

Becoming Net Positive:

a Hammerson Positive Places objective

Our Sustainability vision is to create retail destinations that deliver positive impacts economically, socially and environmentally. Positive Places is our strategy for making that happen.

Our bold new Positive Places objective is to be Net Positive by 2030.

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Our new Positive Places objective is for Hammerson to be Net Positive for carbon, water, resource use and socio-economic impacts by 2030.

“Net Positive simply means putting more back into the environment or society than a company takes out, with a resulting positive corporate footprint”

WWF, Forum for the Future and the Climate Group, 2014

Hammerson is already a sector leader in both environmental and socio-economic performance. But we can do more. Our Net Positive ambition formalises this objective.

Our Net Positive Areas

We aim to be Net Positive in four areas where we have the greatest material impacts and therefore the greatest opportunities to drive change.

We have taken an equity share approach to our Net Positive strategy. Where we own 100% of an asset we will take responsibility for 100% of the Carbon emissions, Water and Resource Use, and Socio-economic impacts. Where we own 50% of the asset, we will take responsibility for 50% of the impacts.

Carbon

Net Positive for Carbon means emissions avoided exceed emissions generated.

Which carbon emissions are included?

- Operational – including tenanted areas
- Development – construction activities and embodied carbon
- Corporate – including staff business travel

Our carbon footprint calculated on this basis is 192,000 tonnes. This forms the baseline against which we will measure our progress over the next 15 years.

How we will do it:

01

We will minimise emissions through efficiency projects such as LED lighting installation, efficient switching systems and good management.

02

We will install renewable energy generating systems on our existing assets and new developments and maximise the use of generated energy on site.

03

We will make sure all future developments are designed to minimise operational carbon emission.

04

We will purchase 100% renewable electricity for the portfolios wherever possible.

05

We will find creative ways to offset remaining emissions, through investment in offsite projects such as insulation of local homes or investment in renewable energy.

Resource Use

Net Positive for Resource Use means waste avoided, recycled or re-used exceeds materials used that are neither recycled, renewable or sent to landfill.

What waste streams and materials are included?

- All operational waste, including tenant waste managed by Hammerson
- All construction and fit out waste
- All materials used in our construction and major refurbishment programmes and in Hammerson managed fit out projects

Our operational and development activities generated 123,000 tonnes of waste in 2015, 67% of which was recycled.

How we will do it:

01

We will minimise waste generated on our operational assets and maximise

the recycling and reuse of waste materials on site.

02

We will work with our contractors to minimise construction and demolition waste from our developments and maximise reuse and recycling.

03

We will design waste out of our developments during the design phase, reducing resource consumption.

04

We will minimise the use of resources that are neither recycled nor renewable through application of our design standards across all areas of work, including fit out.

05

We will create innovative ways to offset any raw material use, and any waste sent to landfill.

“Despite being a sector leader in sustainability, the good progress being made by us and others in our sector in reducing our environmental impacts is not sufficient to bring about the change we need if we are to avoid the worst effects of climate change. What we really need to do is reduce our negative impacts to zero and then beyond zero – to make sure that we make a Net Positive contribution to the environment and to society too.

Understanding this has encouraged us to make this bold Net Positive commitment for the business.”

David Atkins, CEO, Hammerson

“The good thing about Net Positive is it can touch the lives and minds of almost everyone. It brings retailers, it brings ourselves, it brings our shoppers, our centres and our teams all together under one common purpose and I think that’s an incredibly galvanising thing.”

Pete Cooper, Director of Asset Management, Hammerson

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“Hammerson taking a leadership role in Net Positive is extremely exciting, not just because of the significant positive impacts this will have from an environmental and socio-economic point of view, but most importantly because it will be able to transform the sector as a whole, by leading the way, showing others who will hopefully follow suit.”

Darren Berman, Lead Director, Upstream Sustainability Services, JLL

Water

Net Positive for Water means water replenished by external projects exceeds water consumed from mains supply.

What water use is included?

- Water used for landlord provided services at our managed assets
- Water used in construction activities at our developments

In 2015 1.6 million m³ of potable water was used across our portfolios.

How we will do it:

01

We will reduce potable water consumption from mains supplies at our managed assets through water efficiency programmes.

