to reducing the emissions intensity of the building and help the Company and the occupier achieve their respective net zero targets.

c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario

Our climate analysis builds on work conducted over previous years to evaluate our climate-related risks and opportunities. We have built upon our physical climate assessment to incorporate vulnerability assessments of more assets to obtain a clearer picture of our organisational resilience to physical climate risks.

We have expanded our assessment of transition risks and climate-related opportunities to identify which risks are most likely to materialise. This is a qualitative exercise calculating the likelihood and impact of each risk. The risks have been reported as overall impact to the business. With the help of third-party advisers, we have qualitatively assessed our exposure to these risks and opportunities, and we will continue to build on this work in the coming years.

The scenarios considered within our climate assessments are outlined below.

Table 7: Climate scenarios considered

Physical risk scenarios		Transition risk scenarios	
Three scenarios were selected to assess the Company's resilience to a range of possible futures.		One scenario was selected to assess the Company's resilience to the transition towards a 'Paris-aligned' world.	
RCP 8.5	A high-emissions scenario with no policy changes, increasing GHG concentrations, and a temperature increase of around 4°C.	Network for Greening the Financial System (NGFS) 'Orderly Below 2°C' Scenario	The Orderly Below 2C Scenario is a plausible pathway to limiting global warming to below 2°C. It assumes that climate policies are introduced early and become gradually more stringent, allowing transition risks to be subdued. Moderate technological change and carbon removal are also expected.
RCP 4.5	An intermediate emissions scenario with relatively ambitious emissions reduction, likely overshooting the Paris Agreement temperature target.		
RCP 2.5	A moderate scenario with emissions peaking early in the 21st century and declining after, assuming a warming of less than 2°C.		

In the last 12 months, we have set out several actions to increase our resilience to the transition risks we identified as part of last year's TCFD reporting. These actions are set out below:

- developed a new set of ESG targets, including more ambitious net zero targets;
- completed a review of our due diligence process to ensure that physical and transition risks are considered pre-investment and therefore minimise the impact of buying assets that may be at risk of stranding in future; and
- continued to drive climate-related asset management initiatives, including incorporating green clauses into all new leases, engaging with occupiers to install solar PV on buildings and identifying ways to automate data sharing for improved monitoring of energy consumption (and thereby GHG emissions) of our assets.

The actions we have taken over the last 12 months demonstrate the Company's willingness and ambition to align its operations with a lower-carbon and more resilient economy.

Risk management

a) Describe the organisation's processes for identifying and assessing climate-related risks

Tritax EuroBox plc has recognised ESG as a material risk to its business which incorporates the consideration of climate-related risk. Over the last two years, we have worked with CBRE to further assess the relative significance of physical and transition climate-related risks to our portfolio using the processes set out below.

Our risk management starts by undertaking comprehensive due diligence of both physical and transition risks by assessing the level of risk prior to acquisition. For assets under ownership, we adopt the following steps to identify, assess, manage and mitigate risks as set out in the table below.

Last year, the Board and the Manager were updated on key findings of the TCFD and CRREM analysis and will be annually updated on any changes as our climate-related risk analysis evolves. As part of the Annual Report process, the Audit & Risk Committee evaluate the impacts on financial and strategic planning, integrating any changes to climate-related risks where revised data is available.

