Challenge & Innovate
Protect & Enhance
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Partner & Collaborate
Upskill & Inspire

Positive Places

Corporate Responsibility Report 2016

Hammerson

Contents

"I am immensely proud of Hammerson's sustainability achievements not just in 2015 but through the last ten years. As a market leading property company we were quick to realise, a decade ago, the importance sustainability would have for our assets and for our stakeholders. As the sustainability debate has rapidly evolved, our early adoption of a comprehensive sustainability strategy means we are able to respond confidently to new challenges and contribute to industry leadership on this as we do on other issues. Our success in delivering the net zero carbon EcoPod for Costa Coffee in 2015 and our continued work with them to deliver another one later in 2016 is a clear illustration of ambitious international standards being delivered on the ground by our teams."

David Atkins, CEO, Hammerson

For the full CEO statement see page 17 (CR Report 2016)

Foreword

"I am delighted with the progress we have made in 2015 and this has only been possible through the commitment of teams right across the business.

The Retail Parks team started the year by winning the Property Week Sustainability Award with the B&Q Eco Learning Store at Merthyr Tydfil. They went on to deliver a BREEAM Excellent scheme at Rugby including a 140kWp PV array, and the multi award winning net zero energy EcoPod at Telford Wrekin Retail Park with Costa.

The Costa EcoPod project again illustrates what can be achieved with effective collaboration by landlord and tenant. Our agreement to ensure this is not a one off and that a second EcoPod will be built is just as important, demonstrating that this truly is a model that can be replicated elsewhere.

The Retail Parks team are also looking at ways to incorporate what they've learnt through these projects into our standard retail park development offer.

The UK Shopping Centres team has also been busy. The re-lamping of the Bullring with LED has been completed and has already reduced electricity demand across the site by 20%. This entailed the installation of over 5000 luminaires in a fully operating very busy centre so we are grateful to all the teams involved for their successful work on this project. We are working with DECC to confirm the energy demand reductions achieved and remain hopeful of achieving the funding we were awarded.

Both the Leeds Victoria Gate and Watermark, Southampton developments are targeting BREEAM Excellent. Innovation on site at Victoria Gate has enabled our contractor to make impressive carbon and water savings and reductions in waste. We are very much looking forward to the opening of the centre later this year.

Alongside these major projects our on-site teams have continued to work hard to achieve good operational efficiencies and savings for our clients. They achieved a 4% reduction in electricity consumption across the UK managed portfolio and saved over £2m for our retailers in avoided landfill tax and other costs through diversion and recycling.

Our Community Engagement team has been equally active in 2015, delivering an extensive programme of activities from building bug hotels on the retail parks to the award winning apprenticeship scheme at Highcross, Leicester. More details are available later in the report and in our upcoming Community Engagement Report which will be available on our website.

This mixture of good management of our operational assets, alongside delivering high quality developments that look for opportunities for innovation, characterises our approach to delivering excellence in terms of sustainability. As a developer, asset manager and long term owner of major retail assets our decisions regarding redevelopment and refurbishment have significant long-term environmental and social impacts. Whilst our decisions are fundamentally business driven, the strategic approach taken by the business supports investment that will deliver long term value as well as short term return."

Louise Ellison,
Head of Sustainability, Hammerson

2015 - A YEAR OF ACTIVITY

In our 2014 sustainability report we set out a series of objectives for 2015. We are pleased to be able to report success in the majority of what we set out to do, as outlined to the right.

2015 TARGET	PROGRESS	STATUS
Initiating a programme of installation of photovoltaic panels where viable on our retail assets	Installed 140 kWp of PV in 2015 and expect to install a further 250 kWp in 2016	✓
Moving forward with the project to install LED lights at the Bullring	We have completed the installation of LED lighting at Bullring and are already seeing electricity demand reductions of 20% on site	✓
Establishing a new, weather adjusted baseline data set for our environmental targets	We have started work on weather adjusting our 2015 baseline data but this is not complete	
Reviewing EPC ratings across the portfolios to ensure cost effective compliance regulation	At-risk EPCs at each asset have been identified and are scheduled for review	✓
Establishing an energy efficiency audit process to comply with the Energy Savings Opportunity Scheme	We successfully complied with ESOS and the on-site teams are making good use of the audit findings	✓
Minimising our exposure to the Carbon Reduction Energy Efficiency Scheme by continuing to reduce energy consumption	Reduced electricity consumption across the UK like-for-like managed portfolio by 4% in 2015	✓
Minimising our exposure to waste costs by working closely with waste contractors and retailers at our centres	Achieved 75% recycling in the UK and 41% in France and saved £2m through avoiding landfill tax and generated £269k through sale of waste	✓
Establishing a place-making baseline survey to inform new place-making targets	This was not achieved in 2015 but is on track for delivery in 2016.	
Community design workshops to be held for all UK shopping centre developments and major extensions by the end of RIBA Stage 2 from 1st January 2015	Community Design Workshop in place at Brent Cross via Consultative Access Forum	✓
A programme of sustainability engagement with shareholders and investors	A regular programme of engagement activities with shareholders has been put in place	✓
Setting up a sustainability learning group with major retailers	Engagement with retailers is traditionally a challenging area but we are delighted to have been successful in setting up a working group with key customers in 2015	✓
Rolling out a company-wide, industry recognised environmental management system to replace our asset by asset ISO 140001 accreditation.	This was not achieved in 2015. The process began but staff changes forced us to put the project on hold. The ISO 14001 accreditations we have in place were not affected	
Targeting industry standard environmental certifications in new and existing assets. Currently we have BREEAM ratings at nine assets including three BREEAM In Use certificates in France	We have continued to achieve Excellent BREEAM ratings for our development projects. We also achieved Ska Gold ratings for our UK corporate office fit-outs in 2015	✓
Continued investment in training and engagement with our employees to ensure they are equipped and supported to deliver on our sustainability ambitions	3 members of our General Executive Committee (GEC), attended the Cambridge Insitute for Sustainable Leadership progamme. Sustainability specific sessions have been implemented as a standard part of the corporate induction process, in addition to the Corporate Responsibility section within the two-day corporate induction. Internal team briefings on key sustainability topics including regulatory change have been held	✓

Bullring, Birmingham

The re-lamping of the Bullring with LED has been completed and is already generating over 20% reduced electricity.

OUR FIVE YEAR STORY 2010 - 2015

CORPORATE RESPONSIBILITY TARGETS

This report focuses on our performance during 2015 which is the concluding year of the five-year CR targets we set in 2010. This is the last time we will report against these medium-term targets so in addition to the annual performance set out in the summary report, we have set out our performance against our five-year targets in full below. These results have been independently verified by JLL annually since being set.

Target
Reduce carbon emissions from 2010 by 20%

2015 Performance
-20%

Achieved

Target
45% of suppliers by value to be engaged (questionnaire(£/100k))*

2015 Performance
87%

Achieved

Target
Increase waste recycling to 85%

2015 Performance
75% UK, 41% France

70% Achieved

Target
All employees to complete CR training

2015 Performance
51% trained

51% Achieved

Target
Biodiversity action plans at all retail assets

2015 Performance
21 UK, 4 France
(83% coverage of 2010 retail assets)

80% Achieved

Target
Reduce water consumption from 2010 by 12%

2015 Performance
-29% France, +28% UK, -26% global

Achieved

* Key suppliers = suppliers with contracts over £100,000 in reporting year.

Target
Community plans for all developments and managed assets

2015 Performance
41/41

Achieved

Target
75% of community activity to be long term community investment

2015 Performance
0.35

35% Achieved

Target
Engage with top 20 investors

2015 Performance
10 engaged

50% Achieved

Target
Completed 6 research papers, including 2 with a partner (eg university, NGO, etc)

2015 Performance
6 Completed

Achieved

Target
100% of top 75 customers engaged (surveys/meetings/presentations)

2015 Performance
0.28

28% Achieved

Target
Complete full life cycle assessment for 2 assets

2015 Performance
2 completed

Achieved

This five-year overview reflects significant achievements and also reveals those areas which have been, and remain, a challenge.

Each topic area remains relevant to the business and is reflected within our new 5-year targets, reinforcing the validity of our approach and the findings of the materiality exercises we have carried out.

FIVE YEARS IN NUMBERS

As well as our performance against specific targets, we have made some significant progress across the portfolio for the five-year period 2010 – 2015. Here we look at the story behind some key figures:

19% reduction in carbon emissions since 2010

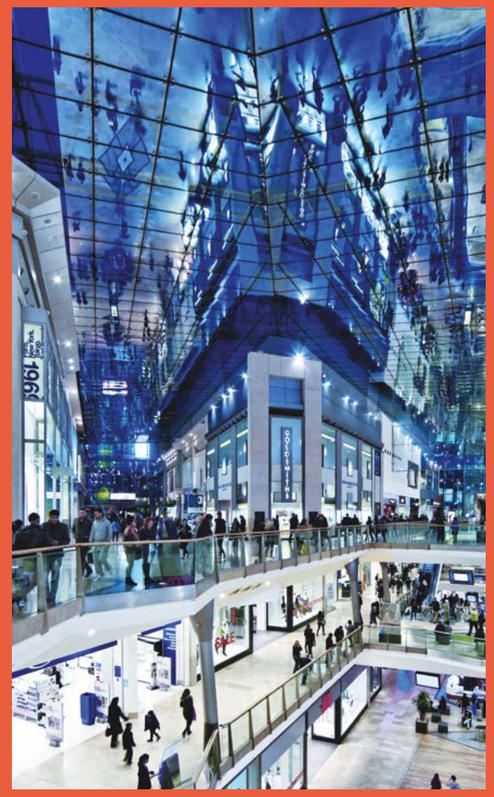
The story: Our reductions in carbon emissions over the last five years brings our total carbon reductions to 40% since 2006. Disappointingly our like-for-like carbon emissions from energy increased in 2015. The increase was driven by a rise in gas consumption in the UK and electricity for heat across the French portfolio. These two factors are significantly affected by climate and we have experienced some weather extremes in our operating locations in 2015. This is beginning to reveal how the weather impacts of longer term climate change will affect real estate assts. How we manage the provision of heating in our assets is an important area of focus for 2016.

20% reduction in electricity consumption for the UK managed portfolio since 2010

The story: Energy demand is the biggest driver of emissions for the business. We achieved 4% reduction in 2015 alone across the like for like shopping centre portfolio. This has been achieved through a focus on good management combined with appropriate technology and infrastructure upgrades and innovation. As we embark on our next set of five year targets we will maintain a similar approach. Whilst we are aware that continued efficiency gains of the level achieved over the last 10 years will be challenging, we are confident that through continued active management and the timely application of new technology, similar savings can be made.

Increase in waste diverted from landfill in the UK from 74% in 2010 to 100% in 2016

The story: As the waste management infrastructure in the UK has developed in response to landfill tax and zero to landfill legislation, we have been able to work with our waste contractors to reduce our waste to landfill to zero. The total volume of waste coming from our sites has also fallen and we have maintained high and rising recycling rates across the UK portfolio.



Highcross, Leciester

Our Community Engagement team has been active in 2015, delivering an award winning apprenticeship scheme at High Cross, Leicester.

Consistent increase in recycling rates across shopping centre portfolios: an increase from 17% to 43% in France, and 60% to 78% in the UK

The story: As a resource issue we aim to reduce waste volume and maximise reuse and recycling wherever possible. This is more challenging for our French portfolio than the UK portfolio but we are delighted that waste management has improved substantially in both portfolios over the last five years.

100% of all timber used in developments since 2010 has been FSC / PEFC timber

The story: Since 2010, all timber used on our development projects, whether in the final building or as part of the construction process, has been responsibly sourced and certified to either FSC or PEFC standards. Full Chain of Custody certification ensures all timber products are traced from well managed sustainable forests through all stages of processing and distribution. Standards are set for all contractors and their supply chains to procure sustainable timber and this is monitored during the construction process.

Excellent or Very Good BREEAM ratings awarded for 100% developments since 2010

The story: Elliott's Field Retail Park, Rugby achieved a post construction certification of Excellent during 2015. Jeu de Paume, Beauvais was certified as Excellent at the design stage with Watermark WestQuay and the Victoria Gate Arcades remaining on track to meet Excellent. The efforts of the project teams have of course been critical to delivering these outcomes but commitments from tenants to comply with a range of BREEAM criteria have been instrumental also. These commitments will be monitored through our retail delivery process to ensure a successful outcome is achieved.

OUR AMBITIONS FOR 2016 ONWARDS

Our current medium term sustainability targets came to an end at the close of the 2015 calendar year.

To inform the setting of a new set of sustainability targets for the business, we undertook a major review and consultation project during 2014. Working with JLL Upstream and Forum for the Future, this included an external review of our performance along with a materiality review and consultations with all our stakeholder groups. A summary report of the findings is available on the Positive Places website.

The Oracle, Reading

Achieved over 5% year-on-year reductions in electricity for landlord services in 2015.

A clear vision

The review generated valuable insight on our progress and performance to date and on the key priorities for a refreshed sustainability strategy. This has enabled us to set an overarching long term vision.

‘To create retail destinations that deliver positive impacts economically, socially and environmentally’.

Our Five Commitments

Our vision is being delivered through a set of key commitments that respond to our areas of influence and recognise the importance of taking a leadership position whilst collaborating with our key stakeholders.

Having initially set out seven commitments, following further consultation with the Board these have been reviewed and consolidated to the following five:

1

Protect & Enhance

Protecting and enhancing our natural environment by minimising resource consumption and delivering restorative projects.

2

Partner & Collaborate

Taking a stakeholder led approach to create collaborative projects and evolve from client to partner.

3

Challenge & Innovate

Challenging the status quo and trialing new approaches and solutions to support the transition to a more sustainable business model.

4

Serve & Invest

Delivering social value to the communities we serve, measured in jobs, skills, civic pride and investment.

5

Upskill & Inspire

Investing in our people, as well as recognising and rewarding those that deliver change with sustainability related objectives.

Above: Costa Eco-pod, Telford, achieves significant operational savings for Costa.

1 Protect & Enhance

2020 TARGETS

Reduce carbon emissions intensity of the business by 20% by 2020 against 2015 baseline

Reduce operational energy use by 10% across the like-for-like shopping centre and retail parks portfolio

Achieve 100% diversion of waste from landfill for the UK shopping centre and retail parks portfolio (operational and construction waste) by 2020

Achieve 98% diversion from landfill for the French shopping centre and retail parks portfolio, and 85% recycling rate

Reduce landlord water intensity by 10% for like for like UK and France shopping centre portfolios, with a 5% consumption reduction across the like-for-like UK shopping centre portfolio

Roll out a group wide, industry recognised environmental management system

PLANS FOR 2016

- 3% reduction on carbon emissions intensity of the business
- 6% reduction in electricity consumption across the LfL UK shopping centre portfolio
- Extend LED lighting within the UK shopping centre and retail parks portfolio
- Deliver BREEAM Excellent developments at Victoria Gate, Leeds and WestQuay Watermark, Southampton
- Focus on improving waste management across our French portfolio
- Invest in water metering and management
- Focus on understanding weather and non-weather related gas consumption
- Review tenant and shopper communications around waste
- Monitor implementation of recommendations from Energy Saving Opportunities Scheme audits
- Commission energy audits for French assets
- Continue to manage at risk EPCs out of the portfolio through active asset management
- Collaborate with our Health and Saftey colleagues to achieve efficiencies in the administration of both ISO 14001 and ISO18001 management systems

2 Partner & Collaborate

2020 TARGETS

Introduce refreshed sustainable supplier survey reflecting different sectors', contract size requirements and material risks in the UK and France

Deliver a centre based retailer engagement activity across all UK and French shopping centres

Work with a partner/partners to trial pioneering, restorative approaches to biodiversity with demonstrable improvements at six managed assets

PLANS FOR 2016

- We will continue our work with the retailer group, identifying mutually beneficial projects and issues to collaborate on
- Review and update our Supply Chain survey and publish our 3rd Annual Supplier Report
- Deliver at least one innovation project with a key supplier
- Continue to deliver market-leading community engagement activity for all our sites
- Respond to the increasing demand for information and communication from our investors

Above: Our retailer forum has opened opportunities for sharing ideas and innovation with key retailers.

3 Challenge & Innovate

2020 TARGETS

Meet 100% of irrigation demands and 25% of flushing demand from non potable water for all new developments and major extensions entering planning and design after 1st January 2015*

Extend our **placemaking impact** assessment across the portfolio

Build 2mW renewable capacity into our existing assets and new developments by 2020

Achieve **BREEAM excellent** on all development schemes

*A 2015 target, but with on-going requirement for action

PLANS FOR 2016

- Start work on a carbon footprint for the business
- Build on the successes and lessons learnt from the Eco Pod, Eliott's Field and the B&Q Eco Learning Store in Merthyr Tydfil, to establish a new sustainable design standard for our retail park developments
- Install PV at WestQuay, Southampton and explore the potential for PV at Bullring and Cabot Circus.
- Review capacity for renewables across the French retail portfolio
- Work towards embedding PV in our Retail Parks standard development specification
- Work with BRE to support them in better aligning BREEAM requirements with Retail Park developments

Left: Volunteering is a key community engagement activity for our employees.

4 Serve & Invest

2020 TARGETS

Community design workshops to be held for UK shopping centre developments and major extensions by the end of RIBA stage 2*

Make a measurable, positive impact on the skills and employability profile of our local communities

*A 2015 target, but with on-going requirement for action

PLANS FOR 2016

- Update and expand our True Value of Shopping Centres research, originally published in 2013
- Deliver consultation workshops at Croydon as part of our Croydon Partnership development
- Begin establishing community engagement baselines for each asset
- Maintain staff engagement in volunteering activities

Left: The introduction of unconscious bias training to management teams in 2015 was very well received.

5 Upskill & Inspire

TARGET

Ensure that **100% of Hammerson employees** who have been employed for 12 months or more have received sustainability training by 2017

PLANS FOR 2016

- Support six senior leaders through the Cambridge Institute for Sustainable Leadership (CISL) programme
- Extend the sustainability training programme to all staff to ensure all teams are sufficiently skilled to support delivery of Positive Places

Our thoughts on progress to date

"As the numbers show, we have made excellent progress over the last five years in reducing our environmental footprint and building on our positive social impacts. Sustainability is embedded within our teams and across our business streams. But the economic, social and environmental challenges are growing and there is still more we can do. We are committed to maintaining a leadership role within our sector and now are reviewing our approach to look at how we can take our strategy up to a new level. We look forward to sharing our plans later in 2016."

Louise Ellison,
Head of Sustainability, Hammerson

SECTION 1

CORPORATE RESPONSIBILITY REPORT 2016 - INTRODUCTION

Welcome to Hammerson's 2016 Corporate Responsibility Report. This document sets out comprehensive coverage of what we have achieved over the last 12 months and our plans for the future.

CEO STATEMENT

I am immensely proud of Hammerson's sustainability achievements not just in 2015 but through the last ten years. As a market leading property company we were quick to realise, a decade ago, the importance sustainability would have for our assets and for our stakeholders.

As the sustainability debate has rapidly evolved, our early adoption of a comprehensive sustainability strategy means we are able to respond confidently to new challenges and contribute to industry leadership on this as we do on other issues. Our work with the Corporate Leaders Group to draft the EU Industry Commitment on net zero energy buildings at COP21 is just one example.

Our success in delivering the net zero carbon EcoPod for Costa Coffee in 2015 and our continued work with them to deliver another one later in 2016 is a clear illustration of ambitious international standards being delivered on the ground by our teams.

Alongside the achievement of our five year carbon emissions targets, 2015 also saw the successful opening of BREEAM Excellent developments by our UK Retail Parks and French Shopping Centre teams.

The successful integration of sustainability within our business model and more recently within our Product Framework, makes it a business as usual issue for us. As the challenges brought by climate change mount, I see this as a material, medium term risk, early and sustained management of which is critical to the business continuing to deliver strong performance.

Having a clear understanding of our material impacts, as delivered through regular materiality studies and stakeholder engagement, ensures we continue to focus on areas where our actions make the greatest difference. This means energy security and supply is a major focus for us. This is being addressed in the short term through improving the efficiency of our assets and in the medium term through investment in renewable energy both on our existing assets and our developments.

Our longer term strategy acknowledges the pressures being placed on the UK grid infrastructure and how we might reduce the additional electricity supply risks this presents. The development of CHP systems on our major developments will of course feed into this long term strategy.

Whilst our environmental impacts are significant, our social impacts are equally important and Hammerson has earned an enviable reputation for delivering positive social outcomes both through our development projects and asset management. Maintaining strong relationships with our local communities is essential to the long term success of our retail assets and we work hard to make this a reality.

One of our key achievements in 2015 was our success in partnering with retailers to deliver the BCSC Retail Pathways Apprenticeship scheme at Highcross, Leicester. Bringing five young people through a one year apprenticeship took a great deal of commitment from the Centre team but has had an incredibly positive impact on those young peoples' lives.

The uncertain political landscape particularly in relation to Europe is generating inevitable business uncertainty in this and other areas. However, as the COP21 agreement so clearly illustrated in relation to climate change, sustainability is a long term, global issue to which major business' must and are responding. Whilst we are very mindful of regulatory change and the opportunities and challenges this places upon us as a business, the direction of travel in particular in relation to Carbon is clear and we are actively responding to this.

As we come to the end of our 2010 – 2015 targets it is useful to reflect on what has been achieved over the full five years as well as the last 12 months. Successfully delivering a further 20% reduction in carbon emissions is significant particularly as this has been achieved on the retail assets alone, with many more tenants and less control than one might have on other asset types.

The direct impact on our retailers is significant. At current prices, and excluding any levies or taxes, electricity costs for the like-for-like UK retail portfolio were approximately £750,000 lower in 2015 than in 2010, a reduction of 23%. We expect to continue achieving savings for our retailers and see value in investing to do so. The project to convert lighting to LED at the Bullring in Birmingham in 2015 is already delivering substantial savings and we will look for similar opportunities elsewhere in the portfolio.

Whilst we achieved much over the last five years, we have not achieved all we set out to do. Water consumption continues to rise in the UK and we expect this trajectory to continue with the expansion of restaurants across the estate. Relatively low water costs make investment in this area difficult to justify. However we will continue to focus attention on consumption in the existing assets and are setting targets to include systems to reduce the use of potable water on our new schemes.

Achieving our recycling targets in France has been equally challenging. The much lower levels of landfill tax reduce the incentive to more actively manage waste streams. I am pleased to see that performance at Terasses de Port, Marseille, is leading the way and demonstrating what can be done. I am confident we will see improved performance at our other sites as knowledge and experience is shared.

