

**EPRA
Sustainability
Performance
Measures**



EPRA Sustainability Performance Measures

This table provides an overview of the EPRA sustainability performance measures that Grainger is able to report on, and an explanation of where data cannot be reported. This year we are able to report on all Sustainability Performance Measures for all portfolios, including like-for-like measures. We are reporting on an operational control approach, in line with our reporting for UK mandatory greenhouse gas reporting in our Annual Report and Accounts. We are not reporting on any energy or water consumed by our tenants, as this is outside our Scope 1 and 2 boundaries. Full details on our methodology and data coverage for each Sustainability Performance Measure is provided alongside our EPRA tables in this document.

EPRA sustainability best practice recommendations compliance table

EPRA Sustainability Performance Measure		Compliance self-assessment				Where measure is reported Pages
		Property investment portfolio			Offices	
		German assets	UK residential assets	GRIP REIT assets	Own office occupation	
Elec-Abs	Total electricity consumption	✓	✓	✓	✓	4, 6
Elec-LfL	Like-for-like total electricity consumption	✓	✓	✓	✓	4, 8
DH&C-Abs	Total district heating & cooling consumption	N/A	N/A	N/A	N/A	4, 6
DH&C-LfL	Like-for-like total district heating & cooling consumption	N/A	N/A	N/A	N/A	4, 8
Fuels-Abs	Total fuel consumption¹	N/A	✓	✓	N/A	4, 6
Fuels-LfL	Like-for-like total fuel consumption	N/A	✓	✓	N/A	4, 8
Energy-Int	Building energy intensity²	✓	✓	✓	✓	4, 6
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions³	N/A	✓	✓	N/A	5, 7
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions⁴	✓	✓	✓	✓	5, 7
GHG-Dir-LfL	Like-for-like total direct greenhouse gas (GHG) emissions	N/A	✓	✓	N/A	5, 9
GHG-Indir-LfL	Like-for-like total indirect greenhouse gas (GHG) emissions	✓	✓	✓	✓	5, 9
GHG-Int	Greenhouse gas (GHG) intensity from building energy consumption⁵	✓	✓	✓	✓	5, 7
Water-Abs	Total water consumption⁶	X	✓	✓	X	10
Water-LfL	Like-for-like total water consumption	N/A	✓	✓	N/A	10
Water-Int	Building water intensity⁷	X	✓	✓	X	10
Waste-Abs	Total weight of waste by disposal route⁸	N/A	N/A	✓	--	11
Waste-LfL	Like-for-like total weight of waste by disposal route	N/A	N/A	✓	✓	11
Cert-Tot	Type and number of sustainably certified assets	X	✓	✓	N/A	12

Key: Fully reported ✓ Partially reported -- Not reported X

¹ Fuel consumption is not applicable in our offices or our German property investment portfolio.

² The intensity measure used for our property investment portfolio is kWh per £m value of assets under management. The intensity measure used for our own occupied offices is kWh per employee.

³ Direct GHG emissions include emissions from fuel combustion from our property investment portfolio only.

⁴ Indirect GHG emissions include Scope 2 GHG emissions from purchased electricity and Scope 3 GHG emissions from transmission and distribution losses associated with purchased electricity.

⁵ Greenhouse gas intensity from building energy includes Scope 1 and 2 GHG emissions only. The intensity measure used for our property investment portfolio is kg/CO₂e per £m value of assets under management. The intensity metric used for our own occupied offices is kg/CO₂e per employee.

⁶ Water consumption is not gathered for our own offices due to landlord metering arrangements. It was also not gathered for our German property investment portfolio.

⁷ The intensity metric used for our property investment portfolio is m³ per £m value of assets under management.

⁸ We do not provide waste management for our UK Residential portfolio. Waste data was not gathered for our German office or property investment portfolio.

Methodology

We have reported on all EPRA Sustainability Performance Measures, using the EPRA Best Practices Recommendations on Sustainability Reporting 2nd Version, the main requirements of the GHG Protocol Corporate Standard (revised edition) and emissions factors from the UK Government's Conversion Factors for Company Reporting 2016 and 2015.

We have used the GHG Protocol's location-based methodology for conversion factors for Scope 2 emissions. Emissions using the market-based methodology are provided in our mandatory greenhouse gas emissions reporting in our Annual Report and Accounts.