Table 8: Physical and transition risk management and mitigation process

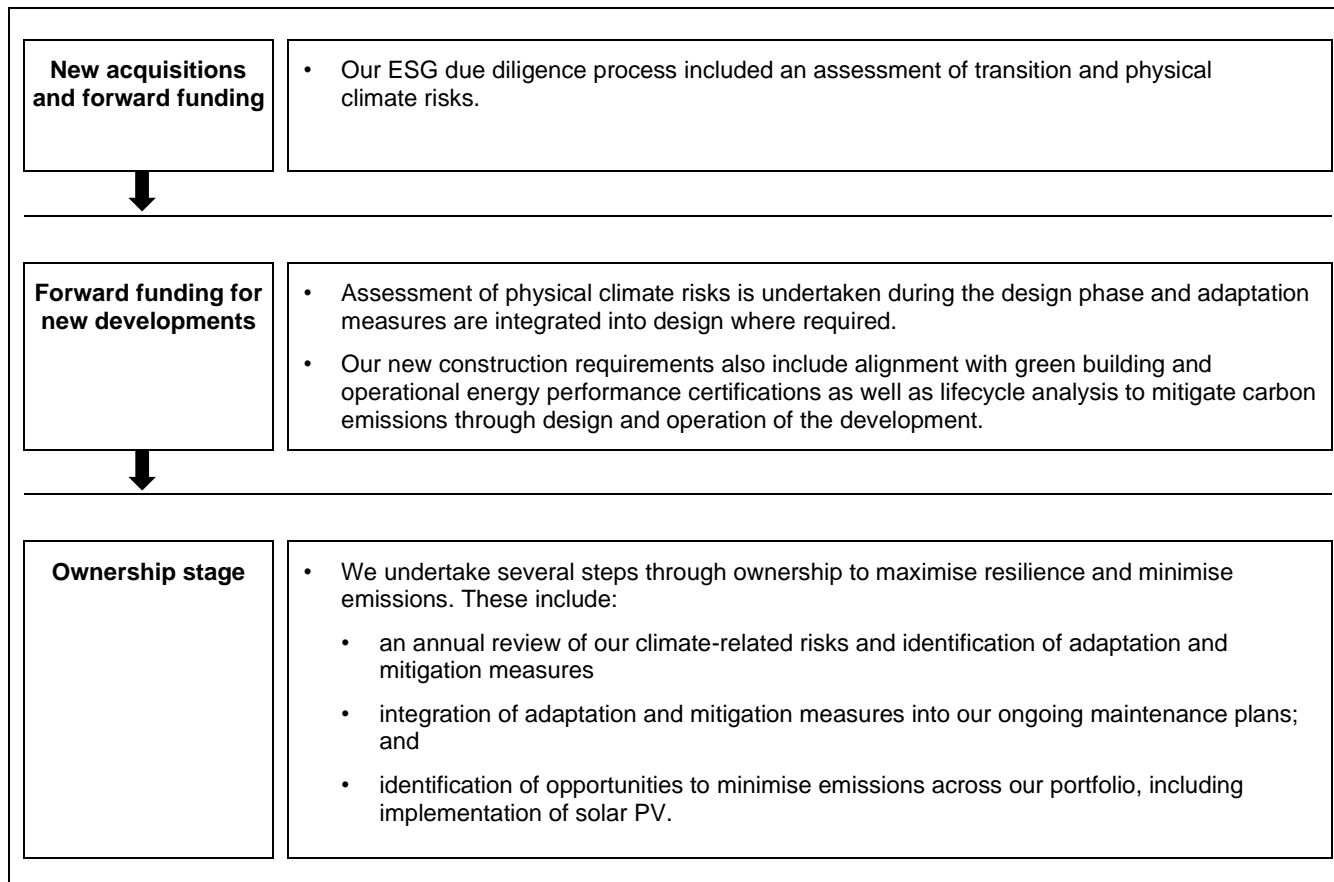
	Physical risk	Transition risk
Risk identification	In 2021, we completed a physical climate risk analysis using the Munich RE platform to understand the exposure of our portfolio to physical climate hazards over the 21st century for three possible futures (RCP 2.6, RCP 4.5 and RCP 8.5). This included review of the frequency and magnitude of climate hazards such as flooding, high temperatures and drought stress and how they might impact our assets and operations (see the material risks identified in the Strategy section).	A portfolio transition risk assessment has been carried out in 2022, using energy consumption and carbon emission information for Tritax EuroBox plc assets to assess the alignment of the portfolio with the decarbonisation pathways outlined by the CRREM tool. In 2023, we worked with external advisers to deepen our understanding of transition risks and their potential impact and timeframes on our business by undertaking a qualitative transition risk assessment.
Risk assessment	This year we have continued to collect asset-level information about the resilience of our assets. For all assets that were identified to have a high exposure to one or more climate hazards, we have engaged with our asset managers to gather evidence of existing adaptation measures. This feeds into our risk assessment to identify potential impacts to our assets under management.	The CRREM analysis considers the CRREM 1.5°C pathway for alignment and a time horizon to 2050, with an intermediate net zero date of 2030 in line with the Company's medium-term time horizon. High-risk assets identified as part of this CRREM analysis reflects potential stranding risk across the portfolio. High-priority assets have been identified based on total absolute emissions, carbon use intensity, heat fuel type, EPC information and occupier profile. We used the NGFS Orderly Below 2°C Scenario to guide our qualitative transition risk assessment to identify how aligned the Company is with a Paris-aligned scenario.
Risk management	Climate risk management and mitigation strategies continue to be incorporated into the asset management plans in conjunction with the Head and Director of Asset Management. Progress against the asset management plans is reviewed each year by the asset managers and ESG teams and reported back to the Board by the ESG Director.	This year we have carried out work to develop, review and update the Company's Net Zero Carbon Pathway. This review resulted in the release of a set of more ambitious net zero targets and of the Company's operational emissions reduction pathway.
Risk mitigation	Actions in our asset-level Sustainability Action Plans (SAPs) help to mitigate our physical climate risks. The SAPs set out an implementation plan for integrating climate-resilient measures into existing assets including retrofitting low flow water fixtures and fittings and developing nature-based solutions. Implementation of these actions will result in a reduction of the impact caused by acute or chronic climate hazards in the future.	By carrying out decarbonisation activities in collaboration with our customers, such as increasing renewable energy generation and reducing reliance on fossil fuels, the potential impacts from possible transition risks described in the Strategy section (page 56) will be significantly reduced.