In 2015 we launched our new five year targets and have again set ourselves some considerable challenges. Maintaining the trajectory of carbon emissions reduction as existing technologies are implemented will be difficult and I will once again, be looking to all the teams across the business to support the achievement of these goals.

The global debate on climate change makes it clear that expectations placed on businesses to understand and mitigate our negative impacts and risks whilst maximising our positive impacts and capitalizing on opportunities, are increasing. I have therefore set the Sustainability team the challenge of further developing our Positive Places strategy into one that enables the business to take a major step forward in setting and delivering the sustainability agenda for our sector. I look forward to being able to report on this later in the year.

David Atkins
CEO, Hammerson

1.1 About This Report

This report sets out Hammerson's GRI compliant sustainability data reporting and disclosures for the period 1 January to 31 December 2015. We consider transparency in reporting to be a critical element of good business practice and are pleased to be able to provide a consistent and growing data set that details our sustainability progress.

This report has been drafted in accordance with the core reporting requirements of Global Reporting Initiative (GRI) G4 and the GRI Construction and Real Estate Sector Supplement (CRESS) and in accordance with EPRA Best Practice Sustainability Reporting guidelines. Our reporting is externally verified so that as a reader and user of our disclosures you can compare our performance with others within the sector and be confident the data is robust.

We have reported in according with GRI requirements since 2009. We trust you will find the information here useful and would be very happy to receive feedback.

1.2 Materiality and Managing Sustainability Risks, Impacts and Opportunities

As the owner, operator and manager of major retail assets in Europe, our economic, social and environmental impacts are significant. In accordance with GRI G4 requirements we review the sustainability impacts of our business operations in order to ensure our reporting provides comprehensive and robust data on our key material aspects. This report contains disclosures of our management approach and data on applicable indicators for those aspects identified as specifically relevant for our business activities. Aspects and indicators have been selected on the basis of priority according to likelihood of impact, its seriousness and our ability to control or influence. As part of the transition to GRI G4 we reviewed the aspects most relevant to the business. This has resulted in a slightly more focused approach within our reporting this year as we have scoped out some indicators previously reported that are not particularly relevant to our operations. Table 1.1 sets out the GRI aspects considered material and reported against.

1.3 Risk and Opportunity

A carbon footprint analysis was carried out in 2014 as part of a programme of work to update our medium term targets. We routinely monitor and report scope 1, 2 and 3 Carbon emissions and have a good understanding of the major emissions drivers within the business. Our approach to reducing these impacts, both absolute and intensity, is set out below. Waste arisings and water consumptions are also identified as material for the business through our long term reporting and materiality studies and we provide data and a management approach in the relevant sections below. Our impacts arise from both the development and operation of the assets.

Our socio-economic impacts are material and again were identified through our materiality study and the materiality review. Monitoring of local community impacts including employment, training and support for under-served communities are routine reporting requirements for Local Authorities where we are carrying out development and are provided by our Community Managers and Development Team. Our impacts in this area are overwhelmingly positive.

Our economic performance is material to all our stakeholders and wider society both through dividends generated for pension funds and other collective investment schemes and through contribution to public finances. This is widely covered within our Annual Report and Accounts and so is not repeated here.

The potential for climate change to impact on our economic performance is also reflected upon in our Annual Report and Accounts [2]. These risks pertain particularly to extreme weather events and to potential disruption to the supply chain for construction materials. In direct risk from climate change include additional costs of regulatory compliance and the potential for carbon pricing. Our commitment to reducing carbon emissions is central to our management of these risks.

As a listed company we are acutely aware of the importance of setting the highest standards in terms of ethics and good corporate governance. Anti-corruption and anti-competitive behaviour are a monitored risk for the business. We are required to report on our approach to ensuring our compliance in this area and are pleased to do so. This is covered fully in our Annual Report and Accounts[3].

1.4 Identifying Material Impacts

The process of identifying our material impacts is based on our materiality studies which incorporate stakeholder engagement, and on our internal risk management systems and routine CR Governance; this includes our CR Operations and CR Working Groups which routinely set, review and monitor our performance against development targets. Our corporate approach to risk management is set out in our Annual Report and Accounts.

A materiality study was carried out in 2010 and reviewed in 2014. The review confirmed our material impacts as being energy, waste, materials, water and socio-economic and our operational portfolio is the main source of our impacts.

The review of our materiality studies confirmed the key material issues for the business as perceived by our stakeholder groups, both internal and external. Internal risk management identified additional, more operational issues including anti-corruption, security practices and customer health and safety.

The increase in development activity over the last 3 years has inevitably changed this balance to some degree and this was reflected in the 2014 review. Material use and procurement during development and operation were identified as increasingly important impacts. This change of emphasis has been reflected in the update to our Design Standard for Sustainable Development and is captured in our reporting on our development activity. Table 1.2 right sets out key relevant themes as identified by our stakeholders.

1.5 Our Reporting Approach

We take an operational control approach to our reporting. This report therefore includes data on our directly managed operations. It does not include data for our investments in Value Retail, VIA Outlets or the properties underlying the Irish loan portfolio as we do not have direct management control of these assets. We do, however, engage with the operators of those investments to encourage a best practice approach to sustainability. Our reporting covers our key geographical regions which are currently the UK and France. We hold investment assets in other geographical locations but these are not covered in this report.

[1] See the Business Review, Financial Review and the Principal Risks and Uncertainties sections of Hammerson Annual Report and Accounts, 2015
[2] Ibid. pp. 62-63, 66, 104-105
[3] Ibid. pp 69-111

ASPECTS CONSIDERED MATERIAL	IDENTIFICATION	INTERNAL ASPECT BOUNDARY	EXTERNAL ASPECT BOUNDARY/STAKEHOLDER GROUP	RELEVANT ENTITIES
Indirect Economic Impacts	Materiality review	UK and France operations	Suppliers, Customers, Visitors	UK and France operations with operational control
Materials	Materiality review	Development and major refurbishment	Suppliers	UK and France operations with operational control
Energy	Materiality review	Corporate, Development and Assets with managerial control	Customers, Suppliers	UK and France operations with operational control
Water	Materiality review	Corporate, Development and Assets with managerial control	Customers, Suppliers	UK and France operations with operational control
Emissions	Materiality review	Corporate, Development and Assets with managerial control	Customers, Suppliers, Visitors	UK and France operations with operational control
Effluents and Waste	Materiality review	Corporate, Development and Assets with managerial control	Customers, Suppliers, Visitors	UK and France operations with operational control
Local Communities	Materiality review	Development and Assets with managerial control	N/A	UK and France operations with operational control
Products and Services	Materiality review	Development and Assets with managerial control	Suppliers	UK and France operations with operational control
Product Service and Labelling	Materiality review	Corporate, Development and Assets with managerial control	Suppliers	UK and France operations with operational control
Customer Health and Safety	Internal risk management	Corporate, Development and Assets with managerial control	Suppliers	UK and France operations with operational control

Table 1.1 A full list of each indicator reported against for each aspect is provided at in table 10.1 and 10.2 on page 81-83. For limitations regarding the boundary and level of reporting for each aspect, see Section 10: About this Report

Carbon Emissions

The major source of our environmental impacts is our UK Shopping Centre portfolio. This portfolio contributed 68% of the total CO2e emitted by the business during 2015. This has increased from 57% in 2014 as the portfolio has changed and we continue to prioritise this portfolio in terms of investment in resource efficient management and new technologies.

Our strategic approach to carbon emissions reduction is to set and publish corporate carbon emissions targets, supported by annual portfolio and asset level targets. The corporate targets reflect the established requirement to achieve at least 3.4% reduction in annual carbon emissions in order to achieve the global target of limiting global temperature rise to 2°c or less.

Energy Demand

The key driver of these emissions is energy demand. This has been identified as a risk area for the business through internal and external stakeholder engagement. Reductions in energy demand and the identification of low carbon energy sources feature within our short- and medium-term environmental targets. Whilst the UK shopping centres are the major source of emissions, this approach is taken across the portfolio. We also monitor energy consumption by our contractors at our development sites but we have not set targets for this area of the business yet.

Electricity cost and security of supply is a key medium term risk for the business and one we are addressing in the short term through managing down demand and investing in renewable technologies. Longer term strategies include, for example the delivery of combined heat and power plants with new schemes.

Water and Resource Use

In addition to energy based impacts, waste management, water and resource use are also important outcomes of our operations. We have policies and targets in place to optimise waste management and to minimise water use and the demand for virgin materials on our sites. Data for these impacts are reported below.

Development

As our business operations include the development of new assets as well as active management of existing, we are routinely presented with different challenges and opportunities to improve performance. The creation of a new Hammerson Design Standard for Sustainable Developments in 2015, has enabled us to translate the Hammerson Sustainability Vision for Developments into specific targets and objectives at an early design stage for projects. It has also underpinned the development of standard Sustainability Employer's Requirements for use on major projects, and the setting and monitoring of resource and energy management targets for on-site projects.

Our Sustainability Vision for Development sets out the opportunities presented by new development schemes and major works and our system for capturing them. This includes our approach to managing materials, energy, water waste and community engagement.

New schemes clearly present an important opportunity to incorporate new technologies and innovations that will deliver more sustainable outcomes over the lifetime of an asset. However, these major capital interventions can be relatively long term and are complex, including multiple stakeholders.

Major works on existing assets can present opportunities for refurbishment and improvements through on-going maintenance that will deliver smaller scale efficiencies but potentially more quickly. These are also not without complication though. The interests and views of further multiple stakeholders including joint venture partners and tenants must be aligned for a project to go ahead.

Our corporate approach is a similar one, however, for both new assets and existing. We seek to achieve the best sustainability outcomes through systematically addressing the key issues set out in our Sustainability Vision for Development, identifying those that are most significant in terms of risk and opportunity for each project. This applies to environmental and social aspects of sustainability.

Social

Our assets are often significant items of local infrastructure with important local economic and social impacts. These impacts are normally positive as we bring investment in public realm and facilities, employment and economic activity for businesses beyond our own. We provide data within the report on these impacts through the outcomes and impacts of local community engagement activities that have taken place.

THEME	ISSUE	MATERIALITY
Environmental	Energy security and demand	High
Economic	Technology	High
Social	Community engagement investment and relevance	High
Environmental	Waste	High
Economic	Meeting customer sustainability objectives	High
Environmental	Water	Medium
Environmental	Material use and sustainable procurement during development and operation	Medium
Social	Placemaking	Medium
Environmental	Adapting to climate change and related policy	Medium
Economic	Impact of sustainability on value	Medium
Social	Local economic development and demographic change	Medium

Table 1.2 Material issues as identified by our stakeholders

1.6 Managing Sustainability Risk

Risks flowing from sustainability are managed in the same way as other business risks. Our company wide risk management model provides a robust foundation for identifying risks and establishing a clear management response. Our 2015 Annual Report and Accounts sets out in some detail our approach to business risk and this includes regulatory and legislative risk relating to the environment as well as climate change and extreme weather events[4].

The potential risks flowing from sustainability are high on the corporate agenda. As the effects of climate change become more obvious and legislative and regulatory responses expand we are careful to monitor the potential impacts and opportunities for our portfolio. The Plc Board, our most senior Governance level within the business, has ultimate responsibility for decision-making on social and environmental issues.

At a corporate level, sustainability risks are regularly monitored as part of the business wide risk management process. The Sustainability Risk Framework sets out our assessment of key sustainability risks and our responses to them. This is updated each year and is routinely reviewed by the CR Board. This allows relevant business units to be alert to any identified risk or potential risk via the CR Working Groups and a response to be put in place.

Whilst sustainability risks increase, our assessment is that there is no immediate risk to the business that would cause a substantive change in operations, revenue or expenditure. Key threats posed by climate change include increased risk of flooding and increased demand for energy to maintain ambient temperatures. Flood risk has been identified as low for the portfolio and we have not suffered any adverse incidents during 2015. Our ability to maintain ambient temperatures through periods of extreme heat are supported by our implementation of passive ventilation systems and the installation of efficient lighting that generates less heat. We keep the ambient temperatures of our assets under review and routinely look for opportunities to improve. Designing for future climates is incorporated into our Sustainability Vision for developments.

We are conscious, however, that there are always unforeseen risks which are increased where there is political uncertainty and a changing legislative landscape. We therefore apply precautionary principles of ensuring in key areas we go beyond compliance in our reporting and in the standards set for our asset management and developments.

[4] Ibid. pp 62-67

Top Left: Bulling, Birmingham.

Left: Cineworld in Union Square, part of ensuring we create centres' that respond to changing retail demands.

1.7 Stakeholder Engagement

An understanding of, and clear engagement plan for stakeholders is at the heart of our Positive Places framework.

In 2015, the framework for Positive Places was reviewed and evolved from a simple reflection of Hammerson's five key stakeholder groups to form our five sustainability commitments.

The new commitments retain the ethos of ensuring our stakeholders are reflected within all our sustainability initiatives and activities but give greater clarity to the breadth of work we are doing to achieve the vision of creating Positive Places.

Table 1.3 right sets out the five stakeholder groups reflected within those commitments and the type of engagement work that we have undertaken during 2015 with each group.

STAKEHOLDER GROUPS	EXAMPLE ENGAGEMENT ACTIVITY	PROJECT/CORPORATE LEVEL ENGAGEMENT	FREQUENCY OF ENGAGEMENT ACTIVITY	TOPICS RAISED	RESPONSES
Customers	• Retailer forum • Hospitality forum • Retailer engagement at asset level through tenant meetings and retailer teas	• Corporate • Corporate • Project	• 2 meetings each year • 3 meetings each year • Regular tenant meetings	• Fit out standards • Retail delivery process • Waste management	• Redrafting of fit out guidance • Review of sustainability responsibilities within retail delivery process • On site engagement to support waste management
Investors	• One to one meetings • Investor Sustainability Webinar • Participation in industry sustainability benchmarks • Quarterly Board reports	• Corporate • Corporate • Corporate • Corporate/Project	• Annual • Annual • Annual • Quarterly	• Environmental performance against targets and industry benchmarks • Regulatory compliance • Risk management	• Publication of performance data • Regulatory compliance • Participation in GRESB, CDP, REEB, Vigeo • Inclusion in DJSI, FTSE for Good • Investor engagement programme
Communities	• Community engagement events – skills shop, pop up business school • Work experience, apprenticeships • Community Access Forums	• Project • Project • Project	• Monthly • Annual • Adhoc	• Sustainable living • Heath and Wellbeing • Skills and Employment	• Skills and Employment • Consultation on development programmes and planned activities • Local community engagement projects focused on skills, employment and enterprise
Employees	• Great place to work survey • Corporate induction • Sustainability induction • Sustainability updates • Environmental awareness training • Corporate Sustainability led tours	• Corporate • Corporate • Corporate • Corporate • Corporate • Corporate	• Annual • 2 each year • 2 each year • Initial training followed by biennial refresher	• Corporate approach to sustainability and performance • Corporate targets and achievements • Role specific responsibilities and tasks	• Breakfast briefings • Employee engagement platform for volunteering and community day • Match funding of charity fund raising • Role specific small group inductions
Suppliers	• Supply chain survey • Annual Supplier Report • Sustainability Training for contractors • One to one meetings with key suppliers	• Corporate • Corporate • Corporate • Project	• At initial tender • Annual • Ad hoc • Ad hoc	• Anti corruption • Code of conduct • Supplier policies on corporate responsibility	

Table 1.3

Right: Engaging stakeholders at the 2015 BCSC event.

Our Community Engagement Plans

Community engagement activity is a major area of work. This is explored further in Section 7. Every asset has a dedicated Positive Places plan, which includes targets. A new group wide framework developed in 2015, ensures we have clear, consistent targets that are relevant, deliverable and accountable at a local level.

This enables centre teams to design and deliver programmes that optimise local relationships and respond to local need, whilst progressing portfolio-wide ambitions.

Our Supplier Survey and Annual Supplier Report

Key suppliers to the business include construction firms, business services, financial, legal services and property management service providers including utilities brokers. We make extensive use of design team experts including architects and engineers within our development operations and facilities management and property management services within our asset management functions. Our key suppliers are drawn from the UK and France.

Our Supplier Survey has been a powerful tool for raising awareness amongst suppliers of our sustainability standards, requirements and targets and for discovering their sustainability strengths as well as areas for potential concern. Completion of the survey has led to one to one meetings, information exchange and training workshops which have provided useful insight for both parties.

The Survey plays an important role in alerting companies we work with to our code of conduct and standards on ethics and on bribery and corruption. As part of a successful completion of the Supplier Survey, suppliers are required to accept our Code of Conduct that includes assurances regarding the robustness of their own approach to similar standards. We published our 2nd Annual Supplier Report in March 2015, raising awareness of supply chain issues and highlighting some of the excellent practice that we have identified through our engagement process.

There have been no material changes to our supply chain in terms of location, structure or procurement during the reporting period.

Our Investor Engagement Plan

Investor engagement has been an area of focus for 2015. Our investor stakeholder group comprises a range of different parties from joint venture partners, co-investors through to share-holders and the analyst community. They have different engagement needs and requirements so we have focused attention on broadening our outputs to meet these multiple audiences through different channels. These included the investor webinar and our one-to-one meetings but also more targeted communication through our website and social media in the form of blogs and posts. Key areas raised include our response to new minimum energy efficiency standards regulations and our performance against targets. Both are areas covered within this report and which we respond to in our investor presentations.

Industry benchmarks are increasingly heavily relied on by the investor community to provide insight into corporate performance on environmental and social governance issues and so are, of course, a central part of our investor engagement. We were pleased to be able to show improved performance in each of the industry benchmarks we participated in for 2015.

Our Retailer Engagement

Our retail customers are a key stakeholder for us and we maintain a programme of active stakeholder dialogue with this community. This operates at both a corporate level where our retailer forum is helpful in working together on cross portfolio issues and at asset level. A key area raised has been the achievement of BREEAM Excellent on new development schemes against BREEAM new construction 2014. This is presenting a number of challenges for both us and the retailers and we are concerned with the potential for sub-optimal outcomes. As a result of engaging with retailers on this we have begun a process of looking for positive solutions and working with BRE to improve the benchmark for retail.

The Positive Growth Awards were introduced three years ago as a means of engaging with and incentivising store level staff on sustainability by recognising and rewarding good practice. Wider promotion of the awards has been challenging but they ran in two centres in 2015 and we are confident the scheme will be rolled out across the UK Shopping Centre portfolio in 2016.

Regular engagement with retailers on sustainability occurs through standard business activities including for example, leasing where we include environmental clauses, and store fit out where we have specific sustainability standards in place and try to work with retailers to achieve good environmental outcomes.

Our Employee Training

Ensuring our employees are sufficiently skilled and equipped to deliver our sustainability vision is a constant and evolving area of work. The Institute of Environmental Management and Assessment skills map provides a systematic basis through which we work to ensure our teams achieve the right level and type of training. From the induction process, through to the Cambridge Leadership in Sustainability Course, training is shaped according to roles.

Training for our employees on issues of good governance including our code of ethics and training on bribery and corruption are extensively covered. Small group training is provided to all new starters in addition to training through the Corporate Induction process. The staff handbook provides an important resource, available to all staff, covering policies and procedures on ethics and code of conduct. Updates and alerts are provided on specific topics. For more information see the governance section of our 2015 Annual Report and Accounts.

1.8 Industry Presence

In addition to our five key stakeholder groups, we have an important role to play in engagement across the industry both on issues of sustainability but also on broader industry topics, and we have a strong presence across a number of key groups:

ORGANISATION	POSITIONS / COMMITTEES 2015
Accessible Retail	Member
Better Building Partnership	Chairman
British Council of Shopping Centres	President
British Property Federation	Sustsainability, Commercial Property
Green Construction Board	Board Member
International Council of Shopping Centres	Sustainability and other committees Member
Urban Land Institute	Chairman, Young Leaders
Property Industry Alliance	Chairman, Research Committee

Table 1.4

Top: David Atkins, CEO at Community Day, 2016.

Left Page: Supplier Survey Summary Report, 2015.

Left: Silverburn Community Stakeholder event, 2015.

SECTION 2

ENERGY AND CARBON DATA AND PERFORMANCE DISCLOSURES

Our strategic approach to energy efficiency mirrors that for carbon emissions reduction. Electricity consumption is the key driver of carbon emissions for the portfolio and is therefore the major focus for attention. Annual reduction targets are set for the portfolios and at individual asset level reflecting local efficiency opportunities. We do not currently use carbon offsets to achieve any of our carbon emissions targets.

Our portfolios are subject to National and European environmental policy, much of which focuses on carbon and energy efficiency. Key energy and carbon policies we have responded to in 2015 include:

- Mandatory company GHG emissions Reporting (Group)
- Energy Performance of Buildings Directive (Group)
- Minimum Energy Efficiency Standards (UK only)
- Energy Savings Opportunity Scheme (Group)
- Heat Network Regulations (UK only)
- Grenelle II (France only)

All UK developments are subject to UK Building Regulations including Part L which deals specifically with energy and carbon efficiency of new buildings.

2.1 Performance

Initiatives to achieve our targeted reductions focus on good management and installation of new technology and innovations when and where appropriate. Good reductions have been achieved over the last five years through the transition to energy efficient lighting and the avoidance of air conditioning at some centres. Work to better understand the operating conditions of the different centres, for example through the study carried out by Breathing Buildings, have also contributed to more effective approaches to energy management.

Group emissions from energy have increased in 2015 as the portfolio has expanded. Major additions include the Whitgift Centre, the Silverburn extension plus we have full year's data for Terrasse du Port and Cabot Circus. These assets are excluded from our like-for-like portfolio figures.

Gas consumption contributes approximately 18% of Hammerson group carbon emissions from energy. This is heavily weighted to the French portfolio where 39% of emissions are from gas because of the relatively low emissions from French electricity.