02

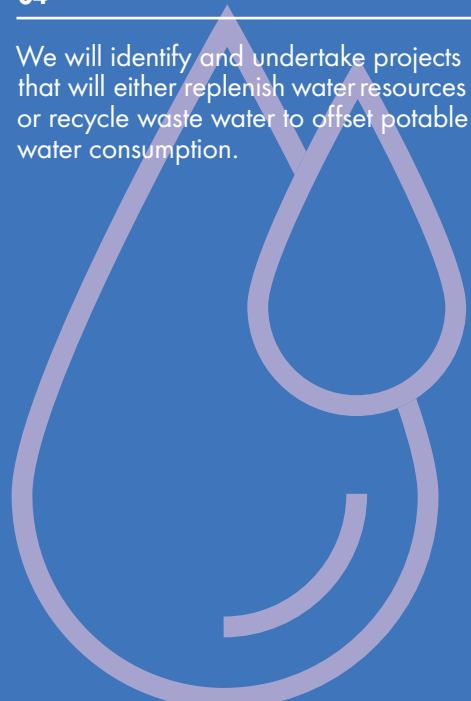
We will minimise water demand at new developments through design.

03

We will invest in water harvesting and recycling technologies where possible at our managed assets.

04

We will identify and undertake projects that will either replenish water resources or recycle waste water to offset potable water consumption.



Socio-Economic Impacts

Net Positive for Socio-economic impacts means making a measurable positive impact on socio-economic issues relevant to our local communities beyond a measured baseline.

What socio-economic impacts are included?

- Employment and skills
- Health and wellbeing
- Local investment and enterprise

Our placemaking study shows that over 40,000 people are employed across our portfolios.

How we will do it:

01

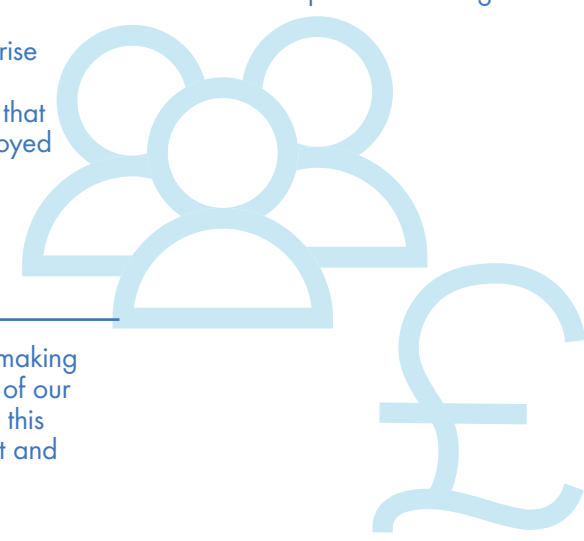
We will establish a clear placemaking strategy that reflects the needs of our local communities and delivers this through our asset management and development programme.

02

We will set community engagement plans for each asset that address issues identified as relevant to the local community.

03

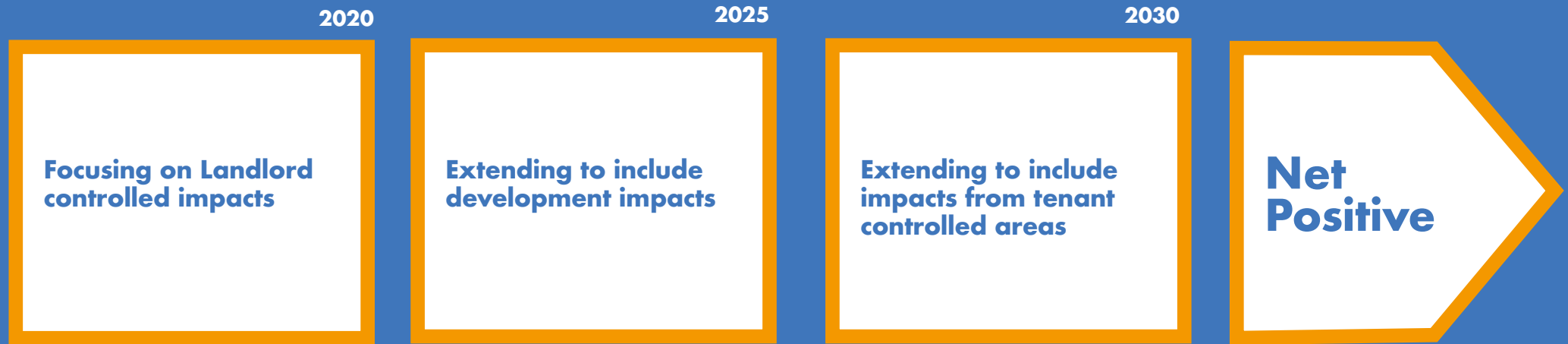
We will set locally specific baselines and measure performance against these.



Net-Positive Timings



We are starting our Net Positive journey now and aim to become Net Positive by 2030. We have broken the time line into three 5-year phases:



Our commitment is for our impacts to be positive in all four areas for each of these organisational boundaries from 2030 onwards.



Hammerston

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