b) Describe the organisation's processes for managing climate-related risks

Our Audit & Risk Committee formally considers and assesses the risks that may be relevant to the Company on a biannual basis as reported by the Manager's Executive Committee. The risks highlight the potential impact on the Company along with any mitigating factors. The risks are reviewed and assessed by key representatives including the Manager's Executive Committee on an ad hoc basis.

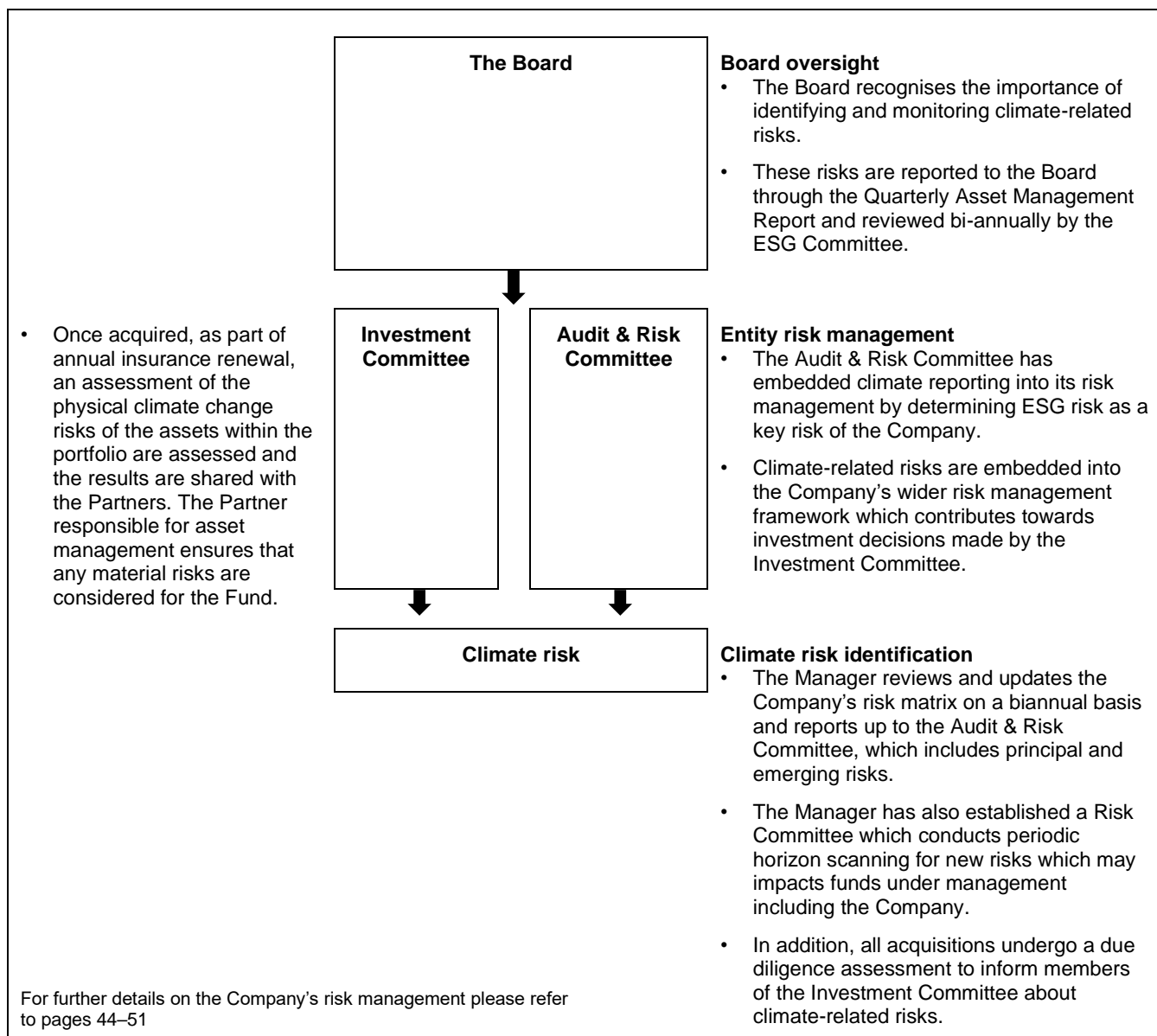
Ownership and management of all risks is assigned to relevant members of the Manager who are responsible for ensuring the operating effectiveness of the internal control systems and for implementing key risk mitigation plans. Assessment of climate-related risks and opportunities is embedded within our investment and asset management strategies for acquisitions and major capital expenditures, as outlined in our acquisition and development requirements. Risks identified at the asset level are communicated to asset managers by the ESG team, the property management team and other relevant specialists, including third-party consultants.