Direct and Indirect Energy Consumption by Primary Energy Source – Group and Operating Region (kWh)

GRI indicators G4-EN3, G4-EN15 and G4-EN17

Table 2.1

HAMMERSON GROUP	EPRA CODE	2010	2011	2012	2013	2014	2015
Total Landlord Obtained Electricity[a,b]	Elec-Abs	123,184,631	130,242,424	87,930,606	82,788,719	84,899,115	100,049,069
Renewables exported[d]	Elec-Abs	0	0	0	0	3,976	841
Electricity Consumption plus Self Generated	Elec-Abs	123,184,631	130,242,424	87,930,606	82,788,719	84,903,091	100,049,910
Electricity sub-metered to Tenants	Elec-Abs	33,778,885	22,912,906	9,136,192	5,592,218	1,902,384	3,540,422
Natural Gas Consumption[a]	Fuels-Abs	35,791,913	25,331,227	23,218,114	28,389,362	22,035,145	32,642,464
Natural Gas sub-metered to Tenants	Fuels-Abs	2,020,548	4,133,592	3,873,003	5,457,974	6,044,060	6,859,359
Diesel Consumption	Fuels-Abs	208,270	51,575	0	0	0	64,083
Fuel Oils Consumption	Fuels-Abs	0	96,500	0	0	0	0
District Heating and Cooling	DH&C-Abs	8,308,580	6,699,000	7,702,000	8,143,842	6,731,254	7,019,000
Scope 1 (metric tonnes CO_2e)	GHG-Dir-Abs	6,215	4,010	3,561	4,185	2,942	6,171
Scope 2 (metric tonnes CO_2e)	GHG-Indir-Abs	44,793	47,795	30,134	27,859	23,800	28,763
Scope 3[c] (metric tonnes CO_2e)	GHG-Indir-Abs	562	2,094	914	1,898	2,037	1,859
HAMMERSON UK TOTAL							
Total Landlord Obtained Electricity[a,b]	Elec-Abs	93,931,021	10,195,730	61,351,405	56,284,758	46,159,437	52,655,574
Renewables exported[d]	Elec-Abs	0	0	0	0	3,976	841
Electricity Consumption plus Self Generated	Elec-Abs	93,931,021	10,195,730	61,351,405	56,284,758	46,163,413	52,656,415
Electricity sub-metered to Tenants	Elec-Abs	30,706,900	20,288,078	9,191,250	5,879,941	1,902,384	1,223,557
Natural Gas Consumption[a]	Fuels-Abs	21,523,171	16,799,323	13,160,162	14,791,795	12,890,324	17,801,278
Natural Gas sub-metered to Tenants	Fuels-Abs	2,020,548	4,133,592	3,873,003	5,457,974	6,044,060	6,859,359
Diesel Consumption	Fuels-Abs	47,186	51,575	0	0	0	64,083
Fuel Oils Consumption	Fuels-Abs	0	96,500	0	0	0	0
District Heating and Cooling	DH&C-Abs	1,365,580	790,000	1,054,000	1,385,009	978,254	540,000
Scope 1 (metric tonnes CO_2e)	GHG-Dir-Abs	3,589	2,330	1,709	1,717	1,259	3,345
Scope 2 (metric tonnes CO_2e)	GHG-Indir-Abs	41,772	44,989	27,126	24,746	20,249	24,417
Scope 3[c] (metric tonnes CO_2e)	GHG-Indir-Abs	375	1,933	914	1,658	1,751	1,723
HAMMERSON FRANCE TOTAL							
Total Landlord Obtained Electricity[a]	Elec-Abs	29,084,897	28,568,774	27,424,452	28,299,113	38,739,678	47,393,495
Renewables exported	Elec-Abs	0	0	0	0	0	0
Electricity Consumption less Self Generated	Elec-Abs	29,084,897	28,568,774	27,424,452	28,299,113	38,739,678	47,393,495
Electricity sub-metered to Tenants	Elec-Abs	0	3,071,985	2,642,072	0	0	2,316,865
Natural Gas Consumption[a]	Fuels-Abs	14,268,742	9,123,904	10,067,152	13,406,567	9,144,821	14,841,186
Natural Gas sub-metered to Tenants	Fuels-Abs	0	0	0	0	0	0
Diesel Consumption	Fuels-Abs	161,084	0	0	0	0	0
Fuel Oils Consumption	Fuels-Abs	0	0	0	0	0	0
District Heating and Cooling	DH&C-Abs	6,943,000	5,909,000	6,648,000	6,758,833	5,753,000	6,479,000
Scope 1 (metric tonnes CO_2e)	GHG-Dir-Abs	2,626	1,679	1,852	2,467	1,683	2,825
Scope 2 (metric tonnes CO_2e)	GHG-Indir-Abs	3,020	2,805	3,008	3,112	3,550	4,345
Scope 3[c] (metric tonnes CO_2e)	GHG-Indir-Abs	187	161	0	240	286	135

a Includes utilities obtained by landlord but consumed by tenant.
b Less than 1% of electricity estimated
c Tenant emissions where supplies are submetered
d Only asset with Solar PV was sold in April 2015. This is estimated based on average generation.

Performance (continued)

New energy audits were carried out on a selection of our UK assets in 2015 for compliance with the Energy Savings Opportunity Scheme (ESOS). These have identified further opportunities which will be reviewed and worked through by the asset teams. Energy audits will be commissioned for the French assets in 2016.

Electricity consumption for our UK managed portfolios has continued to fall in 2015. We achieved a further 4% reduction in electricity consumption across the like-for-like UK managed assets.

Encouragingly, we have achieved a 20% reduction in electricity consumption for the UK managed portfolio over the five years since 2010, and this is the biggest driver of emissions for the business. This has been achieved through a focus on good management combined with appropriate technology and infrastructure upgrades and innovation. As we embark on our next set of five year targets we will maintain a similar approach. We are aware that continued efficiency gains of the level achieved over the last 10 years will be challenging, but are confident that through continued active management and the timely application of new technology, similar savings can be made. We are also very conscious that these levels of saving need to be achieved to avoid impacts of climate change.

The UK Shopping Centre portfolio performed well, some assets exceeded the targets set, notably Brent Cross, Bullring and Oracle in Reading. All three achieved over 5% year-on-year reductions in electricity for landlord services in 2015. This has been achieved through a combination of reduced reliance on air conditioning, improved lighting and good local management.

Direct and Indirect Energy Consumption by Primary Energy Source – LfL Portfolio (kWh)

GRI Indicators G4-EN3, G4-EN6 (Reductions)
G4-CRE1 (Building Energy Intensity)

Table 2.2

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (LFL)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
% of whole portfolio covered[c]		77%	77%	74%	73%	73%	73%		
Total Landlord Obtained Electricity[a]	Elec-LfL	37,762,403	36,196,109	32,342,502	32,343,062	31,610,491	30,238,184	-4%	-20%
Renewables exported	Elec-LfL	0	0	0	0	0	0		
Electricity Consumption plus Self Generated	Elec-LfL	37,762,403	36,196,109	32,342,502	32,343,062	31,610,491	30,238,184	-4%	-20%
Electricity sub-metered to Tenants	Elec-LfL	0	565	272,114	443,392	299,470	285,335	-5%	
Electricity for landlord services only	Elec-LfL	37,762,403	36,195,544	32,070,388	31,899,670	31,311,021	29,952,849	-4%	-21%
Natural Gas Consumption[a]	Fuels-LfL	8,065,221	6,584,842	8,190,183	9,713,161	10,332,192	11,255,188	9%	40%
Natural Gas sub-metered to Tenants	Fuels-LfL	2,020,548	4,133,592	3,847,819	5,457,974	5,551,259	6,073,279	9%	201%
Gas for landlord services only	Fuels-LfL	6,044,673	2,451,250	4,342,363	4,255,187	4,780,933	5,181,909	8%	-14%
Diesel Consumption	Fuels-LfL	35,558	42,444	0	0	0	0		-100%
Fuel Oils Consumption	Fuels-LfL	0	0	0	0	0	0		
District Heating and Cooling	DH&C-LfL	1,365,580	790,000	1,054,000	1,385,009	978,192	540,000	-45%	-60%
Common Parts Area (m^2)		166,243	166,243	166,243	166,243	166,243	166,243	0%	0%
Building Energy Intensity (kWh/m^2 Common Parts)	Energy-Int	272	237	225	226	223	215	-4%	-21%
HAMMERSON UK RETAIL PARKS PORTFOLIO (LFL)									
% of whole portfolio covered[c]		94%	94%	94%	69%	68%	70%		
Total Landlord Obtained Electricity[a]	Elec-LfL	2,515,931	2,777,985	2,234,012	2,475,699	2,926,265	2,903,651	-1%	15%
Renewables exported	Elec-LfL	0	0	0	0	0	0		
Electricity Consumption plus Self Generated	Elec-LfL	2,515,931	2,777,985	2,234,012	2,475,699	2,926,265	2,903,651	-1%	15%
Electricity sub-metered to Tenants	Elec-LfL	133,017	0	73,562	68,006	56,993	49,424	-13%	-63%
Electricity for landlord services only	Elec-LfL	2,382,914	2,777,985	2,160,450	2,407,693	2,869,272	2,854,227	-1%	20%
Natural Gas Consumption[a,d]	Fuels-LfL	153,487	38,481	712	20,164	24,666	20,970	-15%	-86%
Natural Gas sub-metered to Tenants	Fuels-LfL	0	0	0	0	0	0		
Diesel Consumption	Fuels-LfL	0	0	0	0	0	0		
Fuel Oils Consumption	Fuels-LfL	0	0	0	0	0	0		
District Heating and Cooling	DH&C-LfL	0	0	0	0	0	0		
Car Park Spaces (#)		13,131	13,131	13,131	13,131	13,979	14,384	3%	10%
Building Energy Intensity (kWh/Car Park Spaces)	Energy-Int	193	214	165	185	207	200	-3%	3%

a Includes utilities obtained by landlord but consumed by tenant.
b Following the sale of the Hammerson office portfolios in 2012/13 we only hold corporate office space. Corporate office data is reported in Table 2.12
c % Coverage shows proportion of total number of assets included within the Like-for-Like calculations
d Restatement due to incorrect historic data in 2011 for Manor Walks. Broken boiler in 2012 and fitted with new in 2013.

Performance (continued)

The French Shopping Centre portfolio has not performed as well as the UK on reducing energy consumption, reporting a 14% increase in electricity consumption.

Investigating this a little further reveals that the key assets generating increased electricity consumption are Italie Deux and St Quentin. We provide electricity for heating at St Quentin and still struggle to obtain accurate data for Italie Deux where the co-ownership arrangements are complex.

These are the biggest consuming assets in the like-for-like French portfolio. More encouragingly Les Trois Fontaine achieved a 10% reduction in electricity consumption in 2015.

Direct and Indirect Energy Consumption by Primary Energy Source – LfL Portfolio (kWh)

GRI Indicators G4-EN3, G4-EN6 (Reductions)
G4-CRE1 (Building Energy Intensity)
(continued)

Table 2.2

HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (LFL)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
% of whole portfolio covered[c]		76%	76%	76%	76%	69%	67%		
Total Landlord Obtained Electricity[a]	Elec-LfL	19,867,451	19,484,194	18,755,090	20,241,827	20,697,236	23,853,386	15%	20%
Renewables exported	Elec-LfL	0	0	0	0	0	0		
Electricity Consumption less Self Generated	Elec-LfL	19,867,451	19,484,194	18,755,090	20,241,827	20,697,236	23,853,386	15%	20%
Electricity sub-metered to Tenants	Elec-LfL	3,071,985	2,642,072	0	0	0	2,316,865		-25%
Electricity for landlord services only	Elec-LfL	16,795,466	16,842,122	18,755,090	20,241,827	20,697,236	21,536,521	4%	28%
Natural Gas Consumption[a]	Fuels-LfL	11,654,752	7,492,594	8,059,689	11,376,454	6,446,656	8,690,986	35%	-25%
Natural Gas sub-metered to Tenants	Fuels-LfL	0	0	0	0	0	0		
Diesel Consumption	Fuels-LfL	137,176	0	0	0	0	0		-100%
Fuel Oils Consumption	Fuels-LfL	0	0	0	0	0	0		
District Heating and Cooling	DH&C-LfL	6,943,000	5,909,000	6,648,000	6,758,833	5,753,000	6,479,000	13%	-7%
Common Parts Area (m^2)		68,584	68,584	68,584	62,071	62,071	62,071		
Building Energy Intensity (kWh/m^2 Common Parts)	Energy-Int	518	441	488	618	530	629	19%	21%
HAMMERSON FRANCE RETAIL PARK PORTFOLIO (LFL)									
% of whole portfolio covered[c]		100%	100%	100%	100%	100%	100%	0%	
Total Landlord Obtained Electricity[a]	Elec-LfL	191,237	136156	52743	94035	98377	86080	-12%	-55%
Renewables exported	Elec-LfL	0	0	0	0	0	0		
Electricity Consumption less Self Generated	Elec-LfL	191,237	136156	52743	94035	98377	86080	-12%	-55%
Electricity sub-metered to Tenants	Elec-LfL	0	0	0	0	0	0		
Natural Gas Consumption[a]	Fuels-LfL	0	0	0	0	0	0		
Natural Gas sub-metered to Tenants	Fuels-LfL	0	0	0	0	0	0		
Diesel Consumption	Fuels-LfL	0	0	0	0	0	0		
Fuel Oils Consumption	Fuels-LfL	0	0	0	0	0	0		
District Heating and Cooling	DH&C-LfL	0	0	0	0	0	0		
Car Park Spaces (#)		1200	1200	1200	1200	1200	1200		0%
Building Energy Intensity (kWh/Car Park Spaces)	Energy-Int	159	113	44	78	82	72		

a Includes utilities obtained by landlord but consumed by tenant.
b Following the sale of the Hammerson office portfolios in 2012/13 we only hold corporate office space. Corporate office data is reported in Table 2.12
c % Coverage shows proportion of total number of assets included within the Like-for-Like calculations
d Restatement due to incorrect historic data in 2011 for Manor Walks. Broken boiler in 2012 and fitted with new in 2013.

Performance (continued)

The annual energy reduction targets set for 2015 reflected three major LED lighting projects we planned to implement during the year and the expectation that on-site teams would continue to be vigilant regarding the monitoring of energy consumption. We were also intending to install solar photovoltaic (PV) panels on at least 2 managed assets. Over the course of the year our LED lighting projects were reduced from three to one as a result of changes to asset management plans for two of the assets.

This is a common occurrence with an actively managed portfolio. Whilst it has short term consequences for our annual targets, working closely with the Asset Management team ensures the avoidance of suboptimal medium-term outcomes. Specific examples would be works being replaced as a result of development works planned within the next three to five years.

Our plans to install PV panels relied in one instance on the agreement of a retail client to purchase the generated clean electricity from us, which, unfortunately was unforthcoming. A second planned PV array required agreement from a JV partner which has been achieved. The array will be installed in 2016 so is later than originally planned. This has reduced the subsidy available for the scheme but it remains economically viable particularly given the wider corporate targets of increasing non-grid based electricity capacity for the portfolio.

Direct and Indirect Energy Consumption by Primary Energy Source – Whole Portfolio (kWh)

GRI Indicators G4-EN3, G4-EN6 (reductions)
G4-CRE1 (Building Energy Intensity)

Table 2.3

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
Total Landlord Obtained Electricity[a]	Elec-Abs	50,794,671	48,111,539	45,965,394	44,056,359	39,282,193	49,789,283	27%	-2%
Renewables exported	Elec-Abs	0	0	0	0	0	0		
Electricity Consumption less Self Generated	Elec-Abs	50,794,671	48,111,539	45,965,394	44,056,359	39,282,193	49,789,283	27%	-2%
Electricity sub-metered to Tenants	Elec-Abs	7,225	565	457,472	980,637	814,024	946,593	16%	
Natural Gas Consumption[a]	Fuels-Abs	11,167,606	9,195,917	11,619,639	13,280,785	11,671,937	16,783,476	44%	50%
Natural Gas sub-metered to Tenants	Fuels-Abs	2,020,548	4,133,592	3,873,003	5,457,974	6,044,060	6,846,449	13%	
Diesel Consumption	Fuels-Abs	35,558	42,444	0	0	0	64,083		
Fuel Oils Consumption	Fuels-Abs	0	96,500	0	0	0	0		
District Heating and Cooling	DH&C-Abs	1,365,580	790,000	1,054,000	1,382,229	978,254	540,000	-45%	-60%
Common Parts Area (m^2)		216,916	223,914	223,914	226,025	195,891	228,312		
Building Energy Intensity (kWh/m^2 Common Parts Area)	Energy-Int	283	242	243	231	230	260		
HAMMERSON UK RETAIL PARKS PORTFOLIO (WHOLE PORTFOLIO)									
Total Landlord Obtained Electricity[a]	Elec-Abs	2,706,340	3,020,491	2,877,142	3,914,409	3,863,299	3,960,481	3%	46%
Renewables exported[e]	Elec-Abs	0	0	0	0	3976	841	-79%	
Electricity Consumption plus Self Generated	Elec-Abs	2,706,340	3,020,491	2,877,142	3,914,409	3,867,275	3,961,322	2%	46%
Electricity sub-metered to Tenants	Elec-Abs	133,017	n/a	73,562	68,006	57,096	49,424	-13%	-63%
Natural Gas Consumption[d]	Fuels-Abs	153,487	38,481	712	20,164	24,666	20,709	-16%	-87%
Natural Gas sub-metered to Tenants	Fuels-Abs	0	n/a	14,887	0	0	0		
Diesel Consumption	Fuels-Abs	0	0	0	0	0	0		
Fuel Oils Consumption	Fuels-Abs	0	0	0	0	0	0		
District Heating and Cooling	DH&C-Abs	0	0	0	0	0	0		
Car Park Spaces[c] (#)		16,681	16,681	16,681	20,664	20,935	20,444		
Building Energy Intensity (kWh/Car Park Spaces[g])	Energy-Int	163	183	167	187	183	192		

Direct and Indirect Energy Consumption by Primary Energy Source – Whole Portfolio (kWh)

GRI Indicators G4-EN3, G4-EN6 (reductions)
G4-CRE1 (Building Energy Intensity)
(continued)

Table 2.3

HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
Total Landlord Obtained Electricity[a]	Elec-Abs	28,893,660	28,432,618	27,371,709	28,052,947	38,479,781	47,141,026	23%	63%
Renewables exported	Elec-Abs	0	0	0	0	0	0		
Electricity Consumption less Self Generated	Elec-Abs	28,893,660	28,432,618	27,371,709	28,052,947	38,479,781	47,141,026	23%	63%
Electricity sub-metered to Tenants	Elec-Abs	3,071,985	2,642,072	n/a	n/a	n/a	2,316,865		-25%
Natural Gas Consumption[a]	Fuels-Abs	14,268,742	9,123,904	10,067,152	14,105,802	9,144,821	14,841,186	62%	4%
Natural Gas sub-metered to Tenants	Fuels-Abs	0	0	0	0	0	0		
Diesel Consumption	Fuels-Abs	161,084	0	0	0	0	0		
Fuel Oils Consumption	Fuels-Abs	0	0	0	0	0	0		
District Heating and Cooling	DH&C-Abs	6,943,000	5,909,000	6,648,000	6,758,833	5,753,000	6,479,000	13%	-7%
Common Parts Area (m^2)		82,691	82,691	82,691	82,691	101,141	92,193	-9%	11%
Building Energy Intensity (kWh/m^2 Common Parts)	Energy-Int	571	383	533	592	528	743	41%	30%
HAMMERSON FRANCE RETAIL PARK PORTFOLIO (WHOLE PORTFOLIO)									
Total Landlord Obtained Electricity[a]	Elec-Abs	191,237	136,156	52,743	76,680	98,377	86,080	-12%	-55%
Renewables exported	Elec-Abs	0	0	0	0	0	0		
Electricity Consumption less Self Generated	Elec-Abs	191,237	136,156	52,743	76,680	98,377	86,080	-12%	-55%
Electricity sub-metered to Tenants	Elec-Abs	0	0	0	0	0	0		
Natural Gas Consumption[a]	Fuels-Abs	0	0	0	0	0	0		
Natural Gas sub-metered to Tenants	Fuels-Abs	0	0	0	0	0	0		
Diesel Consumption	Fuels-Abs	0	0	0	0	0	0		
Fuel Oils Consumption	Fuels-Abs	0	0	0	0	0	0		
District Heating and Cooling	DH&C-Abs	0	0	0	0	0	0		
Car Park Spaces (#)		1,200	1,200	1,200	1,200	1,200	1,200		
Building Energy Intensity (kWh/Car Parking Spaces)	Energy-Int	159	113	44	78	82	72		
HAMMERSON UK OFFICES PORTFOLIO[b] (WHOLE PORTFOLIO)									
Total Landlord Obtained Electricity[a]	Elec-Abs	40,430,010	50,376,205	11,710,534	7,649,090	n/a	n/a		
Renewables exported	Elec-Abs	0	0	0	0	n/a	n/a		
Electricity Consumption less Self Generated	Elec-Abs	40,430,010	50,376,205	11,710,534	7,649,090	n/a	n/a		
Natural Gas Consumption[a]	Fuels-Abs	10,202,078	7,609,184	1,492,999	1,710,841	n/a	n/a		
Diesel Consumption	Fuels-Abs	11,628	9,131	0	0	n/a	n/a		
Fuel Oils Consumption	Fuels-Abs	0	0	0	0	n/a	n/a		
District Heating and Cooling	DH&C-Abs	0	0	0	0	n/a	n/a		
Common Parts Area (m^2)		91,987	91,987	6464	6464	n/a	n/a		
Building Energy Intensity (kWh/m^2 Common Parts)	Energy-Int	551	548	2,043	1,448	n/a	n/a		

a Includes utilities obtained by landlord but consumed by tenant.
b Following the sale of the Hammerson office portfolios in 2012/13 we only hold corporate office space. Corporate office data is reported in Table 8.1.
c Sale of Drakehouse and Cathedral Lanes. Addition of East Kent and Rugby
d Restatement due to incorrect unit conversion
e Only asset with Solar PV was sold in April 2015. This is estimated based on average generation.

Performance (continued)

The major contributor to the year-on-year increase in Carbon emissions in the like-for-like portfolio is the French shopping centres, in particular the assets where we provide heating and cooling to the tenants.

We are looking at how weather adjusted data can be used to provide more clarity to our performance analysis. Whilst we are conscious that all emissions need to fall, more insight into what is weather driven and what is management driven will help focus efforts to deliver effective longer term results.

The project to bring the management of the French Shopping Centres in house has already generated improvements in data capture and monitoring. We expect this to delivery further improvements and will be supporting this through a programme of energy audits to be carried out in 2016.