Organisational boundary

We have used the Operational Control boundary approach for all Sustainability Performance Measures. Data is reported for our property investment portfolio and our own occupied offices. Our property investment portfolio includes our UK Residential portfolio, GRIP REIT plc's portfolio and our Germany Residential portfolio until the sale of that business which was finalised in April 2016.

Reporting on landlord and tenant consumption

Grainger only reports on landlord-obtained energy, water and waste consumption. Data on tenant consumption is not available, however we report estimated tenant carbon dioxide emissions in our mandatory greenhouse gas emissions reporting in our Annual Report and Accounts.

Coverage

Where we are not able to include 100% of all assets within our operational control in our reporting for a Sustainability Performance Measure, we have specified the level of data coverage.

Energy and greenhouse gas data notes

Greenhouse gas emissions are calculated using the UK Government's conversion factors for Company Reporting 2016 and 2015. Transmission and distribution losses are reported as Scope 3 emissions. Greenhouse gas emissions are reported as metric tonnes CO₂ equivalent (t CO₂e) and greenhouse gas intensity is reported as kilogrammes of CO₂ equivalent (kg CO₂e).

Greenhouse gas emissions for German electricity consumption and transmission and distribution are reported in carbon dioxide (CO₂) only as per the UK Government's conversion factors for Company Reporting 2016 and 2015.

Estimation of landlord-obtained utility consumption

Where data for Grainger-obtained utility consumption is missing or unreliable, we have used the following estimation methodology:

- Where data is available for the same period (quarter) for the previous reporting year, we have estimated missing utility consumption using the daily consumption rate from the previous year.
- Where data is not available for the same period (quarter) for the previous reporting year, we have estimated missing utility consumption using the daily consumption rate from all previous quarters in the current reporting year.
- Where insufficient previous data was available, we have excluded the property from reporting.

We have only estimated data to fill gaps using known consumption from other periods for the metered supply in question. We have disclosed the proportion of total disclosed data that is estimated in the data notes that accompany each Performance Measure.

Absolute energy, Building Energy Intensity, GHG emissions and GHG Intensity for own office occupation

Absolute and like-for-like energy for Own Office Occupation

		2015		2016		Absolute trend	Like-for-like trend
		Absolute consumption	Like-for-like consumption	Absolute consumption	Like-for-like consumption		
Elec-Abs: Total electricity consumption; DH&C-Abs: Total district heating & cooling consumption; Fuels-Abs: Total fuel consumption; Elec-Lfl: Like-for-like electricity consumption; DH&C-Lfl: Like-for-like District heating & cooling; Fuels-Lfl: Like-for-like fuel consumption (annual kWh) GRI: 302-1							
UK offices	Total electricity submetered to Grainger by its landlord	420,433	420,433	388,604	388,604	-8%	-8%
	Total energy consumed from district heating and cooling submetered to Grainger by its landlord	-	-	-	-	-	-
	Total energy consumption from fuels submetered to Grainger by its landlord	-	-	-	-	-	-
	Coverage of applicable properties	4 of 4	4 of 4	4 of 4	4 of 4		
German offices	Total electricity submetered to Grainger by its landlord	36,928	-	16,359	-	-56%	-
	Total energy consumed from district heating and cooling submetered to Grainger by its landlord	-	-	-	-	-	-
	Total energy consumption from fuels submetered to Grainger by its landlord	-	-	-	-	-	-
	Coverage of applicable properties	1 of 1	0 of 0	1 of 1	0 of 0		
Grand Total	Total electricity submetered to Grainger by its landlord	457,361	420,433	404,963	388,604	-11%	-8%
	Total energy consumed from district heating and cooling submetered to Grainger by its landlord	-	-	-	-	-	-
	Total energy consumption from fuels submetered to Grainger by its landlord	-	-	-	-	-	-
	Coverage of applicable properties	5 of 5	4 of 4	5 of 5	4 of 4		

Energy-Int: Building Energy Intensity (kWh per employee per year) GRI: 302-3

UK offices	Building Energy Intensity for all energy submetered to Grainger by its landlord	1,557	N/A	1,750	N/A	12%	N/A
German offices	Building Energy Intensity for all energy submetered to Grainger by its landlord	1,679	N/A	-	N/A	-	N/A
Grand total	Building Energy Intensity for all energy submetered to Grainger by its landlord	1,566	N/A	1,750	N/A	12%	N/A