Figure 6: Process for managing our climate-related risks



c) Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organisation's overall risk management

Figure 7: Integration of climate risk into our risk management process



Metrics and targets

- a) Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process
- b) Disclose scope 1, scope 2 and, if appropriate, scope 3 greenhouse gas (GHG) emissions and the related risks
- c) Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets

The Company employs a holistic set of metrics to assess climate-related risks and opportunities, in line with the recommendations of the TCFD. Our energy consumption, greenhouse gas emissions and associated targets can be found in the Energy and Greenhouse Gas Report (see page 36). Further metrics used to track our climate-related targets are presented in the table below. Note that, at the present time, reporting against some of these metrics is in development; where this is the case, this is clearly noted. For other metrics, both current and past years' performance is reported where possible along with the accompanying targets.

Table 9: Climate-related metrics and targets

Metric category	Metric	FY21	FY22	FY23	Year-on-year target
Transition risks	% of the portfolio income generated from assets with an EPC rating, a Green Building certification or both	Not available	85%	86%	Increase coverage of portfolio by EPC or green building certification to 100%
Physical risks	% of assets in the portfolio screened for physical climate hazards	Not reported	100%	100%	Ensure a climate risk and vulnerability assessment is undertaken for all assets which are exposed to physical climate risks
	% of assets in the portfolio which are recorded as having a high exposure to climate hazard	Not reported	5%	6%	
	% of assets in the portfolio that are resilient to future climate change ¹	Not reported	Not reported	100%	
Climate-related opportunities	Renewable energy capacity installed (MW)	Not available	7.5 MW	10.3 MW	Increase on-site solar PV capacity installed across the portfolio where technically and economically feasible.
	Number of leases incorporating green lease clauses agreed in the FY	Not available	Nine green leases across the portfolio, representing 18% of the portfolio by income	All three new leases signed incorporated green clauses	Incorporate green lease clauses into all new leases

¹ Note: This value is based on the total number of assets that recorded a high exposure to physical climate hazards in the screening assessment.

Appendix: Additional TCFD Product report-aligned disclosures

The TCFD disclosures above were taken from the Company's Annual Report 2023, which is available on the Company website. All page references therefore refer to sections within the Annual Report.

Reporting period

The data provided in this report follows the Company's reporting year (i.e., 1 October to 30 September) to align with broader company reporting. Beyond greenhouse gas emissions data discussed below, there have been no further updates to the data disclosed in this report between the financial year end and the calendar year end (i.e., from October to December 2023). Therefore, all data reported is up to date as of 31 December 2023.

Greenhouse gas emissions

This GHG emissions data below is taken from Table 1.2 from the Company's *Energy and Greenhouse Gas Report* disclosed on pages 36-37 of the Annual Report 2023, with additional datapoints provided.

As mentioned above, the data relates to the Company's financial year. Given we do not have the underlying energy data for the period October to December 2023, we have used the financial year GHG emissions data as a proxy for the reporting period January to December 2023.