Direct and Indirect GHG Emissions by Weight ($mtCO_2e$)

GRI Indicators G4-EN15, G4-EN16, G4-EN17, G4-CRE3, G4-EN19

Table 2.4

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (LFL)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CHANGE Y-O-R	% CHANGE VS BASELINE
% of whole portfolio covered[a]		77%	77%	74%	73%	73%	73%		
Total[a]		20,033	17,720	17,725	17,372	17,665	16,155	-9%	-19%
Scope 1	GHG-Dir-LfL	1,502	1,229	1,770	2,276	1,911	2,099	10%	40%
Scope 2	GHG-Indir-LfL	18,531	16,491	15,955	15,096	15,754	14,056	-11%	-24%
Scope 3[b]		374	766	838	1,202	1,175	1,360	16%	
Common Parts Area (m^2)		166,243	166,243	166,243	166,243	166,243	166,243	0%	
Carbon intensity ($kgCO_2e/m^2$ Common Parts)	GHG-Int	121	107	107	104	106	97	-9%	-19%
HAMMERSON UK RETAIL PARKS PORTFOLIO (LFL)									
% of whole portfolio covered[a]		94%	94%	94%	69%	68%	70%		
Total[a]		1,249	1,264	1,079	1,495	1,501	1,346	-10%	8%
Scope 1[d]	GHG-Dir-LfL	28	9	9	4	4	4	0%	-86%
Scope 2	GHG-Indir-LfL	1,221	1,255	1,070	1,491	1,497	1,342	-10%	10%
Scope 3b		64	0	36	30	28	23	-18%	-64%
Car Park Spaces (#)		13,131	13,131	13,131	13,131	13,979	14,384	3%	
Carbon intensity ($kgCO_2e$/Car park Spaces)	GHG-Int	95	96	82	114	107	94	-13%	-2%
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (LFL)									
% of whole portfolio covered[a]		76%	76%	76%	76%	69%	67%		
Total[a]		4,814	3,556	3,889	4,829	3,575	4,324	21%	-10%
Scope 1	GHG-Dir-LfL	2,192	1,387	1,492	2,311	1,192	1,603	34%	-27%
Scope 2	GHG-Indir-LfL	2,622	2,169	2,397	2,518	2,383	2,721	14%	4%
Scope 3[b]		279	243	0	0	0	135		
Common Parts Area (m^2)		68,584	68,584	68,584	62,071	62,071	62,071	0%	
Carbon intensity ($kgCO_2e/m^2$ Common Parts)	GHG-Int	70	52	57	78	58	70	21%	-1%
HAMMERSON FRANCE RETAIL PARK PORTFOLIO (LFL)									
% of whole portfolio covered[a]		100%	100%	100%	100%	100%	100%		
Total[a]		14	8	3	6	6	5	-17%	-64%
Scope 1	GHG-Dir-LfL	0	0	0	0	0	0		
Scope 2	GHG-Indir-LfL	14	8	3	6	6	5	-17%	-64%
Scope 3[b]		0	0	0	0	0	0		
Car Park Spaces #		1200	1200	1200	1200	1200	1200	0%	
Carbon intensity ($kgCO_2e$/Car Park Spaces)	GHG-Int	12	7	3	5	5	4	-17%	-64%
HAMMERSON CARBON PERFORMANCE SINCE BASELINE (LFL) (METRIC TONNES OF CO2E)									
UK Shopping Centre Portfolio Landlord Only		19,659	16,955	16,888	17,075	17,415	14,856	-15%	-24%
France Shopping Centre Portfolio Landlord Only		19,659	16,955	16,888	17,075	17,415	14,856	-15%	-24%
Total Shopping Centre Portfolio Landlord Only		24,194	20,268	20,777	21,904	20,990	19,045	-9%	-21%

a Total Scope 1 and 2 only. Scope 3 emissions are already included
b Scope 3 emissions include tenant emissions only
c Restatment due to incorrect historic data
d Restatment due to incorrect unit being used in data repporting

Direct and Indirect GHG Emissions by Weight (mtCO2e)

GRI Indicators G4-EN15, G4-EN16, G4-EN17, G4-CRE3, G4-EN19 (continued)

Table 2.4

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CHANGE Y-O-R	% CHANGE VS BASELINE
Total[a]		26,440	22,381	21,727	21,254	18,252	24,804	36%	-6%
Scope 1	GHG-Dir-Abs	1,683	923	1,434	1,402	1,035	3,111	201%	85%
Scope 2	GHG-Indir-Abs	24,757	21,458	20,293	19,852	17,217	21,693	26%	-12%
Scope 3[b]		375	769	915	1,437	1,471	1,700	16%	353%
Common Parts Area (m^2)		216,916	216,916	223,914	226,685	227,316	228,312	0%	
Carbon intensity ($kgCO_2e/m^2$ Common Parts)	GHG-Int	122	103	97	94	80	109	35%	-11%
HAMMERSON UK RETAIL PARKS PORTFOLIO (WHOLE PORTFOLIO)									
Total[a]		542	1,322	1,216	1,495	2,061	1,834	-11%	239%
Scope 1[d]	GHG-Dir-Abs	68	7	0	4	4	4	0%	-94%
Scope 2[c]	GHG-Indir-Abs	474	1,315	1,216	1,491	2,057	1,830	-11%	286%
Scope 3[b]		59	n/a	35	30	25	23	-9%	-61%
Car Park Spaces		13,961	13,961	13,961	18,965	20,475	20,455	0%	
Carbon intensity ($kgCO_2e$/Car Park Spaces)	GHG-Int	39	95	87	79	101	90	-11%	131%
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)									
Total[a]		5,625	4,464	4,858	5,562	5,218	7,065	35%	26%
Scope 1	GHG-Dir-Abs	2,626	1,679	1,853	2,467	1,683	2,737	63%	4%
Scope 2	GHG-Indir-Abs	2,999	2,785	3,005	3,095	3,535	4,328	22%	44%
Scope 3[b]		187	161	n/a	n/a	n/a	135		
Common Parts Area (m^2)		89,671	89,671	89,671	81,998	89,891	92,193	3%	
Carbon intensity ($kgCO_2e/m^2$ Common Parts)	GHG-Int	63	50	54	68	58	77	32%	22%
HAMMERSON FRANCE RETAIL PARK PORTFOLIO (WHOLE PORTFOLIO)									
Total[a]		11	8	3	17	6	5	-17%	-55%
Scope 1	GHG-Dir-Abs	n/a	n/a	n/a	n/a	0	0		
Scope 2	GHG-Indir-Abs	11	8	3	17	6	5	-17%	-55%
Scope 3[b]		n/a	n/a	n/a	n/a	0	0		
Car Park Spaces (#)		1,200	1,200	1,200	1,200	1,200	1,200	0%	
Carbon intensity ($kgCO_2e$/Car Park Spaces)	GHG-Int	9	7	3	14	5	4	-17%	-55%

a Total Scope 1 and 2 only. Scope 3 emissions are already included
b Scope 3 emissions include tenant emissions only
c Restatment due to incorrect historic data

Refrigerant Data – Group $kgCO_2e$

GRI Indicator G4-EN20

Table 2.5

	2010	2011	2012	2013	2014	2015	EMISSION FACTOR	SOURCE	ODP FACTOR	CFC EMISSIONS EQUIVALENT (TONNES)
R22	17	18	5	5	0	0	1810.0	Defra 2015	0.055	0.00
R134A	344	387	0	285	0	0	1300.0	Defra 2015	0.000	0.00
R143A	0	0	0	0	0	0	3800.0	Defra 2015	Not listed	n/a
R404a	0	0	0	2	0	0	3921.6	Defra 2015	0.000	0.00
R407C	155	290	166	438	36	23	2107.0	Defra 2015	0.000	0.00
R410a	0	0	0	10	0	0	2087.5	Defra 2015	0.000	0.00
								TOTAL ODP	0	0.00

Other Relevant Indirect Green-house Gas Emissions by Weight $mtCO_2e$

GRI Indicator G4-EN17

Table 2.6

		2010	2011	2012	2013	2014	2015	EMISSIONS FACTOR	SOURCE
Business travel by air, rail, personal mileage and taxi[a]	Metric tonnes CO_2e	n/a	n/a	n/a	470	614	412	**Air travel** Domestic Average 0.29795 Shorthaul Business 0.24954 Shorthaul Economy 0.16634 Longhaul 1st 0.60703 Longhaul Business 0.4401 Longhaul Economy 0.15175 **Rail travel** Domestic average 0.045057 International Business 0.01205 International Economy 0.01205 **Road travel** Average taxi 0.174807	DEFRA 2015
Visitor journeys by car to our shopping centres (UK only)[b]	Metric tonnes CO_2e	137,803	95,908	147,719	154,665	148,360	149772	**Road travel** Average car 0.18943 Average petrol car 0.19115 Average diesel car 0.17561	DEFRA 2015

aWe collected busines travel details for our Mandatory GHG Emissions reporting using the period of October 2014-September 2015. This is representative of CO2e emissions from flights, car journeys, train journeys and taxis over 5 km.
b Emissions associated with visitor travel are estimated based on annual footfall, our 2011 UK survey of visitor travel and the 2008 BCSC Report "Contribution of the Retail Sector to the Economy'. We assume 2.4 people per vehicel, 11.91 mile round trip and use the DEFRA emissions factor for an average car.

Energy Efficiency Projects

The energy efficiency projects listed in Table 2.7 below provide an indication of the range of initiatives we are implementing across the portfolios and the savings made.

This is an important element of our management of energy supply and pricing risks for the portfolio as well as good practice in terms of cost and carbon emission reductions. Progress and outcomes will be monitored with results shared through our website as part of our communications programme.

Reductions in Energy Requirements of Products and Services

GRI Indicator G4-EN7

Table 2.7

INITIATIVE	LOCATION	SAVINGS (KWH)
Replacement of over door air curtains at mall entrances with energy efficient air barriers	Brent Cross	Estimated 246,000 kWh annually
LED Project and sub-metering	Bullring	Average of 210,000 per month
DX unit replacement for air conditioning	Bullring	n/a
Investment in LED lighting	Highcross	n/a
Investment in LED lighting	The Oracle	n/a
BMS Update and specificsubmetering	Espace saint Quentin	n/a
Lighting improvement	Place des Halles	n/a
Malls global refurbishment	Trois Fontaines / Saint Sébastien	n/a
Christmas lighting in led's	All assets	n/a
BMS replacement	Saint Sébastien	n/a

2.2 Data Quality

The assets included within the data set are listed at Tables 9.1 and 9.2. The data includes carbon emissions from fossil fuel consumption across our managed portfolio totalling 46 assets overall, broken down as follows:

- Shopping Centres: 21
- Retail Parks: 21
- Offices: 3

We report on all emissions over which we have operational control. This includes common parts areas, car parks and back of house areas at our shopping centres and retail parks here and in France. Our Group emissions data also includes our corporate offices and emissions from the Strategic Portfolio properties held as part of developments.

The Strategic Portfolio includes assets held for development purposes. These are largely held on FRI leases and are managed on our behalf by a third party Property Management company. We consider the data quality for our carbon and energy to be good and the figures robust.

Data is captured at asset level by our in house team in the UK Shopping Centres and our third party management company for the UK Retail Parks and French portfolios.

Data is entered into the Credit 360 platform monthly and verified at two further levels within the organisation. The implementation of a single data capture system has substantially improved our ability to manage, monitor and report data.

However environmental data capture remains challenging for the industry as a whole and we continue to look to make improvements. During 2015 we have maintained a programme of regular training of on-site teams. Automated energy data upload has now been introduced for the Retail Park assets and we are exploring a similar approach for the UK Shopping Centre assets. Human resource focused specifically on environmental performance has increased with the appointment of Environmental Co-ordinators at additional key sites.

SECTION 3

WATER DATA AND PERFORMANCE DISCLOSURES

Water consumption is a material environmental issue for Hammerson. Whilst landlord water consumption is not significant compared to our wider environmental impacts, water is an important global resource facing unprecedented challenges. Our strategy for managing down water demand across our portfolios includes reducing on-site demand at existing assets through interventions and monitoring and at future assets through the installation of rainwater harvesting and grey water recycling systems where appropriate in developments. Currently all our water is drawn from municipal supplies. Initiatives at existing assets include:

- installation of water efficient equipment
- monitoring of consumption to identify leaks
- guidance within retailer fit out to encourage the use of water efficient equipment in kitchens and toilets
- installation of sub-metering where possible to enable better data capture.

These initiatives form part of our planning for the regulatory changes due to be implemented across the water industry in the UK in 2017. We are working to ensure these changes do not pose any significant risk to the business through early work with our utility consultant.

3.1 Performance

As the number of food and beverage operators within the UK portfolio increases, our combined landlord and tenant water consumption has increased with it, as would be expected. As we have increased water sub-metering we are able to better monitor landlord only data and this is showing some improvements. Landlord only consumption for the LfL UK Shopping centres portfolio is flat year-on-year and is showing a reduction of 25% over the five years.

The data for the French portfolio is more mixed. Landlord water consumption has dropped significantly over the 5 years to 2015 but is showing year-on-year increases. Tenant consumption by contrast is dropping. This will be an important area for review in 2016.

a % Coverage shows proportion of total number of assets included within the Like-for-Like calculations
b Intensity not available due to no visitor data at our retail parks
c No estimated data. Based on reads and supplier invoices

Water Consumption – Like-for-Like Portfolios (m^3)

GRI Indicators G4-EN8, G4-CRE2

Table 3.1

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (LFL)	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
% of whole portfolio covered[a]		77	77	74	73	73	73		
Total Landlord Obtained Water[c]	Water-LfL	254,996	303,451	293,778	346,572	355,915	380,126	7%	49%
Landlord obtained less tenant submetered	Water-LfL	168,675	195,880	164,984	116,392	126,140	134,923	7%	-20%
Kitchens	Water-LfL	0	0	0	0	0	0		
Onsite extraction	Water-LfL	0	0	0	0	0	0		
Recycled/Reused water	Water-LfL	0	0	0	0	0	0		
Water sub-metered to Tenants	Water-LfL	86,321	107,571	128,794	230,180	229,775	245,203	7%	184%
Visitor numbers		116,358,546	117,576,932	115,489,006	115,281,943	113,678,190	112,565,201		
Building water intensity (litres/visitor)		1.4	1.7	1.4	1.0	1.1	1.2		
HAMMERSON UK RETAIL PARKS PORTFOLIO (LFL)[b]									
% of whole portfolio covered[a]		94	94	94	69	68	70		
Total Landlord Obtained Water[c]	Water-LfL	993	n/a	6,347	5,615	6,298	5,138	-18%	417%
Landlord obtained less tenant submetered	Water-LfL	993	n/a	6,010	5,328	5,957	4,730	-21%	376%
Kitchens	Water-LfL	0	0	0	0	0	0		
Onsite extraction	Water-LfL	0	0	0	0	0	0		
Recycled/Reused water	Water-LfL	0	0	0	0	0	0		
Water sub-metered to Tenants	Water-LfL	0	0	337	287	341	408	20%	
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (LFL)									
% of whole portfolio covered[a]		76	76	76	76	69	67		
Total Landlord Obtained Water[c]	Water-LfL	325,936	219,840	215,871	241,394	236,630	210,887	-11%	-27%
Landlord obtained less tenant submetered	Water-LfL	143,809	63,282	55,658	44,144	51,227	64,654	26%	-64%
Kitchens	Water-LfL	0	0	0	0	0	0		
Onsite extraction	Water-LfL	0	0	0	0	0	0		
Recycled/Reused water	Water-LfL	0	0	0	0	0	0		
Water sub-metered to Tenants	Water-LfL	182,127	156,558	160,213	197,250	185,403	146,233	-21%	2%
Visitor numbers		67,898,083	57,990,854	63,757,817	60,336,661	61,272,028	59,301,116		
Building Water intensity		2.1	1.1	0.9	0.7	0.8	1.1		
HAMMERSON FRANCE RETAIL PARK PORTFOLIO (LFL)[b]									
% of whole portfolio covered[a]		100	100	100	100	100	100		
Total Landlord Obtained Water[c]	Water-LfL	2,868	8,898	1,666	1,572	132	250	89%	
Landlord obtained less tenant submetered	Water-LfL	2,868	8,898	186	199	132	250	89%	-95%
Kitchens	Water-LfL	0	0	0	0	0	0		
Onsite extraction	Water-LfL	0	0	0	0	0	0		
Recycled/Reused water	Water-LfL	0	0	0	0	0	0		
Water sub-metered to Tenants	Water-LfL	n/a	n/a	1,480	1,373	n/a	n/a		

3.2 Data Quality

Water data continues to be a challenging area, particularly for the UK portfolio. Data is largely collected through manual meter reads and invoices and we continue to struggle with the timeliness and accuracy of billing.

There is currently no clear business case for portfolio wide installation of water sub-meters as the cost would outstrip potential savings. However, our policy of introducing sub-metering where opportunities arise and ahead of market deregulation, is gradually improving data quality.

This is particularly important as the catering offer across the portfolios continues to rise.

Water consumption across our Retail Parks portfolios is minimal and largely for landscape irrigation purposes. We do not provide intensity data for these portfolios as there is no clear relationship between number of car parking spaces, our standard normalisation factor for retail parks, and water consumption.

Water Consumption – Whole Portfolios

GRI Indicators G4–EN8, G4–CRE2

Table 3.2

HAMMERSON GROUP	EPRA CODE	2010	2011	2012	2013	2014	2015	% CH Y-O-Y	% CH V. 2010
Total Landlord Obtained Water[a,g]	Water-Abs	914,803	847,158	747,969	816,299	837,684	1,106,371	32%	21%
Water sub-metered to Tenants	Water-Abs	432,332	421,885	441,199	536,772	536,271	567,289	6%	31%
Landlord obtained less tenant	Water-Abs	482,471	425,273	306,770	279,527	301,413	539,082	79%	12%
HAMMERSON UK SHOPPING CENTRE PORTFOLIO									
Total Landlord Obtained Water[a,g]	Water-Abs	367,922	404,232	388,276	449,884	445,028	713,014	60%	94%
Landlord obtained less tenant	Water-Abs	217,151	249,635	251,114	204,157	207,424	384,516	85%	77%
Building Water Intensity[b] (litres/visitor)	Water-Int	1.0	1.4	1.5	1.3	1.3	2.4		
Water sub-metered to Tenants	Water-Abs	150,771	154,597	137,162	245,727	237,604	328,498	38%	118%
HAMMERSON UK RETAIL PARKS PORTFOLIO[f]									
Total Landlord Obtained Water[g]	Water-Abs	993	n/a	6,347	2,042	5,297	5,138	-3%	417%
Landlord obtained less tenant	Water-Abs	993	n/a	3,581	1,508	4,838	4,730	-2%	376%
Water sub-metered to Tenants	Water-Abs	0	n/a	2,766	534	460	408	-11%	0%
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO									
Total Landlord Obtained Water[g]	Water-Abs	425,712	329,220	312,105	337,070	371,797	382,893	3%	-10%
Landlord obtained less tenant	Water-Abs	158,821	92,791	70,515	57,869	79,882	144,510	81%	-9%
Building Water Intensity[b] (litres/visitor)	Water-Int	2.2	1.3	1.1	0.6	0.6	1.6		
Water sub-metered to Tenants	Water-Abs	266,891	236,429	241,590	279,201	291,915	238,383	-18%	-11%
HAMMERSON FRANCE RETAIL PARK PORTFOLIO									
Total Landlord Obtained Water[g]	Water-Abs	2,868	8,898	1,666	1,572	132	250	89%	-95%
Landlord obtained less tenant	Water-Abs	2,868	8,898	1,480	199	132	250	89%	-95%
Water sub-metered to Tenants	Water-Abs	n/a	n/a	186	1,373	0	0		0%
HAMMERSON UK OFFICES PORTFOLIO[c]									
Total Landlord Water Consumption[g]	Water-Abs	117,308	104,808	39,575	25,731	n/a	n/a		
Landlord obtained less tenant	Water-Abs	102,638	81,302	-13,350	12,548	n/a	n/a		
Water sub-metered to Tenants	Water-Abs	14,670	23,506	52,925	13,183	n/a	n/a		
TOTAL WATER WITHDRAWAL BY SOURCE									
Hammerson Group									
Rainwater Harvested onsite		0	0	0	0	0	836		
Kitchens		0	0	4,353	2,149	0	0		
Mains supply		841,779	840,843	743,616	814,150	837,684	1,112,389		
Onsite extraction		73,024	6,315	0	0	0	0		
Recycled/Reused water		0	0	0	0	0	0		
Total water consumption		914,803	847,158	747,969	816,299	837,684	1,112,389		

a Increase in catering portfolio 2013 onwards has increased water consumption.
b Water intensity calculated using Hammerson water consumption and visitor numbers.Visitor numbers taken from annual footfall data. Water consumption at centres is largely from toilet facilities so is directly related to visitor footfall.

c The sale of the Hammerson Office Portfolio was completed in June 2013. Corporate office data is reported in Table 2.12e Total landlord obtained water includes any metered supples to tenants.
f Not applicable due to incomplete data for 2010.
g No estimated data. All based on reads and supplier invoices.

SECTION 4

WASTE DATA AND PERFORMANCE DISCLOSURES

Waste is a material environmental issue for Hammerson. Our waste arisings are generated both from our developments and our managed assets. Waste from our managed assets is more significant but there are points in the development cycle when we experience significant peaks in waste generated through construction. Whilst this is the responsibility of our on-site contractors within the development schemes we acknowledge that it is as a direct result of our business activity and work closely with the contractors to ensure it is managed as effectively as possible. Our current target is for our contractors to achieve 100% diversion of waste from landfill but 2020 in the UK and by 2025 in France. Data from active sites is reported monthly. Our contractor at Leeds has achieved significant savings through reusing demolition waste on site.

4.1 Performance

Targets are set for the recycling of waste from our managed assets. Our on-site teams work closely with our retailers and with our waste contractors to ensure the best outcomes are achieved. These outcomes can be impacted by the availability and effectiveness of local recovery facilities, the market for different recycled products as well as the type of waste we are managing at each centre.

Sites with a high proportion of restaurants have significantly more organic waste than those with fewer restaurants. These present challenges for on-site teams and restaurant staff in terms of waste segregation to avoid contamination. Our on-site teams work closely with the retailers and with the waste contractors to ensure the good waste outcomes are achieved. We will be reviewing our waste contracts during 2016 to ensure the best solutions are in place across the sites.

Waste management has traditionally been more challenging for our French assets than in the UK. The combination of lower landfill tax rates and less waste management infrastructure makes our corporate targets more difficult to achieve.

However, our on-site teams have been asked to focus on waste and we are seeing significant improvements at some sites. We expect this to be reflected in performance elsewhere over time.