Absolute and like-for-like GHG emissions for Own Office Occupation

	2015		2016		Absolute trend	Like-for-like trend
	Absolute consumption	Like-for-like consumption	Absolute consumption	Like-for-like consumption		
GHG-Dir-Abs: Total greenhouse gas (GHG) emissions; GHG-Indir-Abs: Total indirect greenhouse gas (GHG) emissions;						
GHG-Dir-Lfl: Like-for-like direct greenhouse gas (GHG) emissions; GHG-Indir-Lfl: Like-for-like indirect greenhouse gas (GHG) emissions (annual metric tonnes CO2e) GRI: 305-1, 305-2, 305-3						
UK offices	Total direct GHG emissions (GHG Protocol Scope 1)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 2)	194	194	160	-18%	-18%
	Total indirect GHG emissions (GHG Protocol Scope 3)	16	16	14	-10%	-10%
	Coverage of applicable properties	4 of 4	4 of 4	4 of 4		
German offices	Total direct GHG emissions (GHG Protocol Scope 1)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 2)	17	-	8	-56%	-
	Total indirect GHG emissions (GHG Protocol Scope 3)	1	-	0.4	-55%	-
	Coverage of applicable properties	1 of 1	0 of 0	1 of 1		
Grand Total	Total direct GHG emissions (GHG Protocol Scope 1)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 2)	212	194	168	-21%	-18%
	Total indirect GHG emissions (GHG Protocol Scope 3)	17	16	15	-12%	-10%
	Coverage of applicable properties	5 of 5	4 of 4	5 of 5		

GHG-Int: Greenhouse gas (GHG) intensity from building energy consumption (kg CO2e per employee per year) GRI: 305-4

UK offices	Building GHG Intensity (GHG Protocol Scopes 1 and 2)	665	N/A	548	N/A	-18%	N/A
German offices	Building GHG Intensity (GHG Protocol Scopes 1 and 2)	792	N/A	-	N/A	-	N/A
Grand total	Building GHG Intensity (GHG Protocol Scopes 1 and 2)	674	N/A	548	N/A	-19%	N/A

Data coverage notes for occupied offices

Absolute energy and GHG emissions: 2% of data is estimated. Our Frankfurt office in Germany closed in February 2016 and consumption has been reported for the period of the reporting year that the office was occupied by Grainger.

Like-for-like energy and GHG emissions: 1% of data is estimated. Our Frankfurt office in Germany closed in February 2016 and has been excluded from like-for-like reporting.

Trend notes for occupied offices

Our Germany office closed in February 2016 and so energy consumption and GHG emissions are only reported for the period that the office was operational, resulting in a reduction in both absolute energy and GHG emissions. Building energy intensity has not been reported for our Germany office for 2016 because there is no employee denominator. Energy and GHG emissions also reduced for our UK offices due to a reduction in employees in 2016.

Absolute energy, Building Energy Intensity, GHG emissions and GHG Intensity for owned assets by portfolio

We report on Grainger-obtained electricity, fuel and water consumption for applicable properties with common areas; the proportion of estimation and exclusions due to missing data are listed in detail below. Grainger does not report on energy or water consumed by tenants. All annual consumption is reported as the portfolio stood at year end for the period from 1 October 2015 to 30 September 2016. We have used the market value of assets under management as our main intensity Performance Measure as this is also what we use to measure our business efficiency KPI as reported in our Strategic report.

Absolute energy and Building Energy Intensity for owned assets

	2015		2016		Trend	
	Absolute consumption	Coverage of applicable properties	Absolute consumption	Coverage of applicable properties		
Elec-Abs: Total electricity consumption; DH&C-Abs: Total district heating & cooling consumption; Fuel-Abs: Total fuel consumption (annual kWh) GRI: 302-1						
UK Residential portfolio	Grainger obtained electricity	696,716	244 of 244	792,749	219 of 219	14%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	1,904,460	8 of 8	2,267,522	8 of 8	19%
GRIP REIT	Grainger obtained electricity	553,523	85 of 86	573,814	82 of 83	4%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	82,147	4 of 4	153,880	4 of 4	87%
German Residential portfolio	Grainger obtained electricity	1,087,397	602 of 602	546,362	602 of 602	-50%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	-	-	-	-	-
Grand Total	Grainger obtained electricity	2,337,636	931 of 932	1,912,925	903 of 904	-18%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	1,986,608	12 of 12	2,421,402	12 of 12	22%
Energy-Int: Building Energy Intensity (kWh per £m value of assets under management) GRI: 302-3						
Building Energy Intensity for all Grainger-obtained building energy	1,322	N/A	1,652	N/A	25%	