GHG emissions (tCO ₂ e)	FY23	FY22
Scope 1 – combustion of fuels	-	-
Scope 2 – location-based purchased energy	40	32
Scope 2 – market-based purchased energy	2	-
Total location-based emissions (scope 1 and 2)	40	32
Total market-based emissions (scope 1 and 2)	2	-
tCO ₂ e (gross scope 1 and 2 location-based) per €m revenue	0.58	0.55
Scope 3, Category 1 – Purchased Goods and Services-related GHG emissions	5.27	7.56
Scope 3, Category 13 – Downstream leased assets: Absolute customer operational GHG emissions (customer Scope 1 and 2)	19,543	22,137
Total carbon emissions (Scope 1, 2 and 3 Category 13 emissions)	19,583	22,169
Carbon footprint (tCO ₂ e/€m)	12.65	16.81

The Company has set the following net zero targets:

- Scope 1 and 2 by 2025
- Scope 3 (construction) by 2030
- Scope 3 (remainder of material emissions) by 2040

Metrics methodology, assumptions and limitations

The metrics disclosed in Table 9 have the following methodologies, assumptions and limitations:

Metric	Unit	Description
Absolute Scope 1 and 2 GHG emissions	tCO ₂ e	<p>The greenhouse gas (GHG) emissions data were prepared in alignment with the GHG Protocol for the period from October 2022 to September 2023. The GHG emissions were calculated using the 2023 emissions conversion factors published by the Department for Environment, Food and Rural Affairs ("DEFRA") and the Department for Energy Security and Net Zero ("DESNZ"), and the 2022 European emissions factors for production and residual mix published by the Association of Issuing Bodies ("AIB").</p> <p>The monthly purchased fuel and energy consumption data is collected by the Company from utility billing information and compiled on an annual basis. In allocating emissions between landlord and occupier, we follow the methodology outlined in "Accounting and Reporting of GHG Emissions from Real Estate Operations – Technical Guidance for the Financial Industry" published in March 2023 by GRESB, PCAF and CRREM, which states that landlord-procured energy for sites where the occupier has operational control should sit within the landlord's Scope 3 downstream leased assets category. Our Scope 1 and 2 GHG</p>

		emissions therefore relate to energy use within common areas of the assets for which the Company procures the utilities.
Scope 3, Category 1 – Purchased Goods and Services GHG emissions	tCO ₂ e	<p>Scope 3, Category 1 data reported in Table 8 relates to the GHG emissions from the Company's external manager, Tritax Management LLP. This data covers the period 1 January 2023 to 31 December 2023.</p> <p>The GHG emissions were calculated using actual energy consumption data collected from the office of the external manager. No data was estimated in calculating these GHG emissions. The UK Government GHG Conversion Factors for Company Reporting were used.</p> <p>These GHG emissions are not considered material to the Company given they are insignificant in comparison with other Scope 3 categories, but they are reported on a voluntary basis.</p>
Scope 3, Category 13 – Downstream leased assets: Absolute customer operational GHG emissions (customer Scope 1 and 2)	tCO ₂ e	<p>These emissions, also known as 'Operational' emissions, relate to the GHG emissions associated with our occupiers' use of our assets, and all activities occurring within them (e.g., lighting, heating, refrigeration, automation).</p> <p>These emissions are calculated using our occupiers' actual energy consumption data and converting them into GHG emissions by using the relevant GHG Conversion Factors. The energy data coverage for 2022 was 93% of the portfolio by floor area, and 76% in 2023. Due to the amount of time required to collect and aggregate the energy consumption data from all occupiers within the portfolio, we are currently unable to provide the 2023 Operational emissions data.</p> <p>We adhere to the GRESB Estimation Methodology when estimating portfolio Operational emissions to ensure the data we disclose is primarily based on actual energy consumption data. For the purposes of this report, in accordance with ESG 2.1.10 and ESG 2.1.11 (1), we have estimated the missing data using proxy data from comparable assets within the portfolio and included the updated data in the Appendix.</p>
tCO ₂ e (gross scope 1 and 2 location-based) per €m revenue	tCO ₂ e/€m revenue	This carbon intensity metric only considers Scope 1 and 2 GHG emissions (i.e., landlord emissions). While this follows TCFD guidance, this does not provide an accurate representation of the entire portfolio's carbon performance as Scope 1 and 2 GHG emissions represent less than 1% of total emissions associated with our assets' use.
% of the portfolio income generated from assets with an EPC rating, a Green Building certification or both	%	The breakdown is calculated using the income generated by the Company's standing assets. We remove all non-operational assets (e.g., development assets that haven't completed as of the year-end) from the calculation as those cannot have an EPC rating or a Green Building certification.
% of assets in the portfolio screened for physical climate hazards	%	The percentage of portfolio assets by floor area for which we assessed the current and future physical climate hazards exposure through our physical risk assessment described on pages 3-5.
% of assets in the portfolio which are recorded as having a high exposure to climate hazard	%	<p>The percentage of assets which were deemed to be highly exposed to physical climate hazards based on their geographical location using our physical risk assessment described on pages 3-5.</p> <p>The physical risk exposure assessment is purely based on geographical location and does not consider mitigation or adaptation measures which may exist at or around the asset (e.g., flood barrier protecting from flood risk exposure).</p> <p>The percentage is based on portfolio income.</p>
% of assets in the portfolio that are resilient to future climate change	%	The percentage of assets highly exposed to physical risks which are qualitatively assessed as being resilient to physical climate risks based on known mitigation and adaptation measures in place at or around the asset.
Renewable energy capacity installed (MW)	MW	The sum of installed capacity for all on-site solar PV schemes located at our assets.
Number of leases incorporating green lease clauses agreed in the FY	Count	The total number of leases signed during the financial year which included a green lease clause.
Total carbon emissions	tCO ₂ e	The total carbon emissions are calculated using the TCFD guidance's formula, replacing the "issuers" by the Company's operational real estate assets. Therefore, the total carbon emissions are the sum of all landlord and operational emissions (irrespective of the %