Total Quantity and Percentage of Waste by Type and Disposal Method – Like-for-Like Portfolios (tonnes)

GRI Indicator G4-EN23

Table 4.1

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (LFL)	EPRA INDICATOR	2010 TONNES	%	2011 TONNES	%	2012 TONNES	%	2013 TONNES	%	2014 TONNES	%	2015 TONNES	%
% of whole portfolio covered		77		77		74		73		73		73	
Total waste quantity	Waste-LfL	13,268	100	13,495	100	13,959	100	18,516	100	21,464	100	18,876	100
Diverted from landfill	Waste-LfL	9,783	74	10,184	75	11,986	86	16,693	90	20,442	95	18,793	100
Non-hazardous													
Recycled	Waste-LfL	7,905	60	8,185	61	9,408	67	14,184	77	16,972	79	14,780	78
Reused	Waste-LfL	0	0	160	0	0	0	0	0	5	0	0	0
Composted	Waste-LfL	0	0	0	0	0	0	0	0	36	0	25	0
Landfilled	Waste-LfL	3,485	26	3,311	25	1,972	14	1,823	10	1,022	5	83	0
Incincerated (used for fuel)	Waste-LfL	1,877	14	1,834	14	2,637	19	2,507	14	3,999	19	3,848	20
Incincerated (not used as fuel)	Waste-LfL	0	0	0	0	952	0	520	0	493	0	211	0
Sent to MRF	Waste-LfL	5,401	41	6,589	49	8,996	64	8,784	47	6,417	30	4,652	25
Hazardous landfill	Waste-LfL	0	0	0	0	1	0	0	0	0	0	11	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-LfL	1	0	2	0	1	0	0	0	4	0	0	0
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (LFL)													
% of whole portfolio covered		76		76		76		76		69		67	
Total waste quantity	Waste-LfL	11,433	100	5,143	100	5,107	100	5,044	100	6,482	100	5,225	100
Diverted from landfill	Waste-LfL	8,042	70	3,047	59	3,135	61	3,267	65	3,226	50	2,230	43
Non-hazardous													
Recycled	Waste-LfL	1,971	17	1,769	34	2,032	40	2,047	41	2,494	38	2,230	43
Reused	Waste-LfL	0	0	0	0	0	0	0	0	0	0	0	0
Composted	Waste-LfL	0	0	0	0	0	0	0	0	293		0	0
Landfilled	Waste-LfL	3,391	30	2,096	41	1,972	39	1,777	35	3,256	50	2,995	57
Incincerated (used for fuel)	Waste-LfL	1,151	10	1,278	25	1,103	22	1,086	22	1,811	28	0	0
Incincerated (not used as fuel)	Waste-LfL	0	0	0	0	0	0	134	3	0	0	0	0
Sent to MRF	Waste-LfL	0	0	0	0	1,079	21	0	0	443	7	203	4
Hazardous landfill	Waste-LfL	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-LfL	0	0	0	0	0	0	0	0	0	0	0	0

a Recycled figures also include composted and reused
bThere is one asset in the French Retail Park Porfolio

Performance (continued)

Total waste arising from our portfolios has fallen 7% year-on-year. The like-for-like portfolios have shown a 13% year-on-year reduction on waste arisings. Whilst increasing the proportion of our waste that is recycled is important, reducing the absolute quantity is an over-riding objective so these are very positive outcomes.

Our recycling rate for the UK like-for-like portfolio has dipped slightly but remains ahead of the original 75% target. The newer target of 85% is yet to be achieved across a portfolio although individual assets have made great progress towards this. Both Brent Cross and Bullring achieved 85% recycling of waste for 2015.

Waste management remains significantly more challenging in France. Whilst total waste arisings from the like-for-like portfolio have fallen, which is extremely positive, we continue to struggle with recycling rates.

Total Quantity and Percentage of Waste by Type and Disposal Method – Like-for-Like Portfolios (tonnes)

GRI Indicator G4-EN23

Table 4.1

(continued)

HAMMERSON UK RETAIL PARKS PORTFOLIO (LFL)	EPRA INDICATOR	2010 TONNES	%	2011 TONNES	%	2012 TONNES	%	2013 TONNES	%	2014 TONNES	%	2015 TONNES	%
% of whole portfolio covered		94		94		94		69		68		70	
Total waste quantity	Waste-LfL	364	100	453	100	885	100	855	100	1,113	100	1,040	100
Diverted from landfill	Waste-LfL	173	48	259	57	729	82	769	90	1,033	93	1,036	100
Non-hazardous													
Recycled	Waste-LfL	172	47	257	57	518	59	561	66	717	64	691	66
Reused	Waste-LfL	0	0	0	0	6	1	0	0	4	0	7	1
Composted	Waste-LfL	0	0	0	0	19	2	28	3	23	2	8	1
Landfilled	Waste-LfL	190	52	194	43	156	18	85	10	80	7	4	0
Incincerated (used for fuel)	Waste-LfL	0	0	0	0	38	4	102	12	160	14	269	26
Incincerated (not used as fuel)	Waste-LfL	0	0	0	0	0	0	1	0	17	2	3	0
Sent to MRF	Waste-LfL	218	60	166	37	196	22	263	31	395	35	552	53
Hazardous landfill	Waste-LfL	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-LfL	0	0	0	0	0	0	0	0	0	0	0	0
HAMMERSON FRANCE RETAIL PARKS PORTFOLIO ABSOLUTE AND LFL[B]													
% of whole portfolio covered		100		100		100		100		100		100	
Total waste quantity	Waste-LfL	n/a	100	96	100	129	100	152	100	174	100	192	100
Diverted from landfill	Waste-LfL	n/a	0	96	100	128	99	121	80	100	57	46	24
Non-hazardous													
Recycled	Waste-LfL	n/a	0	96	100	128	99	121	80	100	57	46	24
Reused	Waste-LfL	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0
Composted	Waste-LfL	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0
Landfilled	Waste-LfL	n/a	0	0	0	1	0	31	20	74	43	145	76
Incincerated (used for fuel)	Waste-LfL	n/a	0	0	0	0	0	0	0	0	0	0	0
Incincerated (not used as fuel)	Waste-LfL	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0
Sent to MRF	Waste-LfL	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0
Hazardous landfill	Waste-LfL	n/a	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-LfL	n/a	0	0	0	0	0	0	0	0	0	0	0

a Recycled figures also include composted and reused
bThere is one asset in the French Retail Park Porfolio

Total Quantity and Percentage of Waste by Type and Disposal Method – Whole Portfolios (tonnes)

GRI Indicator G4-EN23

a Recycled figures also include composted and reused
bThere is one asset in the French Retail Park Porfolio

Collection method: We are provided with transfer notes from our waste contractors at each site. This has a break down of all waste streams mentioned above. We also monitor how much waste is dealt with directly at each site via our Environmental Coordinators.

Table 4.2

HAMMERSON GROUP	EPRA INDICATOR	2010 TONNES	%	2011 TONNES	%	2012 TONNES	%	2013 TONNES	%	2014 TONNES	%	2015 TONNES	%
Total waste quantity	Waste-Abs	35,296	100	26,843	100	32,499	100	30,053	100	38,347	100	35,607	100
Diverted from landfill	Waste-Abs	26,269	74	18,836	70	23,011	71	25,697	86	32,948	86	31,272	90
Non-hazardous													
Recycled*	Waste-Abs	17,038	48	14,667	55	17,702	54	20,967	70	22,860	60	24,588	69
Reused	Waste-Abs	0	0	0	0	0	0	0	0	4	0	37	0
Composted	Waste-Abs	9	0	504	2	2,862	9	2,335	8	3,166	8	202	1
Landfilled	Waste-Abs	9,026	26	8,006	30	9,488	29	4,356	14	5,399	14	4,335	12
Incincerated (used for fuel)	Waste-Abs	4,023	11	3,963	15	4,171	13	3,953	13	7,082	18	6,364	17
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	969	3	658	2	654	2	624	1
Sent to MRF	Waste-Abs	7,575	21	7,657	29	11,888	37	10,232	34	7,048	18	9,296	26
Hazardous landfill	Waste-Abs	0	0	171	1	1	0	9	0	0	0	11	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-Abs	45	0	55	0	56	0	78	0	35	0	23	0
HAMMERSON UK TOTAL													
Total waste quantity	Waste-Abs	21,197	100	20,464	100	22,090	100	24,577	100	28,465	100	27,310	100
Diverted from landfill	Waste-Abs	15,726	74	14,553	70	18,746	83	22,029	89	27,270	95	27,207	99
Non-hazardous													
Recycled	Waste-Abs	13,149	62	11,917	58	14,778	67	18,732	76	19,535	60	20,809	76
Reused	Waste-Abs	0.0	0	160.7	0	6	0	0.0	0	4	0	36	0
Composted	Waste-Abs	13,149	62	12,077	59	14,784	67	18,732	76	19,539	60	99	0
Landfilled	Waste-Abs	5,471	26	5,910	29	3,344	15	2,548	10	1,271	4	103	0
Incincerated (used for fuel)	Waste-Abs	2,567	12	2,430	12	2,830	13	2,654	11	6,886	24	6067	22
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	968	4	523	2	525	2	624	1
Sent to MRF	Waste-Abs	7,575	36	7,657	37	10,810	49	10,232	42	7,006	25	8,517	31
Hazardous landfill	Waste-Abs	0.0	0	170.6	0	1	0	9	0	0	0	11	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-Abs	44.0	0	51.0	0	56	0	77	0	34	0	23	0
HAMMERSON FRANCE TOTAL													
Total waste quantity	Waste-Abs	14,099	100	6,379	100	10,409	100	5,476	100	8,095	100	8,296	100
Diverted from landfill	Waste-Abs	10,544	75	4,283	67	4,265	41	3,668	67	5,721	71	4,065	49
Non-hazardous													
Recycled	Waste-Abs	3,889	28	2,750	43	2,924	28	2,235	41	3,200	40	3,779	46
Reused	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0
Composted	Waste-Abs	0	0	0	0	0	0	0	0	385	5	102	1
Landfilled	Waste-Abs	3,555	25	2,096	33	6,144	59	1,808	33	2,374	29	4,232	51
Incincerated (used for fuel)	Waste-Abs	1,455	10	1,533	24	1,341	13	1,299	24	2,018	25	296	4
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	0	0	134	2	0	0	0	0
Sent to MRF	Waste-Abs	0	0	0	0	1,079	10	0	0	26	0	778	9
Hazardous landfill	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/ incinerated/sent to MRF	Waste-Abs	1	0	0	0	0	0	1	0	0	0	0	0

4.2 Data Quality

The assets included in our waste data reporting are listed in Tables 9.1, 9.2 and 9.3. Waste data is obtained either from waste transfer notes from our waste contractors or from our on-site teams where we have mini mechanical recovery facilities (MRFs). The data is uploaded monthly into our reporting system by our on-site teams.

Recycling data from waste contractors is estimated based on the average performance of the offsite MRF facility.

We monitor MRF performance and request spot checks on lifts to ascertain the accuracy of estimates to ensure standards. Waste from the Retail Parks portfolio is minimal as it is largely from litter picking.

Total Quantity and Percentage of Waste by Type and Disposal Method – Whole Portfolios (tonnes)

GRI Indicator G4-EN23 (continued)

Table 4.2

HAMMERSON UK SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)	EPRA INDICATOR	2010 TONNES	%	2011 TONNES	%	2012 TONNES	%	2013 TONNES	%	2014 TONNES	%	2015 TONNES	%
Total waste quantity	Waste-Abs	19,263	100	18,725	100	18,759	100	23,043	100	24,517	100	25,481	100
Diverted from landfill	Waste-Abs	13,982	73	13,082	70	15,630	83	20,706	90	23,336	95	25,382	100
Non-hazardous													
Recycled	Waste-Abs	11,932	62	10,984	59	12,061	64	17,654	77	15,918	65	19,522	77
Reused	Waste-Abs	0	0	161	1	0	0	0	0	0	0	0	0
Composted	Waste-Abs	0	0	458	2	1,201	6	2,210	10	2,726	11	91	0
Landfilled	Waste-Abs	5,280	27	5,643	30	3,129	17	2,337	10	1,182	5	98	0
Incincerated (used for fuel)	Waste-Abs	2,050	11	1,937	10	2,660	14	2,530	11	4,266	17	5,611	22
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	908	5	521	2	500	2	566	2
Sent to MRF	Waste-Abs	6,410	33	7,291	39	10,478	56	9,810	43	6,575	27	7,205	28
Hazardous landfill	Waste-Abs	0	0	1	0	1	0	9	0	0	0	11	0
Hazardous recycled/reused/composted/incinerated/ sent to MRF	Waste-Abs	44	0	54	0	56	0	77	0	34	0	23	0
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO (WHOLE PORTFOLIO)													
Total waste quantity	Waste-Abs	14,099	100	6,283	100	10,280	100	5,324	100	7,921	100	8,105	100
Diverted from landfill	Waste-Abs	10,544	75	4,187	67	4,137	40	3,547	67	5,621	71	4,018	50
Non-hazardous													
Recycled	Waste-Abs	3,889	28	2,654	42	2,796	27	2,114	40	3,100	39	3,733	46
Reused	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0
Composted	Waste-Abs	0	0	0	0	0	0	0	0	385	5	102	1
Landfilled	Waste-Abs	3,555	25	2,096	33	6,143	60	1,777	33	2,300	29	4,086	50
Incincerated (used for fuel)	Waste-Abs	1,455	10	1,533	24	1,341	13	1,299	24	2,018	25	296	4
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	0	0	134	2	0	0	0	0
Sent to MRF	Waste-Abs	0	0	0	0	1,079	10	0	0	26	0	778	10
Hazardous landfill	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/incinerated/ sent to MRF	Waste-Abs	1	0	0	0	0	0	1	0	0	0	0	0
HAMMERSON UK RETAIL PARKS PORTFOLIO (WHOLE PORTFOLIO)													
Total waste quantity	Waste-Abs	363	100	456	100	1,198	100	1,157	100	3,781	100	1,801	100
Diverted from landfill	Waste-Abs	173	48	262	57	995	83	946	82	3,691	98	1,797	100
Non-hazardous													
Recycled	Waste-Abs	173	48	261	57	767	64	818	71	963	25	1,274	71
Reused	Waste-Abs	0	0	0	0	6	0	0	0	4	0	37	2
Composted	Waste-Abs	0	0	1	0	93	8	53	5	33	1	8	0
Landfilled	Waste-Abs	191	52	194	43	203	17	211	18	89	2	4	0
Incincerated (used for fuel)	Waste-Abs	0	0	0	0	38	3	20	2	2,591	69	440	24
Incincerated (not used as fuel)	Waste-Abs	0	0	0	0	21	2	2	0	2	0	57	3
Sent to MRF	Waste-Abs	218	60	166	36	201	17	346	30	448	12	1,312	73
Hazardous landfill	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous recycled/reused/composted/incinerated/ sent to MRF	Waste-Abs	0	0	0	0	0	0	0	0	0	0	0	0

a Recycled figures also include composted and reused
bThere is one asset in the French Retail Park Porfolio

Collection method: We are provided with transfer notes from our waste contractors at each site. This has a break down of all waste streams mentioned above. We also monitor how much waste is dealt with directly at each site via our Environmental Coordinators.

SECTION 5

CONNECTED REPORTING FRAMEWORK INCLUDING FINANCIAL INDICATORS ASSOCIATED WITH ENVIRONMENTAL PERFORMANCE

5.1 Performance

In 2009 Hammerson became the first property company to use a Connected Reporting Framework to disclose financial indicators related to sustainability performance.

The data relates to resource consumption for which we have operational control across our managed portfolio. Our energy costs continue to fall as we manage down key areas of consumption. The data also shows the progress being made on waste management and the value this is generating for our retail customers.

Energy (Hammerson Group)

Table 5.1

	2010	2011	2012	2013	2014	2015
Cost of energy (£)	11,577,212	10,816,152	8,638,120	7,450,298	7,045,350	7,834,870
Estimated energy savings (£)	n/a	761,060	2,178,032	1,187,822	404,948	402,478
Energy Efficiency Investment (£)	211,000	594,278	2,638,252	1,048,526	636,991	2,653,893
Estimated energy savings in kWh since 2010 GRI G4-EN6	n/a	2,422,931	6,086,903	6,008,778	7,716,638	5,406,073

Water (Hammerson Group)

		2011	2012	2013	2014	2015
Cost of water for Landlord services	£000	1,896	1,751	1,305	717	1,683
Investment in water managament improvements	£000	16	312	27	30	2
Estimated water savings	£000	218	191	290	588	-439

Waste (Hammerson Group)

		2011	2012	2013	2014	2015
Operational costs from waste management	£m	2.0	1.8	2.0	2.1	2.7
Savings from averted landfill tax	£m	0.5	0.9	1.5	2.1	2.0
Income from sale of waste for recycling	£000	190	176	197	155	269

Table 10.3 sets out the methodological notes associated with the tables.

Left: Highcross artwork installation is uncovered.

SECTION 6

DEVELOPMENT AND RESOURCE USE

6.1 Performance

Development activity during 2015 across a number of schemes enabled us to fully implement our updated approach to sustainable developments. Highlights include:

- implementing the 2015 Design Standard for Sustainable Developments;
- translating the Hammerson Sustainability Vision for Developments into specific targets and objectives at an early design stage for projects such as Brent Cross, Croydon and the Orchard Centre, Didcot Phase 2;
- continuing to achieve targeted environmental benchmark and certification standards on new schemes and extensions;
- development of standard Sustainability Employer's Requirements for use on major projects; and
- setting and monitoring resource and energy management targets for on-site projects.

6.2 Our Approach

Hammerson Sustainability Vision → **Project Sustainability Brief** → **Sustainability Implementation Plan**

Our approach to achieving sustainable developments was revised in 2015 to provide a three-stage series of sustainability tools to support our internal teams and external contractors in thinking through the sustainability risks and opportunities of all our development projects from the earliest stage.

Standards, targets and objectives are set relating to the sustainability performance of newly designed schemes incorporating standard industry benchmarks such as BREEAM and CEEQUAL whilst also reflecting our corporate objectives. We are increasingly aware that whilst industry standard benchmarks are enormously valuable in providing clarity and incentive, they need to be used alongside a clear corporate framework that ensures optimal outputs across the full range of sustainable outcomes.

6.3 Materials

Our use of materials through development is extensive and is potentially at risk from climate change and resource scarcity issues. Whilst we do not directly procure materials, we place contracts which require the purchase of significant materials by others, based upon our design decisions. Because of this we have implemented a comprehensive Design Standard for Sustainable Development that incorporates measures to promote efficiency in the use of materials and resources. These include for example, the setting of targets and minimum standards for recycled content, use of responsibly sourced wood and minimising demolition and other site wastes. Our performance against these targets is monitored and reported annually through the sustainable design standard. We also use techniques such as deigning out waste workshops to manage down impacts as early as possible in the development process.

In 2015 we commissioned and published a life cycle carbon assessment of Terassess du Port, our development at Marseille. We have commissioned a similar study on our Retail Park development at Didcot. We will continue to commission Carbon lifecycle assessment work to enable us to understand the key carbon components of our schemes and reduce the impacts through good design.

Our Sustainability Implementation Plan includes minimum standards for the environmental impact and recycled content of key materials, such as concrete and steel, Volatile Organic Compounds and careful sourcing of timber. We also actively encourage contractors to reuse or recycle waste materials either on-site or through local waste management.

The Hammerson Design Standard for Sustainable Developments 2015 encompasses our primary sustainability targets for all new projects and extensions which are monitored on a quarterly basis through the Sustainability Implementation Plan. Table x below sets out the performance of Hammerson's development projects active during 2015 against this standard.

Our current corporate policy is to achieve BREEAM Excellent on all new and extension schemes. Elliott's Field Retail Park, Rugby achieved a post construction certification of Excellent during 2015. Jeu de Paume, Beauvais was certified as Excellent at the design stage with Watermark WestQuay and the Victoria Gate Arcades remaining on track to meet Excellent too. The efforts of the project teams have of course been critical to delivering these outcomes but commitments from tenants to comply with a range of BREEAM criteria have been instrumental also. These commitments will be monitored through our retail delivery process to ensure a success outcome is achieved.

Our commitment to BREEAM Excellent may, however, be revised in light of the most recent changes to BREEAM and the potential it has to deliver sub-optimal outcomes for retail parks. We are working with BRE to support further revisions to the BREEAM New Construction for retail that would address some of these concerns.

Active tenant engagement and target setting wasn't just restricte to our development schemes. During 2015 we held two forums with retailers to discuss a range of environmental issues on which we could collaborate. A key part of this was to develop a series of fit out targets for tenants to achieve and embed in our retail delivery process across the portfolio.

The retail parks portfolio saw two projects complete that set new sustainability benchmarks. Elliott's Field, Rugby achieved BREEAM Excellent and net zero energy Eco Pod, developed with Costa Coffee, at the Wrekin Retail Park in Telford. The Eco Pod is designed to a net zero carbon standard; the regulated carbon emissions from heating, cooling and lighting are completely offset by the photovoltaic panels on the roof. In addition, some of the operating equipment emissions, such as from coffee machines, panini grills and dishwashers, are also offset by the photovoltaic panels. The Eco Pod has achieved an A+ rated Energy Performance Certificate (the first in the portfolio) and consumption data so far suggests the design targets are being fulfilled.

This builds on the development of the Eco-Learning store for B&Q in 2014. Monitoring of both the EcoPod and Eco-Learning store show the following improvements in environmental performance against their standard product:

Mitigation of Environmental Impacts of Products and Services

GRI Indicator G4 - EN27 — Table 6.1

	ENERGY PERFORMANCE	GAS CONSUMPTION	WATER CONSUMPTION	CARBON	ELECTRICITY
Eco Learning Store	-15% v. Building Regs	-43%	-50%	-23%	n/a
EcoPod	-54%	n/a	-13%	net zero carbon for regulated energy	-38%

A focus for 2016 will be to build on the successes and lessons learnt from the Eco Pod, Elliott's Field and the B&Q Eco Learning Store in Merthyr Tydfil which opened in 2014, to establish a new sustainable design standard for our retail park developments.

We have been collecting consumption data from our sites and commissioned a carbon life cycle assessment of the Orchard Centre, Didcot extension to help us further understand the embodied impacts of our development activities. We will continue to collate data during 2016 with the aim of setting targets for these impact areas on future developments and to investigate how we achieve targets such as our zero waste to landfill commitment by 2020.

This data is also supplemented by collecting best practice case studies from our contractors, such as the re-use of ground water at Victoria Gate to suppress dust, so we can ensure this knowledge informs future schemes.