Absolute GHG emissions for owned assets

		2015		2016		
		Absolute consumption	Coverage of applicable properties	Absolute consumption	Coverage of applicable properties	Trend
GHG-Dir-Abs: Total direct greenhouse gas (GHG) emissions; GHG-Indir-Abs: Total indirect greenhouse gas (GHG) emissions (annual metric tonnes CO2e) GRI: 305-1, 305-2, 305-3						
UK Residential portfolio	Total direct GHG emissions (GHG Protocol Scope 1)	351	8 of 8	418	8 of 8	19%
	Total indirect GHG emissions (GHG Protocol Scope 2)	322	244 of 244	327	219 of 219	1%
	Total indirect GHG emissions (GHG Protocol Scope 3)	27	244 of 244	30	219 of 219	11%
GRIP REIT	Total direct GHG emissions (GHG Protocol Scope 1)	15	4 of 4	28	4 of 4	87%
	Total indirect GHG emissions (GHG Protocol Scope 2)	256	85 of 86	236	82 of 83	-8%
	Total indirect GHG emissions (GHG Protocol Scope 3)	21	85 of 86	21	82 of 83	0%
German Residential portfolio	Total direct GHG emissions (GHG Protocol Scope 1)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 2)	513	602 of 602	258	602 of 602	-50%
	Total indirect GHG emissions (GHG Protocol Scope 3)	24	602 of 602	12	602 of 602	-49%
Grand Total	Total direct GHG emissions (GHG Protocol Scope 1)	366	12 of 12	447	12 of 12	22%
	Total indirect GHG emissions (GHG Protocol Scope 2)	1,091	931 of 932	821	903 of 904	-25%
	Total indirect GHG emissions (GHG Protocol Scope 3)	72	931 of 932	63	903 of 904	-12%

GHG-Int: Greenhouse gas (GHG) intensity from building energy consumption (kgCO2e per £m value of assets under management) GRI: 305-4

GHG Intensity	GHG intensity for all Grainger obtained building energy (Scopes 1 and 2)	446	N/A	483	N/A	8%
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Data coverage notes for owned assets

Absolute energy and GHG emissions: 16% of electricity consumption data has been estimated. 5% of fuels consumption data has been estimated. In addition, 100% of data for our German Residential portfolio has been estimated as data was not gathered prior to the sale of the portfolio in April 2016. No properties have been excluded from electricity consumption for the UK Residential portfolio. One property has been excluded from reporting for GRIP REIT because there was no confirmed electricity supplier and so consumption could not be calculated.

Trend notes for owned assets

Absolute energy and GHG emissions increased in our UK portfolios due to the addition of large properties through development or acquisition, including our Build to Rent asset Abbeville Apartments in our UK Residential portfolio and two acquisitions for GRIP REIT at Salway Place and Kew Bridge Court. We experienced some increases in gas consumption across our portfolio and are investigating the reasons for this. Absolute emissions reduced on our German Residential portfolio due to the sale of this business in April 2016. Building energy intensity and GHG intensity use £m value of assets under management as at the end of the reporting year as the denominator, which excludes the value of assets in the German Residential portfolio as it was sold in April 2016.

Like-for-like energy and GHG emissions for owned assets by portfolio

Like-for-like energy for owned assets

		2015		2016		Trend
		Like-for-Like consumption	Coverage of applicable properties	Like-for-Like consumption	Coverage of applicable properties	
Elec-Lfl: Like-for-like total electricity consumption; DH&C-Lfl: Like-for-like total district heating & cooling consumption; Fuel-Lfl: Like-for-like total fuel consumption (annual kWh) GRI: 302-1						
UK Residential portfolio	Grainger obtained electricity	667,571	213 of 213	748,337	213 of 213	12%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	1,873,695	7 of 7	2,100,946	7 of 7	12%
GRIP REIT	Grainger obtained electricity	516,557	78 of 78	465,341	78 of 78	-10%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	26,770	3 of 3	15,889	3 of 3	-41%
German Residential portfolio	Grainger obtained electricity	-	-	-	-	-
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	-	-	-	-	-
Grand Total	Grainger obtained electricity	1,184,128	291 of 291	1,213,678	291 of 291	2%
	Total energy consumed from district heating and cooling	-	-	-	-	-
	Total energy consumption from Grainger obtained fuels (natural gas)	1,900,464	10 of 10	2,116,836	10 of 10	11%