		ownership of the asset). The data coverage reflects that of energy data collected in 2022 and 2023 as disclosed above, and incorporates the estimated data used to calculate the Operational emissions as discussed above.
Carbon footprint	tCO ₂ e/€m	The Company's carbon footprint is calculated by dividing the Company's total carbon emissions (as measured above) by the portfolio value. The data coverage reflects that of energy data collected in 2022 and 2023 as disclosed above, and incorporates the estimated data used to calculate the Operational emissions as discussed above. This metric is volatile due to changes in asset values (the denominator), which is why we aim to report on a floor area basis.

Climate value-at-risk

The Company does not disclose any climate value-at-risk metrics due to the lack of robust and agreed methodologies to calculate them across the real estate sector. In addition, any metric used to demonstrate value-at-risk would need to recognise the types of assets we own, and the leasing arrangements we have with our occupiers.

Portfolio temperature alignment

As with the climate value-at-risk metric, we are currently unable to disclose the climate warming scenario with which the Company is aligned due to the lack of robust methodologies which accurately reflect the carbon performance of the Company's underlying assets. The Company's Manager continues to engage with industry bodies and initiatives, such as the UK Net Zero Carbon Buildings Standard, including through the Logistics Real Estate Sustainability Group, to help inform industry standards and discuss the limitations of current tools in trying to determine the temperature alignment of real estate portfolios.

Exposure to carbon intensive sectors

See below the Company's exposure to carbon intensive sectors. The list of sectors was taken from the TCFD guidance:

Carbon intensive sector	GAV (%)
Utilities	0.0
Energy	0.0
Materials and Buildings	100
Transportation	0.0

As outlined above, the Company has high exposure to the 'Materials and Buildings' sector given its real estate focus. Most of our exposure is through our investment portfolio, i.e., our ownership of standing assets, and we have some exposure to the construction of new buildings through our forward funded developments.

Climate scenario analysis

As described on pages 3 to 8, the Company has conducted a climate scenario analysis for physical risks under three climate scenarios, and for transition risks under one scenario. For physical risks, the three scenarios used broadly align with an 'orderly transition' (RCP 2.6), a 'disorderly transition' (RCP 2.6 and RCP 4.5) and a 'hothouse world' scenario (RCP 4.5 and RCP 8.5). The narrative and table on pages 4 and 5 outline the outcomes of the assessment and the expected impacts on the portfolio's assets.

For transition risks, the Company's assessment used the NGFS 'Below 2C' scenario, which aligns with the 'orderly transition' scenario category. We selected this scenario for our assessment as the temperature outcome broadly aligned with one of the physical climate risk scenarios (RCP 2.6) used for the physical risk assessment, and the temperature outcome also aligns with a 'Paris-aligned' world, which reflects the Company's net zero by 2040 target. The description of potential risks across time horizons are disclosed on page 6. Under a disorderly scenario, the Company's exposure to transition risks would increase over the medium and long term, including regulatory and market risks.

See below the results of the physical risk assessment update undertaken in 2023, which covered all assets in the portfolio:

Scenario	% assets highly exposed to physical climate risks	
	2030	2050
RCP 4.5	6%	6%
RCP 8.5	6%	6%