Performance Against Hammerson Sustainable Design Standard

Table 6.2

	BREEAM RATING / STAGE	CONSIDERATE CONSTRUCTORS SCHEME (AV SCORE)	CON WASTE GEN (T/100M²)	CONSTRUCTION WASTE DIVERTED FROM LANDFILL	DEMOLITION WASTE DIVERTED FROM LANDFILL	SITE ACTIVITY CO_2 EMISSIONS ($tCO_2/100m^2$)	POTABLE WATER (M3/100m²)	% FSC / PEFC TIMBER[1]	GRI G4 EN2 PERCENTAGE OF MATERIALS THAT ARE RECYCLED INPUT MATERIALS
Target	**Excellent**	**40**	**3.2**	**97%**	**99%**	**-**	**-**	**100%**	**n/a**
Watermark WestQuay, Southampton	Excellent / Design	43	0.9	96.50%	100%	1.56	7	100%	21%
Victoria Gate Arcade, Leeds	Excellent / Design	42.5	1.2	96.30%	89%	0.67	2	100%	9%
Victoria Gate John Lewis, Leeds	Very Good / Design								n/a
Elliott's Field, Rugby	Excellent / Construction	41.5	4.3	99%	96%	1.81	9	100%	n/a
Abbotsinch Phase 3, Paisley	Very Good	38.5	3.3	92%	n/a	5.27	21	100%	n/a
Orchard Centre extension, Didcot	Very Good / Design	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Jeu de Paume, Beauvais, France	Excellent/ Design	n/a		92%					

[1] Timber is the only construction material for which we require recognised certification

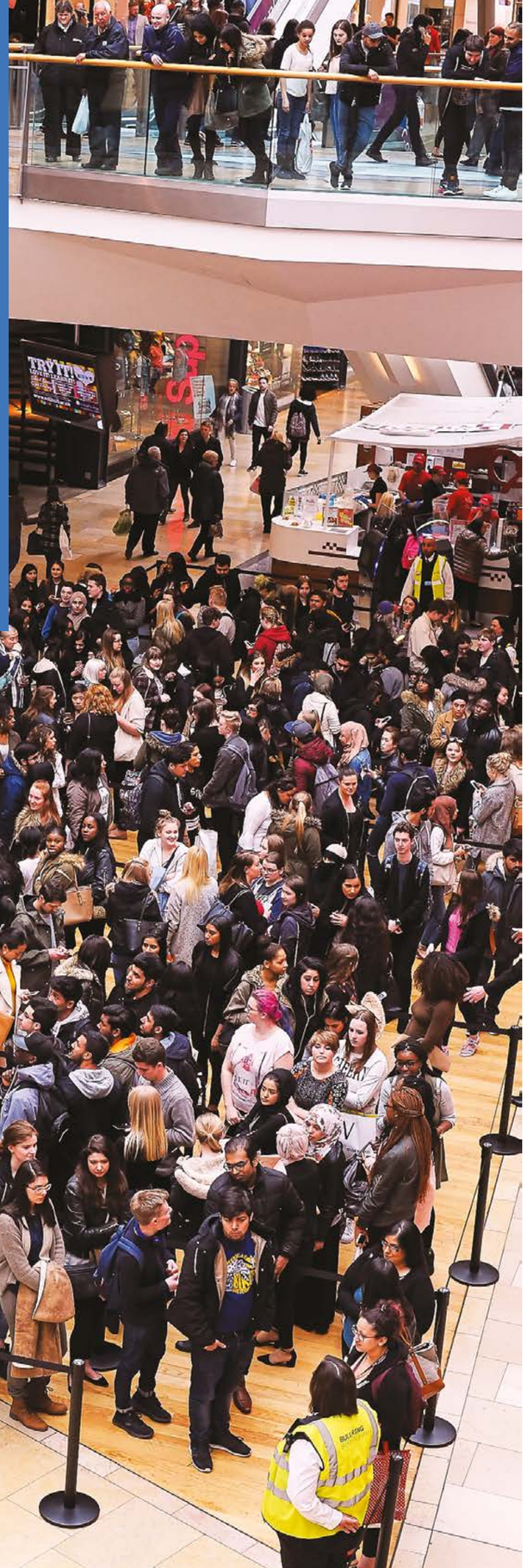
This Page: Hammerson hosts sector colleagues and stakeholders at the BCSC event 2015.

SECTION 7

SOCIAL

7.1 Socio-economic Impacts

As demonstrated through the True Value of Shopping Centres research published in 2013, the socio-economic impacts of our assets are significant. We routinely monitor our socio-economic outputs and impacts by setting targets and reporting structures for any projects in which we invest. Our approach is to work with existing local providers with good knowledge of relevant local issues nd areas of need in order to ensure our investment has the greatest possible impact.



7.2 Benchmarking Performance

We contribute to the London Benchmarking Group to enable our socio-economic investment to be benchmarked against similar companies within our sector.

Table 7.1 sets our the extent of our community investment from 2011 to 2015.

Socio-Economic Investment — Table 7.1

		2011	2012	2013	2014	2015
Direct contributions	£000	932	599	431	1,700	2,158
Indirect contributions	£000	366	446	299	407	383
Number of organisations that benefited from Hammerson's direct and indirect contributions	#	389	347	398	332	276
GRI SO1: % Operations with implemented local community engagement, impacts, assessments and development programmes	%					80

A more granular understanding of our socio economic impact is achieved at a project and asset level by working with a range of different organisations, both statutory and non-statutory, including the following:

- Involvement in industry/political steering groups including British Council of Shopping Centres, Local Economic Partnerships and Business Improvement Districts which enable us to understand local indirect economic impacts and influence policy.
- Externally commissioned, portfolio and asset level research undertaken to understand and measure economic impacts.
- Consultations and research undertaken through our developments by external organisations and consultants
- Our asset specific community plans, which include stakeholder maps and regular dialogue with local groups.
- Measurement, benchmarking and reporting using the LBG impacts/outcomes model.

The indirect economic impacts of our developments are significant and have implications at regional, local and business level, for example

- EU policy impacts on our British, French and Irish operations with economic development in disadvantaged regions being a significant priority.
- At a national and regional level, economic development is a priority in all key operational areas and as such policy drivers focus on this. For example, the apprenticeship levy and national minimum wage will increase our indirect economic impacts in the UK.
- National and regional standards and policies, influence planning framework in all areas of operation. This can prevent a development or extension being given planning approval, particularly if there is a risk of negative indirect impacts. For example, in the UK, planning policy is focused on sustainable development, including economic sustainability for the wider community. At a regional level in France, UK and Ireland, city centre master plans determine planning decisions.

Our assets and developments interact with and impact on a wide range of communities and stakeholders that tend to be unique to each asset. Determining the needs of each is a complex process and we use a variety of means to address this.

We strive to ensure feedback and outcomes are reflected in our operations. Examples of where this has happened include:

- At Brent Cross, a community needs assessment has been delivered by the Consultative Access Forum and Transport Planning team. The results include the need to improve access to the river park at Brent Cross and review of future needs for social housing at the Whitefields Estate. The transport planning team has focused on supporting people to move away for travelling to the centre by car.
- Through consultation at Bishopsgate Goodsyard, the height of the buildings were reduced as a result of feedback and a focus on enterprise support.
- Each of our developments and assets has community plans focused on the needs of the local community following a stakeholder and policy mapping exercise. In Leeds, there is a focus on enterprise due to the indirect impact of the development on the local markets and small businesses in the area.

Left: Thousands attend Student Sessions held at our centres.

7.3 Local Communities

As significant items of local infrastructure our shopping centres and retail parks play an important role in generating, fostering and supporting local community activity. As was reflected in our materiality work, strong connections with our local communities are an important underpinning force on the long term value and viability of our schemes. They are drivers of footfall and important stakeholders in development control decisions. For these reasons as well as the less quantifiable but nonetheless important notion of our 'license to operate' we take community engagement and our relationships with local community stakeholders very seriously. No one has been voluntarily or involuntarily displaced or resettled by any of our developments.

Community engagement work changes across the lifecycle of our assets. During the design and development stage both formal and informal community consultation work is carried out. A variety of media from digital through to local exhibitions are used to ensure as wide a range of people from the local community are engaged with to give them the opportunity to feed into the development process and have their concerns and ideas heard.

During construction, we maintain an open dialogue with the community. Regular updates on progress along with early alerts of forthcoming disruptions and opportunities are provided. Supplier events and employment fairs are regularly run to ensure local communities benefit from the economic opportunities brought by our developments.

The operational phase of our assets has the most significant impacts on local communities. The social impact research we published in 2013 as the True Value of Shopping Centres looked in depth at some of the key issues and set an important industry first in providing quantitative data to understand the local economic and social impacts of large retail schemes over time.

We will be updating this research in 2016 as we begin to benchmark our performance in delivering positive community outcomes at asset level.

In 2015 we established a Community Engagement Framework that sets out a standardised approach to asset level community engagement activity. This builds on the three-year Community Engagement Plans put in place in 2013 which have now been completed. Our Community Engagement Report shows the range of projects, achievements and outputs across the UK portfolios. Activity has once again increased as can be seen in Table 7.2 with some excellent, innovative projects being delivered with our supplier and JV partners.

New three-year Community Engagement Plans have been put in place for each asset and are supported by objectives within the asset business plans. They retain our four themes:

- Employment and skills
- Entrepreneurship
- Young People
- Health and Wellbeing

In France, community investment activity focuses more on Employment and Local entrepreneurship. Projects addressing these areas are delivered at each local level, by centre managers and development project teams.

Each development project in France has a policy of developing a strong relationship with the town or city stakeholders. These stakeholders include local commercial and local government as well as community organisations and neighbours.

Key Local Community Engagement Projects and Initiatives

Table 7.2

ASSET	ACTIVITY	THEME	INPUT/OUTCOME
Highcross	Apprenticeships	Employment and skills/ young people	5 apprentices
Brent Cross	Job Shop	Employment	144 people into work, 87% local
Brent Cross	Educational engagement projects	Enterprise, Urban planning, employment and skills	Engagement with 650 young people
Watermark Westquay	Local employment opportunities	Employment	1104 jobs created, 40% local
Watermark Westquay	Local investment	Employment and skills, young people	£51K direct investment 2058 people engaged
Watermark Westquay	Local Investment	Entrepneurship, employment	17 local supplier events and contracts placed with 10 local companies
Watermark Westquay	Cookery classes, local curriculum support in partnership with local collges	Health and Wellbeing	57 people attended cooking classes for disadvantaged residents including ex-offenders and people with disabilities
Merthyr Tydfil	Partnership with contractor, retailrs and local council to create local jobs and investment in training provision	Employment and skills	482 Local jobs created, pre-employment training course covering customer services and employability skills to maximise the number of local people that secured worked with the new retailers.
Eliot's Field, Rugby	Creation of apprenticeships, work placements and jobs	Employment and skills	10 apprentices, 9 work placements secured and 1314 jobs created, 20% local. Site tours and curriculum support activity also delivered for local schools.
Silverburn, Glasgow	Job creation	Employment	500 jobs created.
Silverburn, Glasgow	Skills shop	Employment and skills	Skills shop established to link with the opening of the cinema
Centrale, Croydon	Croydon Partnership Community Engagement Plan	Entrepreneurship, employment and skills	£64k invested, support/engagement provided to 3334 people
Victoria Gate, Leeds	Leeds development Community Engagement Plan	Entrepreneurship, employment and skills, health and wellbeing, young people	£44k invested, support/engagement provided to 7302 people.
O'Parinor	Local investment	Solidarity, Health, economic development	€20.6k direct investment
O'Parinor	Local investment	Entrepreneurship, Employment	€10k direct investment 226 people recruited
Place des Halles	Local investment	young people, health	€4.7k direct investment
Place des Halles	Local investment	Entrepreneurship, Employment	€3.6k direct investment 119 people recruited 72 created companies for a local investment of €9.4m
Trois Fontaines	Apprentice ship	Employment and skills / Young People	1 Apprentice
Trois Fontaines	Local investment	Art & Culture Young people Economic development	€12.6k direct investment
Trois Fontaines	Local investment	Entrepreneurship, Employment	€50k direct investment 56 people recruited 276 created companies for a local investment of €16.5m
Saint Sébastien	Local investment	Solidarity	€3.0k direct investment
Saint Sébastien	Local investment	Entrepreneurship, Employment	€3.0k direct investment
Espace Saint Quentin	Local investment	Solidarity, Art & Culture	€5.0k direct investment
Espace Saint Quentin	Local investment	Entrepreneurship, Employment	€5.0k direct investment
Italie 2	Local investment	Entrepreneurship, Employment	€5.0k direct investment
Jeu de Paume	Job creation	Employment	300 personnes recruited through "les Arches de l'Emploi"
Jeu de Paume	Local investment	Entrepreneurship	€18k Direct investment 137 created companies, including 249 created jobs
Jeu de Paume	Retail city center engagement	Economic development	€104k Direct investment
Terrasses du Port	Local investment	Entrepreneurship	€8k Direct investment

7.4 Our Community Engagement in Action

Our development projects provide particularly important opportunities to deliver often much-needed support into hard to reach or under-served communities. We aim to support smaller, grass roots organisations that are close to the local communities and can often very effectively target areas of specific need.

Example of some of these types of project, supported in 2015 include:

My Outspace

One example is our support for My Outspace, an organistion provides high quality business support tailored to the needs of women entrepreneurs. It has an excellent reputation of supporting people to achieve their business aspirations. Our support enabled support to provided to 20 young women on low incomes from deprived areas within the London borough of Croydon. Participants were supported through a range of intensive training programmes for employability, business and confidence skills.

Dragons' Den in Croydon

A Dragons' Den initiative provided an opportunity to support Croydon individuals aspiring to establish a business.

Through a thorough competition process, shortlisted applicants pitched their proposal to a panel of Dragons to win start-up funding and business development mentoring. Croydon resident Keisha Emanuel secured funding to establish 'Once Upon a Cheesecake', an on-line gourmet cheesecake business.

Independent Food & Drink Academy

The Independent Food & Drink Academy, based at Leeds Beckett University is the UK's first designated centre for tailored training and business growth support for UK Independent Food and Drink Businesses. The Academy will provide a unique service to small independent enterprises such as pop-up restaurants and start-up businesses, offering advice, support and training to help their business grow in this dynamic sectors. Our support will enable 20 aspiring businesses to professionalise, grow and develop essential skills for a sustainable and profitable future.

Enterprise Challenge

Aimed at educating young people about business and teamwork, students from three primary schools across Leeds took part in our Jingle Sells Enterprise Challenge. Students had to transform their £50 seed funding into a profitable enterprise by creating and selling festive items. A team from each school had five weeks to design and make their items to sell.

The students were encouraged to work together to ensure they effectively managed their time and budget to maximise profits. The Challenge provided students with a unique and valuable experience, with an insight into the world of business.

Left & Right: TOMS take employees on a virtual trip to Peru, as part of Hammerson's Health and wellbeing day - Feel Good Friday.

7.5 Occupational and Customer Health and Safety

The health and safety of our customers and of anyone working at our sites is a material aspect for the business. Safety is directly impacted by our policies and processes and failure in this area would have an impact on business performance. This applies from construction through to operation. Whilst health and safety during the construction phase is delivered by our contractors, this is something we work closely with them on and require consistent and clear reporting.

Design Phase

We adopt best practice through the design process to ensure our assets provide a safe and secure environment for customers during operation. This includes applying industry standards such as Secured By Design and working closely with our appointed CDM Co-ordinators and Local Authority Access teams to ensure compliance with the appropriate standards. We establish disability forums for our major schemes to ensure designs are informed by people with direct experience of accessibility issues.

The Consultative Access Forum established at Brent Cross has been particularly active in feeding into the design process to support continued improvement. A similar Forum is being established for the Croydon Partnership development.

Construction Phase

The construction phase of our assets holds the highest short-term occupational health and safety risk. We work closely with our contractors to ensure these risks are minimised and regularly reported through monthly reports and Considerate Constructors Scheme audits. The construction, development and redevelopment teams have full processes in place in line with Construction (Design and Management) Regulations 2015. There is a continuous process of feedback and improvement for health and safety on site which is common across the UK construction sector. Acquisition and ready for sale processes include health and safety impacts.

Health and Safety impacts on customers through the construction phase can also include noise and air pollution. This is carefully monitored for all sites to ensure safe limits are maintained. Regular dialogue is maintained with local communities to ensure any issues are dealt with swiftly.

Operational Phase

During the operational phase of our assets, the health and safety of anyone on site as a responsibility we take very seriously. In the current complex political environment we are conscious that our assets are at risk and have implemented enhanced policies, practices and training in response. These include the formation of a Core Crisis Group and the organisation of externally facilitated simulation exercises. This is to enhance our standard health and safety regimes.

Hammerson UK is certified against the Occupational Health and Safety Assessment Series British Standard 18001. This certification confirms that Hammerson has a full health and safety management system which confirms and provides evidence of compliance against all relevant legislation and best practice guidance. In particular this includes fire management. The annual statement of intent, signed by the Director responsible for H&S, outlines aims and objectives to maintain safety and health for all employees and others who may be impacted by Hammerson business operations.

All operational policies are derived from risk management process to ensure that the right solution is implemented across all life cycle stages. Particular risks such as vertical transportation (escalator and lifts) are managed in consultation with a competent specialised company. Security is managed through working with a portfolio security provider to make sure that appropriate security practices dovetail with operational excellence. A director level core crisis group leads company management of business continuity and disaster recovery and is supported by an emergency response manual.

All statutory inspecting and testing requirements are managed via insurance company with visit reports to identify any non-compliance which are addressed within required timescales.

The internal audit process is managed through the BS18001 certification and an annual external H&S audit and fire risk assessment are also conducted to provide an independent review of all areas with any impacts are added to the company non-conformance register to determine root cause and provide corrective and preventative measures to prevent re-occurrence. All non-conformities are risk rated to ensure high risk matters are managed to protect the H&S of all people.

Product Responsibility – Customer Health and Safety

Table 7.3

G4-PR1	% significant product and service categories for which health and safety impacts are assessed for improvement	100%
G4-PR2	Total number of incidents of non-compliance with regulations and voluntary codes concerning the health and safety impacts of products and services during their life cycle, by type of outcome	1
G4-PR2	Non-compliance with regulations resulting in a fine or penalty	0
G4-PR2	Non-compliance with regulations resulting in a warning	1
G4-PR2	Non-compliance with voluntary codes	0
G4-PR2	RIDDOR reportable injuries across the investment portfolio	11 - UK 37 - France
G4-PR2	total number of dangerous occurrences, reportable injuries and fatalities to non-workers on or off a site or assets as a result of non-compliance with regulations and voluntary codes	0
G4-PR4	Total number of incidents of non-compliance with regulations and voluntary codes concerning product and service information and labelling, by type of outcomes	0
G4- EN24	total number and volume of significant spills	1 spill. 30 litres of hydraulic oil. All contained
	% Employees given health and safety training	115 UK 0 - France
G4-CRE6	% of the organisation operation operating in verified compliance with an internationally recognized health and safety management system	100%

Sustainability Certification

GRI Indicator – G4-CRE8

Table 7.4

CERTIFICATION	UK RETAIL PORTFOLIO	FRANCE RETAIL PORTFOLIO
BREEAM - NEW CONSTRUCTION	2	3
BREEAM - In use	0	3
BREEAM % portfolio covered by GIA	24%	Not available
BREEAM - % portfolio covered by number of assets	6%	46%
ISO 14001	5	0
Energy Performance Certificates	1080	55
Energy Performance Certificate % portfolio covered by GIA	68%	100%

As a major purchaser of services we are conscious of our responsibilities to ensure fair and transparent processes within tendering of contracts and, within that process, to take steps to ensure our contractors uphold similar standards through their supply chain.

Our Responsible Procurement Policy sets out our strategy and the processes we have put in place to support high environmental and social standards within our supply chain.

The Supplier Survey forms part of this process and makes our approach very clear on a number of areas including upholding international standards on human rights.

Our publication of an annual Supplier Report is designed to highlight good practice and maintain high levels of awareness of the significance of the role companies like Hammerson have in driving the expectation of high standards.

7.6 Data Quality

We have invested time and resource in developing our community data monitoring systems to establish a robust mechanism for accurately capturing data at asset level.

This is a major area of focus as the assets are significant catalysts for community engagement activity and have strong relationships with local organisations. There is still work to be done; this data is relatively complex, quantitative data often being hard to capture and outcomes and impacts subjective. Our focus will continue in this area in 2016 with the support of the update of our socio-economic impact work and its extension to our retail parks portfolio and to or French assets.

The Voluntary Investment data reported here has been input at asset level and verified at head office. We use the London Benchmarking Group to benchmark our performance and ensure our data is comparable with our peer group.

Our employee, training and health and safety performance data is based on our HR and health and safety management systems.

Health and Safety data is reported monthly at site level through our online data collection platform.

SECTION 8

CORPORATE DATA

8.1 Corporate Real Estate

In 2015 we moved our UK Head Office to Kings Cross in north London. This followed the opening of a new office in Reading, Berkshire to accommodate back office functions at the end of 2014.

We closed the Grosvenor Street premises in June 2015 and our previous office accommodation in Reading in November 2014. Both new offices were fitted out in compliance with the SKA fit out scheme and both achieved Gold ratings.

The corporate emissions data provided here is included in the Group reporting figures in Table 2.1

This page: Retail Showcase and Marketing Suite at Hammerson's Head Office in Kings Cross.