Like-for-like GHG emissions for owned assets

		2015		2016		
		Like-for-like consumption	Coverage of applicable properties	Like-for-like consumption	Coverage of applicable properties	Trend
GHG-Dir-Lfl: Like-for-like total direct greenhouse gas (GHG) emissions; GHG-Indir-Lfl: Like-for-like total indirect greenhouse gas (GHG) emissions (annual metric tonnes CO2e) GRI: 305-1, 305-2, 305-3						
UK Residential portfolio	Total direct GHG emissions (GHG Protocol Scope 1)	346	7 of 7	387	7 of 7	12%
	Total indirect GHG emissions (GHG Protocol Scope 2)	309	213 of 213	308	213 of 213	0%
	Total indirect GHG emissions (GHG Protocol Scope 3)	25	213 of 213	28	213 of 213	9%
GRIP REIT	Total direct GHG emissions (GHG Protocol Scope 1)	5	3 of 3	3	3 of 3	-41%
	Total indirect GHG emissions (GHG Protocol Scope 2)	239	78 of 78	193	78 of 78	-19%
	Total indirect GHG emissions (GHG Protocol Scope 3)	20	78 of 78	17	78 of 78	-12%
German Residential portfolio	Total direct GHG emissions (GHG Protocol Scope 1)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 2)	-	-	-	-	-
	Total indirect GHG emissions (GHG Protocol Scope 3)	-	-	-	-	-
Grand Total	Total direct GHG emissions (GHG Protocol Scope 1)	351	10 of 10	389	10 of 10	11%
	Total indirect GHG emissions (GHG Protocol Scope 2)	548	291 of 291	501	291 of 291	-9%
	Total indirect GHG emissions (GHG Protocol Scope 3)	45	291 of 291	45	291 of 291	0%

Data coverage notes for owned assets

Like-for-like energy and GHG emissions: 6% of like-for-like electricity consumption data has been estimated. 22% of like-for-like fuel consumption data has been estimated. One property has been excluded from reporting for GRIP REIT because there was no confirmed electricity supplier and so consumption could not be calculated and two properties have been excluded due to significant refurbishments during the reporting period.

Trend notes for owned assets

Like-for-like energy and GHG emissions reduced on our GRIP REIT portfolio, reflecting energy efficiency improvements from our ongoing refurbishment programme on this portfolio. However a small increase is reported in our UK Residential portfolio due to some unexplained increases in electricity and gas consumption that we are investigating.

Absolute and like-for-like water consumption and Building Water Intensity for owned assets by portfolio

Absolute water for owned assets

	2015		2016		Trend
	Absolute consumption	Coverage of applicable properties	Absolute consumption	Coverage of applicable properties	
Water-Abs: Total water consumption annual cubic metres (m3) GRI:303-1					
UK Residential portfolio	44	1 of 1	8,927	1 of 1	20406%
GRIP Fund	27	4 of 4	17	3 of 3	-34%
Grand Total	70	5 of 5	8,944	4 of 4	12659%

Water-Int: Building Water Intensity (m3 per £m value of assets under management per year) GRI:303-1

Building water intensity (m3 under £m value of assets under management per year)	0.02	-	3.41	-	15807%
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Like-for-like water for owned assets

	2015		2016		Trend
	Like-for-like consumption	Coverage of applicable properties	Like-for-like consumption	Coverage of applicable properties	
Water-Lfl: Like-for-like total water consumption annual cubic metres (m3) GRI:303-1					
GRIP	18	2 of 2	12	2 of 2	-31%
Grand Total	18	2 of 2	12	2 of 2	-31%

Data coverage notes for owned assets

Absolute water: 0% of water consumption data has been estimated. There are no properties excluded from reporting. Water consumption data is not available for our German Residential portfolio which was sold in April 2016.

Like-for-like water: 12% of water consumption data has been estimated. There are no properties excluded from reporting.

Trend notes for owned assets

Absolute water consumption increased significantly on our UK Residential portfolio due to the development of Abbeville Apartments in our UK Residential portfolio which had water consumption from late 2015. Water consumption in our GRIP REIT portfolio on an absolute and like-for-like basis has reduced.