Hammerson Corporate Office Environmental Data

Table 8.1

	UNIT	GRI INDICATOR	2013	2014	2015
10 Grosvenor Street[a]					
Total CO2e Emissions scopes 1 and 2 (kgcO2e)	kgCO2e		926,731	624,158	355,519
Landlord Obtained Electricity Consumption Total L + T	kWh	G4-EN3	1,879,950	1,777,432	711,376
Landlord Supplied Tenants Electricity Consumption	kWh	G4-EN3	1,152,158	1,031,264	227,540
Hammerson Electricity Consumption		G4-EN3	727,792	746,168	483,836
Natural Gas Consumption L+T	kWh	G4-EN3	530,753	395,895	144,905
Landlord Supplied Tenants Natural Gas Consumption	kWh	G4-EN3	17,036	19,084	12,910
Hammerson Gas Consumption	kWh	G4-EN3	513,717	376,811	131,995
Hammerson Water Cosumption	m3	G4-EN8	5,063	4,513	1,897
Total Waste Quantity incl MRF	tonnes	G4-EN23	88	74	29
Net internal area	m2		2,622	2,622	2,622
Energy intensity/m2 occupied area	kWh/m2	G4-CRE1	473	428	235
Rue Cambon					
Total CO2 Emssions by scope	kgCO2e		13,163	9,853	11,481
Landlord Shared Services (electricity)	kWh	G4-EN3	215,786	161,520	166,389
Total Landlord Obtained Water L + T	m3	G4-EN8	n/a	n/a	n/a
Total Waste Quantity incl MRF, Hammerson shopfit and maintenance	tonnes	G4-EN23	n/a	n/a	n/a
Net internal area	m2		2244	2244	2244
Landlord Supplied Tenants Natural Gas Consumption	kWh	G4-EN3	0	0	0
Energy intensity/m2 net internal area	kWh/m2	G4-CRE1	96	72	74
19 Bridge Street[b]					
Total CO2 Emssions by scope	kgCO2e		31,749	28,587	n/a
Landlord Shared Services (electricity)	kWh	G4-EN3	n/a	50,324	n/a
Natural Gas Consumption L+T	kWh	G4-EN3	n/a	34,569	n/a
Total Landlord Obtained Water L + T	m3		51	182	n/a
Total occupied area	m2		417	417	n/a
Kings Place[c,e]					
Total CO2e Emissions scopes 1 and 2 (kgcO2e)	kgCO2e		n/a	n/a	90,996
Hammerson Electricity Consumption	kWh	G4-EN3	n/a	n/a	196,880
Hammerson Water Consumption	kWh	G4-EN8	n/a	n/a	n/a
Net internal area	m3		n/a	n/a	3,579
Energy intensity/m2 occupied area	kWh/m2	G4-CRE1	n/a	n/a	55
Total waste quantity	tonnes	G4-EN23	n/a	n/a	311 (100%)
Diverted from landfill	tonnes	G4-EN23	n/a	n/a	311 (100%)
NON-HAZARDOUS					
Recycled	tonnes	G4-EN23	n/a	n/a	258 (83%)
Anearobic digestion	tonnes	G4-EN23	n/a	n/a	102 (33%)
Landfilled	tonnes	G4-EN23	n/a	n/a	0 (0%)
Incinerated (used for fuel)	tonnes	G4-EN23	n/a	n/a	53 (17%)
HAZARDOUS	tonnes	G4-EN23	n/a	n/a	0 (0%)
Aquis House[d,e]					
Total CO2e Emissions scopes 1 and 2 (kgcO2e)	kgCO2e		n/a	n/a	32,468
Hammerson Electricity Consumption	kWh	G4-EN3	n/a	n/a	70,248
Hammerson Water Cosumption	m3	G4-EN8	n/a	n/a	3,179
Net internal area	m2		n/a	n/a	8,171
Energy intensity/m2 occupied area	kWh/m2	G4-CRE1	n/a	n/a	9

a Sale of Grosvenor Street. Vacated in May 2015.
b Vacated November 2014. No further landlord supply.
c Letting of new Corporate premises June 2015
d Letting of new Corporate premises November 2014.
e 15% corporate consumption estimated due to inaccurate meter reads at Kings Place and service charge information only available for Aquis House

Hammerson Corporate Office Environmental Data

(continued)

Table 8.1

HAMMERSON OWNED TRANPORT	EPRA INDICATOR	2013	2014	2015	FACTOR	SOURCE
Petroleum Consumption	GHG-Dir-Abs	n/a	2	2	0.18546	DEFRA 2015
Diesel Consumption	GHG-Dir-Abs	n/a	389	93	0.17561	DEFRA 2015
Average passenger vehicle	GHG-Dir-Abs	165	7	0	0.18943	DEFRA 2015

8.2 Our People

This section of the report includes our General Standard Disclosures on our labour force. Whilst this do not meet the threshold as a material aspect for our reporting, Hammerson employees are highly valued by the company and we routinely report on our policies, progress and outputs in relation to employment and training.

As a business with complex asset management and development functions, our human capital is a key asset. Nurturing talent is therefore an important focus. We approach this at all levels with a high quality graduate programme through to management and leadership training and a strategic approach to succession planning within and across teams. We have a number of policies and processes in place to ensure individuals and teams have access to appropriate training and to development. Whilst we have a good record on diversity across our work force, during 2015 we implemented a diversity and inclusion programme with a view to ensuring we are drawing talent from the widest possible pool. We rarely work with people on a self-employed basis.

We run the Great Place to Work Survey each year and are pleased to confirm consistently positive scores. Further information on outcomes and actions is available in the Annual Report. Hammerson's approach to sustainability received the most positive response within the survey and scores significantly above benchmark in this category.

General Standard Disclosures on Labour Force

GRI Indicator G4-10

Table 8.2

	2013	2014	2015
G4 LA1 Total workforce by employment type, contract and region			
Total number of direct employees	415	446	468
Total number of supervised workers	n/a	n/a	n/a
By region - direct employees only			
UK	300	333	324
France	115	113	144
By employee contract - direct employees only			
Number of employees under indefinite or permanent contract UK	283	314	311
Number of employees under indefinite or permanent contract France	109	108	138
Number of employees under temporary/fixed term contract UK	17	19	13
Number of employees under temporary/fixed term contract France	6	5	6
%Total permanent contract	94	95	96
%Total fixed term or temporary contract	6	5	4
By employee contract - direct employees only			
Number of employees on a full time contract UK	285	310	302
Number of employees on a full time contract France	113	108	142
Number of Hammerson's direct employees under part time contract UK	15	23	22
Number of Hammerson's direct employees under part time contract France	2	5	2
% Total full time	96	94	95
% Total part time	4	6	5

General Standard Disclosures on Labour Force

GRI Indicator G4-10 (continued)

Table 8.2

	2013	2014	2015
Breakdown of total employees by age group in percentage (%)			
21-25	7	7	32
26-34	32	35	170
35-44	31	29	112
45-54	23	22	111
55-64	6	8	41
65+	0	0	1
Less than 21	0	0	0
G4 LA1 Total number of employee turnover (for permanent employees)	60	55	86
Number of employees who left the business by gender			
UK number of female leavers during the reporting year (Hammerson's permanent employees only)	28	25	36
French number of female leavers during the reporting year (Hammerson's permanent employees only)	9	10	11
UK number of male leavers during the reporting year (Hammerson's permanent employees only)	17	24	24
French number of male leavers during the reporting year (Hammerson's permanent employees only)	6	6	15
G4 LA1 Total % of employee turnover (for permanent employees)	15	13	18
Number of employees who left the business by age UK			
Number of permanent employees 21-25 who left Hammerson during reporting year	4	2	3
Number of permanent employees 26-34 who left Hammerson during reporting year	18	10	18
Number of permanent employees 35-44 who left Hammerson during reporting year	16	15	23
Number of permanent employees 45-54 who left Hammerson during reporting year	6	9	11
Number of permanent employees 55-64 who left Hammerson during reporting year	1	3	5
Number of permanent employees under 21 who left Hammerson during reporting year	0	0	0
Number of permanent employees+65 who left Hammerson during reporting year	0	0	0
Number of employees who left the business by age France			
Number of permanent employees 21-25 who left Hammerson during reporting year	1	0	1
Number of permanent employees 26-34 who left Hammerson during reporting year	6	7	10
Number of permanent employees 35-44 who left Hammerson during reporting year	7	7	10
Number of permanent employees 45-54 who left Hammerson during reporting year	1	2	4
Number of permanent employees 55-64 who left Hammerson during reporting year	0	0	1
Number of permanent employees under 21 who left Hammerson during reporting year	0	0	0
Number of permanent employees+65 who left Hammerson during reporting year	0	0	0
G4 LA1 Total % of employee turnover (for permanent employees)	15	13	18
New joiners by gender UK			
Number of male	N/A	N/A	30
Number of female	N/A	N/A	31
New joiners by gender France			
Number of male	N/A	N/A	33
Number of female	N/A	N/A	31
Total employees by age group			
Number of Hammerson's direct employees 21 25	31	29	32
Number of Hammerson's direct employees 26-35	133	156	170
Number of Hammerson's direct employees 35-44	129	130	112
Number of Hammerson's direct employees 45-54	96	96	111
Number of Hammerson's direct employees 55-64	25	34	41
Number of Hammerson's direct employees more than 65	1	1	2
Number of Hammerson's direct employees under 21 years old	0	0	0

General Standard Disclosures on Labour Force

GRI Indicator G4-10 (continued)

Table 8.2

		2013	2014	2015
Total employees by gender				
Hammerson's female direct employees (includes contractors)	#	227	245	251
Hammerson's male direct employees (includes contractors)	#	188	201	217
Total gender by region				
Number of female employees in France	#	60	55	69
Number of male employees in France	#	55	58	75
Number of female employees in UK	#	167	190	182
Number of male employees in UK	#	133	143	142
Total employees by Category				
Number of employees in Category 1 (Senior Management)	#	41	34	54
Number of employees in Category 2 (Other staff)	#	226	250	250
Number of employees in Category 3 (Support Staff)	#	143	156	151
Women in the workforce				
KR1 % Female Employees	%	55	55	54
% Females in Senior Management	%	10	41	36
KR3 % Females on the Board of Directors	%	22	22	22
KR4 % Females working full time	%	93	91	93
KR4 % Females working part time	%	7	10	7
Flexible working				
KR17 % Flexible working requests accepted	%	100	70	83
KR6 % Employees working flexible hours due to parental and carer responsibility	%	4	4	5
G4 HR3 Total number of incidents of discrimination	#	0	0	0
KR7 % Permanent employees who received diversity training	%	0	2	9
KR16 % Employees who answered the "Great Place to Work" survey who are from a racial or ethnic minority (UK Only)	%	0	0	Not asked
Employee satisfaction and career development				
G4 LA11 % permanent employees receiving regular performance and career development reviews	%	100	100	100
KR18 % Volunteering day entitlements taken up by employees	%	100	66	86
Satisfaction with Hammerson				
KR9 % Total employees responding to employee survey	%	87	84	81
KR10 % Employees who indicated a positive level of satisfaction at Hammerson	%	37	84	78
KR11 % Employees who responded positively to "This workplace is working to reduce its environmental impact"	%	Not asked	Not asked	89
KR11 % Employees who responded positively to "The organisation manages its impact upon society responsibly"	%		Not asked	90
G4-11 % Employees covered by Collective Bargaining Agreements	%	0	0	0

8.3 Direct Economic Impacts

Knowledge and Reporting Transparency and Reporting Performance Indicators

Prepared on accruals basis

Table 8.3

G4 EC1 DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED	UNIT	2010	2011	2012	2013	2014	2015	NOTES	NOTES
Direct economic value generated									
Revenues									
Gross rental income	£m	332.0	344.1	325.6	328.6	344.1	366.4	Note 2	
Service charge income	£m	59.9	59.8	58.5	59.0	59.7	63.1	Note 2	
Management fee income (net)	£m	9.6	5.8	6.6	6.9	5.6	6.0	Note 2	
Interest receivable	£m	9.8	5.2	6.5	6.5	9.0	15.7	Note 7	
Share of results from VR & VIA/Other income	£m	0.0	0.0	4.3	12.9	16.9	20.9	Notes 2/12/13	
Proceeds from disposals	£m	482.4	272.8	584.2	261.1	123.0	185.1	MPC	Net proceeds (P&L)
Sub total	£m	893.7	687.7	985.7	675.0	558.3	657.2	Formulae	
Direct economic value distributed									
Operating costs									
Other property outgoings	£m	39.5	37.8	31.8	28.5	28.1	34.5	Note 2	Includes ground rent & rents payable
Service charge expenses	£m	67.7	70.1	69.4	68.9	70.1	76.4	Note 2	
Other administration costs (excl. staff costs)	£m	15.7	19.3	16.6	17.3	20.5	18.0	Note 2	Adjt re. staff costs recharged to tenants and capitalised
F&F expenditure		0.1	1.2	0.3	0.9	1.8	3.8	Agresso	UK only as French data immaterial (5800-5850 gbv costs only)
Capital expenditure	£m	292.5	476.9	559.1	388.0	566.3	313.0	MPC	Additions at cost (excl. capitalised interest)
Operating costs	£m	188.6	220.4	277.0	307.6	118.7	128.9	Formulae	
Total staff costs (incl. social security)	£m	37.4	42.1	44.9	44.0	44.7	48.8	Note 4	
Interest	£m	113.2	117.6	120.5	115.9	113.9	123.9	Note 7	Exclude capitalised interest & FV movements
Dividends	£m	91.5	92.3	120.9	130.1	139.5	165.2	Note 9	As per Consolidated Change in Equity
Sub total		204.7	209.9	241.4	246.0	253.4	289.1	Formulae	
Tax paid - current	£m	0.6	0.7	0.4	0.8	0.9	1.6	Note 2	Accruals basis - not cash flow
Total costs		431.3	473.1	563.7	598.4	417.7	468.4	Formulae	
Direct economic value retained	£m	462.4	214.6	422.0	76.6	140.6	188.8	Formulae	
G4 EC4 Significant financial assistance received from government	GBP	0	0	0	0	0	0		

Above figures on a proportionally consolidated basis, excluding VR & VIA 2013 & 2012 include discontinued operations

SECTION 9

DATA COVERAGE

We report on our material aspects for all assets over which we have managerial control, either directly or through a directly contracted third party.

We do not report on assets in which we have only an investment interest or in which we hold only debt or other financial instruments. Within our whole portfolio reporting we do not include assets which were purchased during the reporting year, however, these will be included within our Group GHG emissions data.

The tables below set out the retail assets we have reported against since 2010. Our reporting separates out our whole portfolios from our like-for-like portfolios – those assets we have held consistently over the relevant reporting period.

We have published a set of Connected Reporting Framework data since 2010. The CRF sets out some of the key financial impacts of the environmental performance of our portfolios.

All Properties Included in 'Whole Portfolio' Calculations

Table 9.1

HAMMERSON UK SHOPPING CENTRE PORTFOLIO	2010	2011	2012	2013	2014	2015
Brent Cross, London	Y	Y	Y	Y	Y	Y
Bullring, Birmingham	Y	Y	Y	Y	Y	Y
Highcross, Leicester	Y	Y	Y	Y	[y]	Y
Queensgate, Peterborough	Y	Y	Y	Sold 2013	n/a	[n/a]
Silverburn, Glasgow[e]	Y	Y	Y	Y	Y	Y
The Oracle, Reading	Y	Y	Y	Y	Y	Y
Centrale, Croydon	n/a	n/a	Y	Y	Y	Y
Union Square, Aberdeen	Y	Y	Y	Y	Y	Y
WestQuay, Southampton	Y	Y	Y	Y	Y	Y
Monument Mall, Newcastle	n/a	n/a	n/a	Opened 2012	Y	Sold 2015
Victoria Quarter, Leeds	n/a	n/a	Acquired 2012	Y	Y	Y
Cabot Circus, Bristol[a]	n/a	n/a	n/a	n/a	N	Y
Whitgift, Croydon	n/a	n/a	n/a	n/a	N	Y
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO						
Bercy 2	Y	Y	Y	Y	Y	Sold 2015
Espace, Saint Quentin	Y	Y	Y	Y	Y	Y
Grand Maine	Y	Y	Y	Y	Y	Sold 2015
Italie 2, Paris	Y	Y	Y	Y	Y	Y
Les 3 Fontaines, Cergy-Pontoise	Y	Y	Y	Y	Y	Y
O'Parinor Shopping Centre, Aulnay-sous-Bois	Y	Y	Y	Y	Y	Y
Place des Halles, Strasbourg	Y	Y	Y	Y	Y	Y
Les Terrasses du Port, Marseille	n/a	n/a	n/a	n/a	Opened 2014	Y
Nicetoile, Nice	n/a	n/a	n/a	n/a	Aquired 2014	Y
Saint Sebastien, Nancy	n/a	n/a	n/a	n/a	Aquired 2014	Y
SQYOuest, Saint Quentin	n/a	Acquired 2011	Y	Y	Y	Y
HAMMERSON UK RETAIL PARKS PORTFOLIO						
Abbey Retail Park, Belfast	Y	Y	Y	Y	Y	Y
Abbotsinch Retail Park, Glasgow	n/a	n/a	Aquired 2012	Y	Y	Y
Battery Retail Park, Birmingham	Y	Y	Y	Y	Y	Y
Brent South Shopping Park, Brent Cross	Y	Y	Y	Y	Y	Y
Cathedral Lanes, Coventry	n/a	Acquired 2011	Y	Y	Sold 2014	N
Central Retail Park (1 & 2), Falkirk	Y	Y	Y	Y	Y	Y
Cleveland Retail Park, Middlesborough	Y	Y	Y	Y	Y	Y
Cyfarthfa Retail Park, Merthyr Tydfil	Y	Y	Y	Y	Y	Y
Dallow Road, Luton Warehouse	Y	Y	Y	Y	Y	Y
Drakehouse Retail Park, Sheffield	Y	Y	Y	Y	Y	Sold 2015
East Kent Retail Park, Thanet	n/a	n/a	Yg	Y	Y	Y
Elliot's Field, Rugby	n/a	n/a	n/a	n/a	n/a	Opened 2015
Fife Central Retail Park, Kirkcaldy	Y	Y	Y	Y	Y	Y

a Under Hammerson operational Control from November 2014.
b Following completion of the sale of the Hammerson Office Portfolio in June 2013, from 2014 we will only report our corporate office data.
c Rugby Retail Park previously unreported due to an administrative error
d 10 Grosvenor Street sold in 2015
e Removed from LfL portfolio due to extension
f Data captured for rented space. Not Hammerson owned.
g Part of development of Westwood Gateway
h Now Elliot's Field Shopping Park

All Properties Included in 'Whole Portfolio' Calculations (continued)

Table 9.1

HAMMERSON UK RETAIL PARKS PORTFOLIO (continued)	2010	2011	2012	2013	2014	2015
Imperial Retal Park, Bristol	n/a	n/a	Aquired 2012	Y	Y	Y
Lakeside Leisure Park, Thurrock	n/a	n/a	Aquired 2012	Y	Y	Y
Lakeside Extra Retail Park, Thurrock	n/a	n/a	Aquired 2012	Y	Y	Y
Lakeside Tunnel Retail Park, Thurrock	n/a	n/a	Aquired 2012	Y	Y	Y
Manor Walks Shopping Centre, Cramlington	Y	Y	Y	Y	Y	Y
Parc Tawe Retail Park, Swansea	Y	Y	Y	Y	Y	Y
Ravenhead Retail Park, St Helens	Y	Y	Y	Y	Y	Y
Rugby Retail Park, Rugby	n/a	Acquired 2011	N	N	Nh	Y
St Oswalds Retail Park, Gloucester	Y	Y	Y	Y	Y	Y
Telford Forge Retail Park	n/a	n/a	Aquired 2012	Y	Y	Y
The Broadway, Didcot	Y	Y	Y	Y	Y	Y
The Orchard Centre, Didcot	Y	Y	Y	Y	Y	Y
Westmorland Retail Park, Cramlington	Y	Y	Y	Y	Y	Y
Westwood Gateway Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Westwood Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Wrekin Retail Park, Telford	Acquired 2010	Y	Y	Y	Y	Y
HAMMERSON FRANCE RETAIL PARKS PORTFOLIO						
Villebon 2, Villbon-sur-Yvette	Y	Y	Y	Y	Y	Y
HAMMERSON CORPORATE PORTFOLIO[B]						
10 Grosvenor Street, London	Y	Y	Y	Y	Y	Sold 2015
19 Bridge Street, Reading	Y	Y	Y	Y	Sold 2014	n/a
Aquis House, Reading	n/a	n/a	n/a	n/a	Yf	Y
Kings Place, London	n/a	n/a	n/a	n/a	n/a	Yf
Rue Cambon, Paris	n/a	n/a	n/a	Y	Y	Y

a Under Hammerson operational Control from November 2014.
b Following completion of the sale of the Hammerson Office Portfolio in June 2013, from 2014 we will only report our corporate office data.
c Rugby Retail Park previously unreported due to an administrative error
d 10 Grosvenor Street sold in 2015
e Removed from LfL portfolio due to extension
f Data captured for rented space. Not Hammerson owned.
g Part of development of Westwood Gateway
h Now Elliot's Field Shopping Park

All properties included in the like-for-like calculations.

In accordance with EPRA guidance we only report data for assets where we have data for previous 24 months or more. The table below sets out the assets included within our like-for-like portfolio analysis.