Total weight of waste by disposal route and like-for-like total weight of waste by disposal route for own office occupation and owned assets

Total weight of waste by disposal route and like-for-like total weight of waste by disposal route for owned assets

	2015			2016			Absolute trend	Like-for-like trend
	Absolute tonnes	Proportion	Like-for-like	Absolute tonnes	Proportion	Like-for-like		
Waste-Abs: Total weight of waste by disposal route; Waste-Lfl: Like-for-like waste by disposal route (annual metric tonnes and proportion by disposal route) GRI:306-2								
GRIP fund	Total	452		452	772		71%	50%
	Recycled	193	43%	193	373	48%	93%	62%
	Incineration (with and without energy recovery)	198	44%	198	291	38%	47%	35%
	Landfill (non hazardous)	61	13%	61	107	14%	75%	56%
	Hazardous Waste Treatment Facility	-	-	-	-	-	-	-
	Coverage of applicable properties	11 of 13		11 of 11	12 of 13		11 of 11	
Grand Total	Total	452		452	772		71%	50%
	Recycled	193	43%	193	373	48%	93%	62%
	Incineration (with and without energy recovery)	198	44%	198	291	38%	47%	35%
	Landfill (non hazardous)	61	13%	61	107	14%	75%	56%
	Hazardous Waste Treatment Facility	-	-	-	-	-	-	-
	Coverage of applicable properties	11 of 13		11 of 11	12 of 13		11 of 11	
Own office occupation	Total	10		10	16		60%	60%
	Recycled	7	70%	7	12	75%	71%	71%
	Incineration (with and without energy recovery)	-	-	-	-	-	-	-
	Landfill (non hazardous)	3	30%	3	4	25%	33%	33%
	Hazardous Waste Treatment Facility	-	-	-	-	-	-	-
	Coverage of applicable properties	4 of 5		4 of 4	4 of 5		4 of 4	

Data coverage notes for owned assets

Absolute waste: Waste management is not provided by Grainger for its UK Residential portfolio, so there is no data to report. Waste data is gathered for all properties in the GRIP REIT portfolio where Grainger has waste management contracts in place, excluding Bethnal Green where it was not possible to convert the available waste data into weight, and West Tenter Street which ceased to have a landlord controlled waste management contract in September 2015. 100% of data is estimated because data is not gathered by waste management contractors for actual weight of waste generated by Grainger-owned properties. Waste weight in metric tonnes is calculated from bin volume in litres using the WRAP waste conversion factor 20 03 01 for mixed municipal waste, rather than actual weight measurements at each property. Proportion of waste by disposal route is based on statistics for each applicable waste management contractor as a whole and is not specific to Grainger properties. Food waste for four properties has been excluded because it was not possible to calculate weight from the data provided.

Like-for-Like waste: All applicable properties are included in like-for-like reporting.

Trend notes for owned assets

Waste consumption has increased on our GRIP REIT portfolio as one additional property has a waste management contract in place and some assets have increased bin volumes.

Data coverage notes for occupied offices

Absolute waste: Annual figures are estimated from an audit of actual waste weight produced by each office on a minimum of two separate days during the reporting year. Total weight was calculated for the 254 working days in the reporting year, excluding bank holidays and weekends. 57% of data was estimated. Waste data was not measured at our German occupied office which was closed mid-way through the reporting year in February 2016.

Like-for-Like waste: All applicable properties are included in like-for-like reporting.

Trend notes for owned assets

Waste consumption has increased at our London Bridge office due to unusually low consumption during 2015.

Type and number of sustainably certified assets**Cert-Tot (Type and number of sustainably certified assets)**

Type of certification	Name of certification	2015			2016		
		Number of certified properties UK	Percentage of UK units certified	Coverage of applicable properties	Number of certified properties UK	Percentage of UK units certified	Coverage of applicable properties
Mandatory certifications	EU energy performance certificate	2,252	23%	2,252 of 9,973	2,486	34%	2,486 of 7,248
Voluntary certifications	Code for Sustainable Homes Level 3 / 4	204	2%	204 of 204	100	2%	100 of 100

Data coverage notes for owned assets

EU energy performance certificate information was not gathered for our Germany portfolio which was sold in April 2016. Voluntary certifications include Code for Sustainable Homes certifications for properties owned by Grainger, which includes PRS properties developed by Grainger and retained. This figure fluctuates as properties which have been developed are sold, and for 2016 this figure includes our Abbeville asset only which was developed by Grainger in 2015 and has been retained.