Property Coverage For The Following Indicators

Table 9.2

HAMMERSON UK SHOPPING CENTRE PORTFOLIO	2010	2011	2012	2013	2014	2015
Brent Cross, London	Y	Y	Y	Y	Y	Y
Bullring, Birmingham	Y	Y	Y	Y	Y	Y
Highcross, Leicester	Y	Y	Y	Y	Y	Y
The Oracle, Reading	Y	Y	Y	Y	Y	Y
Union Square, Aberdeen	Y	Y	Y	Y	Y	Y
WestQuay, Southampton	Y	Y	Y	Y	Y	Y
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO						
Espace, Saint Quentin	Y	Y	Y	Y	Y	Y
Italie 2, Paris	Y	Y	Y	Y	Y	Y
Les 3 Fontaines, Cergy-Pontoise	Y	Y	Y	Y	Y	Y
O'Parinor Shopping Centre, Aulnay-sous-Bois	Y	Y	Y	Y	Y	Y
Place des Halles, Strasbourg	Y	Y	Y	Y	Y	Y
HAMMERSON UK RETAIL PARKS PORTFOLIO						
Abbey Retail Park, Belfast	Y	Y	Y	Y	Y	Y
Battery Retail Park, Birmingham	Y	Y	Y	Y	Y	Y
Brent South Shopping Park, Brent Cross	Y	Y	Y	Y	Y	Y
Central Retail Park (1 & 2), Falkirk	Y	Y	Y	Y	Y	Y
Cleveland Retail Park, Middlesborough	Y	Y	Y	Y	Y	Y
Cyfarthfa Retail Park, Merthyr Tydfil	Y	Y	Y	Y	Y	Y
Dallow Road Retail Park, Luton Warehouse	Y	Y	Y	Y	Y	Y
Fife Central Retail Park, Kirkcaldy	Y	Y	Y	Y	Y	Y
Manor Walks Shopping Centre, Cramlington	Y	Y	Y	Y	Y	Y
Parc Tawe Retail Park, Swansea	Y	Y	Y	Y	Y	Y
Ravenhead Retail Park, St Helens	Y	Y	Y	Y	Y	Y
St Oswalds Retail Park, Gloucester	Y	Y	Y	Y	Y	Y
The Broadway, Didcot	Y	Y	Y	Y	Y	Y
The Orchard Centre, Didcot	Y	Y	Y	Y	Y	Y
Westmorland Retail Park, Cramlington	Y	Y	Y	Y	Y	Y
Westwood Gateway Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Westwood Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Wrekin Retail Park, Telford	Y	Y	Y	Y	Y	Y
HAMMERSON FRANCE RETAIL PARKS PORTFOLIO						
Villebon 2, Villbon-sur-Yvette	Y	Y	Y	Y	Y	Y

All Properties Included in Connected Reporting Framework

Table 9.3

HAMMERSON UK SHOPPING CENTRE PORTFOLIO	2010	2011	2012	2013	2014	2015
Brent Cross, London	Y	Y	Y	Y	Y	Y
Bullring, Birmingham	Y	Y	Y	Y	Y	Y
Highcross, Leicester	Y	Y	Y	Y	Y	Y
Queensgate, Peterborough	Y	Y	Y	Sold 2013	n/a	n/a
Silverburn, Glasgow[e]	Y	Y	Y	Y	Y	Y
The Oracle, Reading	Y	Y	Y	Y	Y	Y
Centrale, Croydon	n/a	n/a	Y	Y	Y	Y
Union Square, Aberdeen	Y	Y	Y	Y	Y	Y
WestQuay, Southampton	Y	Y	Y	Y	Y	Y
Monument Mall, Newcastle	n/a	n/a	n/a	Opened 2012	Y	Sold 2015
Victoria Quarter, Leeds	n/a	n/a	Acquired 2012	Y	Y	Y
Cabot Circus, Bristol[a]	n/a	n/a	n/a	n/a	N	Y
Whitgift, Croydon	n/a	n/a	n/a	n/a	N	Y
HAMMERSON FRANCE SHOPPING CENTRE PORTFOLIO						
Bercy 2	Y	Y	Y	Y	Y	Sold 2015
Espace, Saint Quentin	Y	Y	Y	Y	Y	Y
Grand Maine	Y	Y	Y	Y	Y	Sold 2015
Italie 2, Paris	Y	Y	Y	Y	Y	Y
Les 3 Fontaines, Cergy-Pontoise	Y	Y	Y	Y	Y	Y
O'Parinor Shopping Centre, Aulnay-sous-Bois	Y	Y	Y	Y	Y	Y
Place des Halles, Strasbourg	Y	Y	Y	Y	Y	Y
Les Terrasses du Port, Marseille	n/a	n/a	n/a	n/a	Opened 2014	Y
Nicetoile, Nice	n/a	n/a	n/a	n/a	Acquired 2014	Y
Saint Sebastien, Nancy	n/a	n/a	n/a	n/a	Acquired 2014	Y
SQYOuest, Saint Quentin	n/a	Acquired 2011	Y	Y	Y	Y

a Under Hammerson operational Control from November 2014.
b Following completion of the sale of the Hammerson Office Portfolio in June 2013, from 2014 we will only report our corporate office data.
c Rugby Retail Park previously unreported due to an administrative error
d 10 Grosvenor Street sold in 2015
e Removed from LfL portfolio due to extension
f Data captured for rented space. Not Hammerson owned.
g Part of development of Westwood Gateway
h Now Elliot's Field Shopping Park

All Properties Included in Connected Reporting Framework (continued)

Table 9.3

HAMMERSON UK RETAIL PARKS PORTFOLIO	2010	2011	2012	2013	2014	2015
Abbey Retail Park, Belfast	Y	Y	Y	Y	Y	Y
Abbotsinch Retail Park, Glasgow	n/a	n/a	Acquired 2012	Y	Y	Y
Battery Retail Park, Birmingham	Y	Y	Y	Y	Y	Y
Brent South Shopping Park, Brent Cross	Y	Y	Y	Y	Y	Y
Cathedral Lanes, Coventry	n/a	Acquired 2011	Y	Y	Sold 2014	N
Central Retail Park (1 & 2), Falkirk	Y	Y	Y	Y	Y	Y
Cleveland Retail Park, Middlesborough	Y	Y	Y	Y	Y	Y
Cyfarthfa Retail Park, Merthyr Tydfil	Y	Y	Y	Y	Y	Y
Dallow Road, Luton Warehouse	Y	Y	Y	Y	Y	Y
Drakehouse Retail Park, Sheffield	Y	Y	Y	Y	Y	Sold 2015
East Kent Retail Park, Thanet	n/a	n/a	Yg	Y	Y	Y
Elliot's Field, Rugby	n/a	n/a	n/a	n/a	n/a	Opened 2015
Fife Central Retail Park, Kirkcaldy	Y	Y	Y	Y	Y	Y
Imperial Retal Park, Bristol	n/a	n/a	Acquired 2012	Y	Y	Y
Lakeside Leisure Park, Thurrock	n/a	n/a	Acquired 2012	Y	Y	Y
Lakeside Extra Retail Park, Thurrock	n/a	n/a	Acquired 2012	Y	Y	Y
Lakeside Tunnel Retail Park, Thurrock	n/a	n/a	Acquired 2012	Y	Y	Y
Manor Walks Shopping Centre, Cramlington	Y	Y	Y	Y	Y	Y
Parc Tawe Retail Park, Swansea	Y	Y	Y	Y	Y	Y
Ravenhead Retail Park, St Helens	Y	Y	Y	Y	Y	Y
Rugby Retail Park, Rugby	n/a	Acquired 2011	N	N	Nh	Y
St Oswalds Retail Park, Gloucester	Y	Y	Y	Y	Y	Y
Telford Forge Retail Park	n/a	n/a	Acquired 2012	Y	Y	Y
The Broadway, Didcot	Y	Y	Y	Y	Y	Y
The Orchard Centre, Didcot	Y	Y	Y	Y	Y	Y
Westmorland Retail Park, Cramlington	Y	Y	Y	Y	Y	Y
Westwood Gateway Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Westwood Retail Park, Thanet	Y	Y	Y	Y	Y	Y
Wrekin Retail Park, Telford	Acquired 2010	Y	Y	Y	Y	Y
HAMMERSON FRANCE RETAIL PARKS PORTFOLIO						
Villebon 2, Villbon-sur-Yvette	Y	Y	Y	Y	Y	Y
HAMMERSON CORPORATE PORFOLIO[B]						
10 Grosvenor Street, London	Y	Y	Y	Y	Y	Sold 2015
19 Bridge Street, Reading	Y	Y	Y	Y	Sold 2014	n/a
Aquis House, Reading	n/a	n/a	n/a	n/a	Yf	Y
Kings Place, London	n/a	n/a	n/a	n/a	n/a	Yf
Rue Cambon, Paris	n/a	n/a	n/a	Y	Y	Y

SECTION 10

ABOUT THIS REPORT

10.1 Reporting Timelines and Boundaries

The data contained within this report covers the period 1 January – 31 December 2015. The previous report, published in May 2015, covered the previous calendar year.

Hammerson's operations include development, asset management and investment. Our reporting boundary includes the impacts of assets over which we have operational control, and our development activities. We do not provide data on assets in which we have only an investment interest. We do, however, work with our co-investors to support the setting of appropriate sustainability strategy and this is reported through a GRI Disclosure of Management Approach.

As a landlord we have direct control over a relatively limited proportion of space within our assets. For our major environmental impacts we report only on those areas. Data coverage includes properties where we directly control or manage the provision of shared utility services and where we have data for a minimum period of two years over which time the asset has not undergone development activity that would have significantly affected performance.

We do not report on properties that are let on FRI leases or on properties disposed of or acquired during the reporting period. In areas where we have significant influence such as: outsourced procurement arrangements, tenant energy consumption where covered by operating leases, agreements with joint venture partners and co-owners and our employees behaviour, we report through a GRI Disclosure of Management Approach. Performance data relating to our supply chain and retailer tenants is provided where available alongside narrative to explain trends.

The full list of assets and our level of reporting against them is provided in Tables 9.1, 9.2 and 9.3.

10.2 GRI Aspects and Indicators

Hammerson is committed to the promotion of greater transparency and robustness in reporting as we se this as fundamental to supporting the move to a more sustainable economy.

We have used the GRI CRESS as reporting mechanism since its inception and this report has been drafted in accordance with GRI G4 Core requirements. Our aim is to provide the clearest possible statement of our performance over time and to enable our stakeholders and other interested parties to understand and analyse this.

Our material aspects are set out in Table 1.1 on page 19. Tables 10.1 and 10.2 set out the General and Specific Standard disclosures included within this report to comply with the GRI requirements.

Right: Highcross welcoming new retailers with a community event.

General Standard Disclosures

Table 10.1

GENERAL STANDARD DISCLOSURES	PAGE NUMBER (OR LINK)	EXTERNAL ASSURANCE
Strategy And Analysis		
G4-1	CEO statement	
Organizational Profile		
G4-3	Annual Report and Accounts	
G4-4	Annual Report and Accounts	
G4-5	Annual Report and Accounts	
G4-6	Annual Report and Accounts	
G4-7	Annual Report and Accounts	
G4-8	Annual Report and Accounts	
G4-9	Annual Report and Accounts Business Review pp. 22-42 /Financial tables	
G4-10	HR tables	
G4-11	HR tables	
G4-12	Supply chain section in introduction, p.X	
G4-13	Annual Report and Accounts pp. 22-42, 149-156	
G4-14	Introduction rIsk section	
G4-15	CEO statement	
G4-16	Table x page 13	
Identified Material Aspects And Boundaries		
G4-17	AR pp.162-165	
G4-18	Introduction	
G4-19	Introduction and this table	
G4-20	Introduction aspects and boundaries, asset table	
G4-21	Introduction aspects and boundaries, asset table	
G4-22	Restatements section in data sections	
G4-23	Introduction aspects and boundaries, asset table	
Stakeholder Engagement		
G4-24	stakeholder section of introduction	
G4-25	stakeholder section of introduction	
G4-26	stakeholder section of introduction	
G4-27	stakeholder section of introduction	
Report Profile		
G4-28	Introduction	
G4-29	Introduction	
G4-30	Introduction	
G4-31	Introduction	
G4-32	Introduction	
G4-33	Introduction	
Governance		
G4-34	Annual Report and Accounts, p.69, /PP Website: Vision and approach/ Governance Structure	
Ethics And Integrity		
G4-56	Annual Report and Accounts p.69, Stakeholder employee section	

Specific Standard Disclosures

Table 10.2

DMA AND INDICATORS	PAGE NUMBER (OR LINK)	IDENTIFIED OMISSION(S)	EXTERNAL ASSURANCE
Category: Economic			
Material Aspect: Indirect Economic Impacts			
G4-Dma	Section 7, page 30		
G4-Ec8	Community Engagement		
Category: Environmental			
Material Aspect: Materials			
G4-DMA	Page 28		
G4-EN2	Section 6 intro, sustainable development framework	We do not record the % of recycled and re-used input materials by category as we do not directly procure materials We will look into the feasibility/value of collecting this information in future reporting years	
Material Aspect: Energy			
G4-DMA	Section 2 intro, sustainable development framework		
G4-EN3	Pages 15 – 18 Tables 2.1 - 2.4		
G4-EN6	Connected reporting framework		
G4-EN7	Table 2.7, page 21	Reductions related specifically to energy efficiency initiatives can not be reported as they related to integrated mechanical and electronic equipment which is not separately submetered.	
CRE1	Tables 2.2, 2.4		
Material Aspect: Water			
G4-DMA	Section 3 introduction		
G4-EN8	Pages 22-23, Tables 3.1,3.2		
CRE2		We do not report a water intensity metric for Retail Parks as we use car park spaces to normalise data for this portfolio and this has no relationship to water consumption. Our water consumption in Retail Parks relates to irrigation and landscaping	
Material Aspect: Emissions			
G4-DMA	Introduction p.11 and Section 2 Introduction, p.15		
G4-EN15	Tables 2.1,2.4		External assurance of carbon data provided by Deloitte
G4-EN16	Table 2.4		External assurance of carbon data provided by Deloitte
G4-EN17	Tables 2.1, 2.4, 2.6		External assurance of carbon data provided by Deloitte
G4-EN19	Tables 2.4	Reductions related specifically to initiatives can not be reported as they related to integrated mechanical and electronic equipment for which impacts can not be separated	External assurance of carbon data provided by Deloitte
G4-EN20	Table 2.5		External assurance of carbon data provided by Deloitte
CRE3	Table 2.4		External assurance of carbon data provided by Deloitte

Specific Standard Disclosures (continued)

Table 10.2

DMA AND INDICATORS	PAGE NUMBER (OR LINK)	IDENTIFIED OMISSION(S)	EXTERNAL ASSURANCE
Material Aspect: Effluents and Waste			
G4-DMA	Section 4.1		External assurance of waste provided by Deloitte
G4-EN23	Table 4.1		External assurance of waste provided by Deloitte
G4-EN24	Table 7.4		External assurance of waste provided by Deloitte
Material Aspect: Products and Services			
G4-DMA	Energy, Section 2 Introduction; Waste; Water, Section 3 Introduction; Development and Resource Use and Materials Page 28; Effluents and Waste, Section 4.1		
G4-EN27	Page 28,Table 6.1,		
Material Aspect: Local Communities			
G4-DMA	Page 30		
G4-SO1	Table 7.1, Page 30		
CRE7	Page 30		
Sub-Category: Product Responsibility			
Material Aspect: Customer Health and Safety			
G4-DMA	Page 33		
G4-PR1	Page 33, Table 7.3		
G4-PR2	Page 33, Table 7.4		
Material Aspect: Product and Service Labelling			
G4-DMA	Section 6 Development and Research Use		
G4-PR3	Table 7.5, Page 34		
G4-PR2	Table 7.4, Page 33		
CRE8	Table 7.5 Page 34	Data for % coverage by GIA for the French portfolio is currently unavailable. We are looking to ensure this is available for our next reporting cycle.	

10.3 Data Quality

Our comprehensive environmental data management system, implemented in 2011 continues to improve the level of accuracy in our data and the efficiency of the reporting process. We have a high level of confidence in the accuracy of the data we are reporting. This was supported by the independent verification process undertaken for our 2013, 2014 and 2015 GHG emissions reporting.

Nonetheless, the collection and analysis of environmental data, particularly utility data and data from our French assets remains challenging. Our continuing data reviewing and testing process has again revealed some inaccuracies in data reported previously and these have been corrected and restated in the tables below and annotated accordingly.

During 2015 we set out to substantially improve the regularity and consistency of reporting from our French portfolio having taken the overall management of these assets in-house. This has been achieved with the on-site teams regularly entering data directly into the Credit 360 platform. This is beginning to allow closer monitoring of year-on-year performance of these assets which we anticipate being an increasingly valuable tool in demand management.

Similarly, we have introduced a new level of monitoring to our utility data for the UK Retail Parks portfolio. Meter and bill verification is being carried out by a third party before data is uploaded into our data platform.

The focus for 2016 will be on automating data uploads where this is possible. We collect multiple data points from over 40 sets each month. Automated upload will ease the burden on our teams whilst improving accuracy of data. However it is not without its challenges within a portfolio of assets of a variety of ages and locations. We have begun the process by achieving automated upload of energy data for half hourly electricity data for the Retail Parks portfolio.

Method of Collection

Utility and waste data is entered into our data management system on a monthly basis for the managed assets. This data is drawn from manual meter readings, invoices and data provided by our energy bureau service. The data is verified at two levels: by the Environmental and Energy Manager and the Environmental Data Analyst or Head of Sustainability.

- Data is entered on a monthly basis for all of our UK and French shopping centres.
- Data is provided on a monthly and quarterly basis by our external property managers for our Retail Parks, with some energy data now automatically uploaded.

Estimated Data

Whilst we make every effort to ensure our reporting is based on actual data there are inevitably instances where estimations are necessary. These are calculated in one of two ways:

i) Based on actual data for the same month in the previous year

ii) Based on invoices from utility providers

Less than 1% of utility data is estimated in our 2015 CR Report and this is indicated in the relevant charts in Section 2 of the report.

Data Quality – UK Shopping Centres

For electricity and natural gas we remain confident of the data. Responsibility for data entry is allocated to individuals at Centre Level and verified by our Environmental and Energy Manager within the Sustainability Team at head office for the UK assets and by the Head of CR France for the French Assets. The Environmental Data Analyst within the head office Sustainability Team provides consistent data monitoring. Support and regular training are provided to the Centre Teams and third party property managers, to ensure they are using the data management system correctly. They all have access to the system and are able to monitor performance to identify anomalies.

The majority of data is taken from manual or automatic meter readings carried out monthly. Where estimates are used this is noted in the system and they are subsequently confirmed through readings and billed data.

Imported thermal energy consumption from the district heating and cooling system at West Quay is taken from manual readings.

For the French Shopping Centres, data is provided for all areas other than areas controlled by the co-ownership associations in Italie 2 and Place des Halles. Obtaining reliable energy data for these areas remains difficult so it is not included within the data set.

Data Quality – UK Retail Parks

Management of the Retail Parks Portfolio is carried ou for Hammerson by Workman, a third party contractor. The Hammerson Sustainability Team has been working closely with the Workman Sustainability Team and Property Managers to improve data capture and to validate previously entered data. This has again revealed some inaccuracies in reporting which are detailed below. We are confident that the utilities data reported for the retail parks for 2015 is accurate.

Transport

Fuel consumed for business travel has been provided for 2015. Data coverage includes fleet transport for the global business, air travel for the global business and trains and taxis for the UK business.

Emissions associated with visitor travel to our shopping centres is calculated based on the 2011 UK Survey of visitor journeys and annual footfall to our centres. For car journeys we assumed 2.4 heads per vehicle and an average of 11.91 miles per round trip, based on the BCSC 2008 report 'Contribution of the Retail Sector to the Economy'.

Mandatory GHG Reporting

Our 2015 mandatory GHG report covers the period from 1 October 2014 to 30 September 2015. This is a different time period from that covered by our financial reporting and that used in our Connected Reporting Framework. This period was selected to ensure accurate reporting of emissions data both this year and in future years as this will form the base year for our future mandatory reporting. Our voluntary reporting will continue to mirror our financial reporting year for consistency.

Our 2015 Annual Report and Accounts provides intensity metrics both for our mandatory GHG emissions and within our Connected Reporting Framework. The following intensity metrics are used:

Mandatory GHG emissions - metric ton CO2e/£m adjusted profit before tax. This metric was selected as we believe it provides a clear indicator of carbon emissions relative to business activity. It reflects profits from all business activity but excludes variations in capital value of assets making it a meaningful metric against which to measure our efficiency in terms of GHG emissions over time. As a standard accounting term it can also aid comparison of Hammerson's GHG Emissions performance with that of other businesses.

- Intensity metrics are provided for Scopes 1, 2 and 3 emissions on a global basis. The intensity factor, adjusted profit before tax, has been adjusted to reflect the Q4-Q3 reporting period adopted for our mandatory GHG reporting. This figure has not been financially audited.
- Our Scope 3 reporting includes our business travel, waste arisings and water consumption.
  - Business travel
    - Rail, air, personal car and taxi journeys for the UK have been included. Taxi journeys of 5 miles or less in the UK and all taxi journeys in France have been excluded.
  - Waste
    - CO2e for waste arisings from our corporate estate and managed assets are provided.
  - Water
    - CO2e for water consumption from our corporate estate and managed assets is provided.

Connected Reporting Framework

The table below sets out how we calculate the data included within the Connected Reporting Framework at Table 5.1.

CRF Methodological Notes

Table 10.3

INDICATOR	DEFINITION	DATA COVERAGE	DATA QUALIFYING NOTE AND PRINCIPLES APPLIED
Energy cost	Charges for building energy consumption (excluding transport), including standing charges and environmental taxes (e.g. Climate Change Levy)	All properties included in 2010, 2011, 2012, 2013, 2014	Source of cost data use, in order of priority
		For all energy types with kWh consumption, we include corresponding energy cost	Cost information from bills where available
		All Hammerson obtained energy (including sub metered tenant consumption)	Unit cost data from assets, then multiplied by consumption
Water cost	Charges for both water and wastewater along with standing charges and any water/ environmental taxes	All UK and French managed properties included	Where neither of the above has been provided by the assets, the average unit cost in that year for that property type (preferably from the same country) is multiplied by the consumption
Waste cost	Standing charges, landfill/environmental taxes (e.g. Landfill Tax in the UK), labor costs, and equipment rental	Inclusion of all managed properties where data is available	Cost information provided by the assets
Climate change levy expenditure (UK only)	Amount of electricity and gas upon which Climate change Levy is due and the appropriate Levy	Climate Change Levy only applied across our UK Shopping Centres until October 2014 when we negotiated a new Green Energy contract. Only two of our UK Retail Park properties are exempt from CCL	0.541p per kWh for electricity and 0.188p for natural gas
Energy efficiency investments	Examples of energy efficiency investments include the replacement of lighting systems, voltage optimisation, natural ventilation, upgrade of Building Management systems, any work related to the insulation of buildings	Across all portfolios where applicable.	
Investments in waste management improvements	Includes: Low capital investment rechargeable through the service charge and capital investment	Across all portfolios where applicable.	
	Examples: acquisition of composter and bailers, improvement of onsite facilities for the segregation of waste	Across all portfolios where applicable.	
Investments in water management improvements	Examples of water management improvements can include water saving devices at fit out, change to the chilling systems under landlord control and a standardised water efficient brief for centre toilet refurbishments		

10.4 Emissions Factors

Our environmental data management system applies a range of carbon emissions factors to our Scope 1, 2 and 3 emissions.

The following emissions factor sources have been used to calculate our 2015 GHG emissions:

- DEFRA 2015 GHG emissions factors for Company Reporting and additional sources including, but not limited to, IEA and Cofely.

Under the new Scope 2 GHG protocol we are required to report our Scope 2 emissions using both market-based and location-based methods. However our utility provider has been unable to provide specific emissions factors for our renewable energy contract to calculate emissions using the market based approach so we are unable to publicise market based figures for 2015.

10.5 Exceptions and Restatements Variations

2012 gas consumption data for our UK Retail Parks Portfolio, whole portfolio and the Like-for-Like has been restated due to an error in reporting at one asset.

This gas restatement has led to a restatement of 2012 Scope 1 emissions for Hammerson Group, Hammerson UK and UK Retail Parks.

We have no exception and variations to report.

10.6 Independent Verification

Our Mandatory GHG Emissions reporting processes and results have been independently assured by Deloitte in accordance with International Standard on Assurance Engagements (ISAE 3000). This assurance process has covered the following emissions for our 2014 GHG emissions reporting:

- Total Scope 1 GHG Emissions in tonnes CO2e
- Total Scope 2 GHG emissions in tonnes CO2e
- Total Scope 3 GHG emissions in tonnes CO2e
- Scope 1 GHG emissions per an intensity metric as chosen by Hammerson plc
- Scope 2 GHG emissions per an intensity metric as chosen by Hammerson plc
- Scope 3 GHG emissions per an intensity metric as chosen by Hammerson plc

Deloitte have not independently verified our non-carbon emissions data or any carbon emissions data from previous years. Their independent assurance statement can be found here: http://sustainability.hammerson.com/

Our sustainability reporting, including our Corporate Responsibility report has been independently verified by JLL Upstream since 2010. Their independent assurance statement for Hammerson can be found here: http://sustainability.hammerson.com/

Hammerson

Positive Places

Challenge & Innovate
Protect & Enhance
Serve & Invest
Partner & Collaborate
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