



2025 GRESB Real Estate Benchmark Report

The UNITE Group Plc
The UNITE Group Plc

Table of Contents

Scorecard

View top-level GRESB results including score, star rating, and benchmarking insights

Standing Investment
Development

Score Summary

Explore detailed scores for each GRESB indicator

Management
Performance
Development

Performance Insights

Understand portfolio performance

Energy
GHG
Water
Waste
Building Certifications

CRREM Pathway Analysis

Evaluate your portfolio's alignment with CRREM decarbonization pathways

Indicator Breakdown

Review indicator answers and validation decisions

Validation
Management
Performance
Development

GRESB Partners

Do more or go deeper with a GRESB Partner

Important note about this report

This is the print-friendly version of your Benchmark Report. For the best experience, we recommend accessing the interactive HTML version available on the GRESB Portal. The online version includes dynamic features such as interactive visuals, expandable sections, and tooltips that are not available in this PDF.

For further guidance, please view the ["How to read your benchmark Report."](#)

2025 GRESB Benchmark Report Standing Investments

The UNITE Group Plc | The UNITE Group Plc

GRESB Rating: 4/5



Participation & Score



Status:
Listed

Location:
United Kingdom

Property Type:
Residential: Student Housing

Peer Group Ranking

Predefined Peer Group Ranking



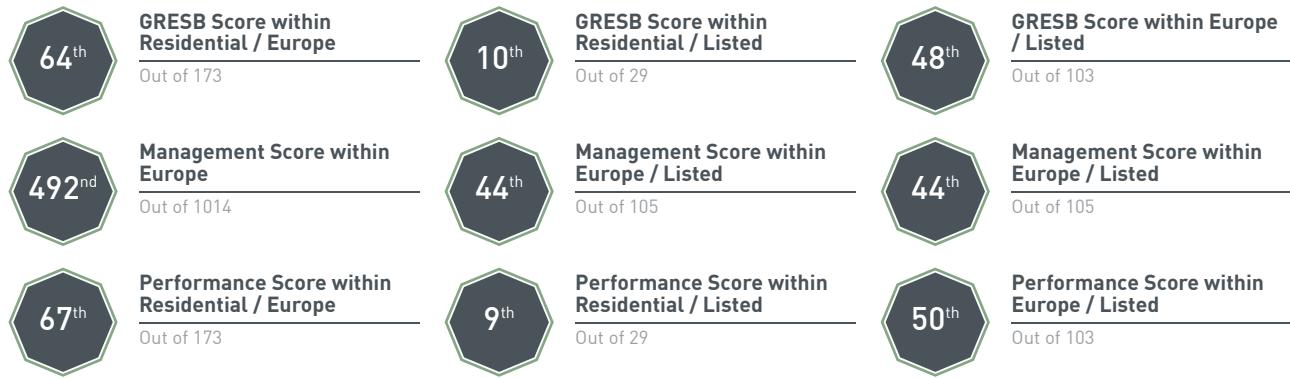
9 Entities

Location
Europe

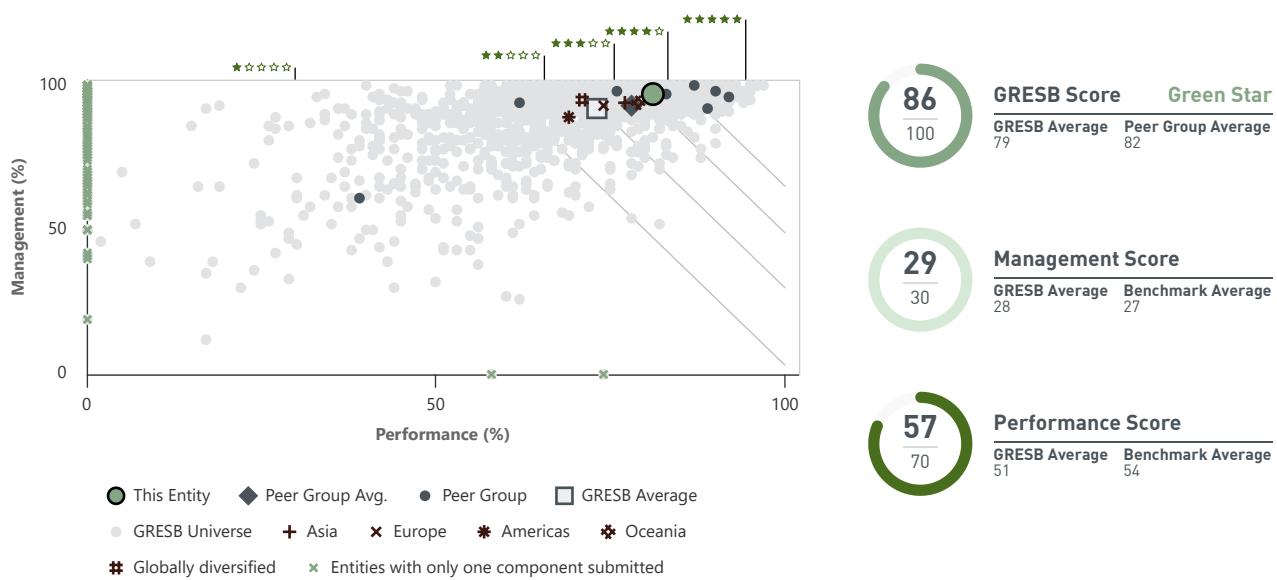
Property Type
Residential

Strategy
Listed

Rankings



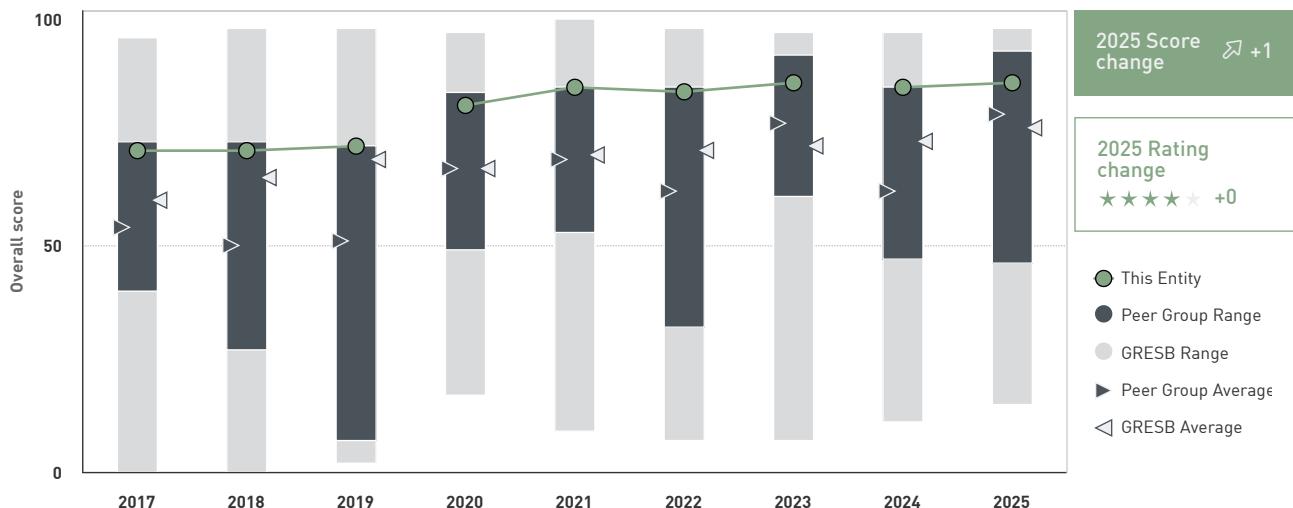
GRESB Model



GRESB Score Breakdown



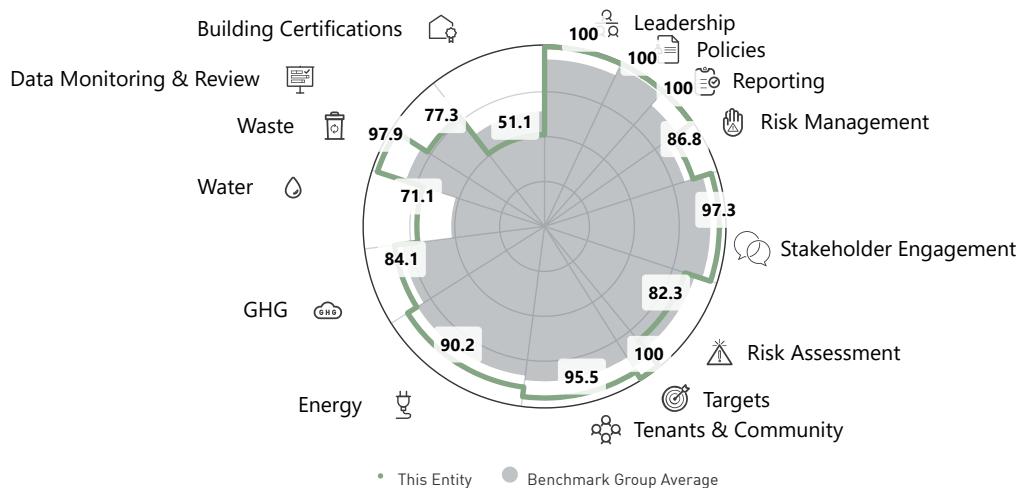
Trend



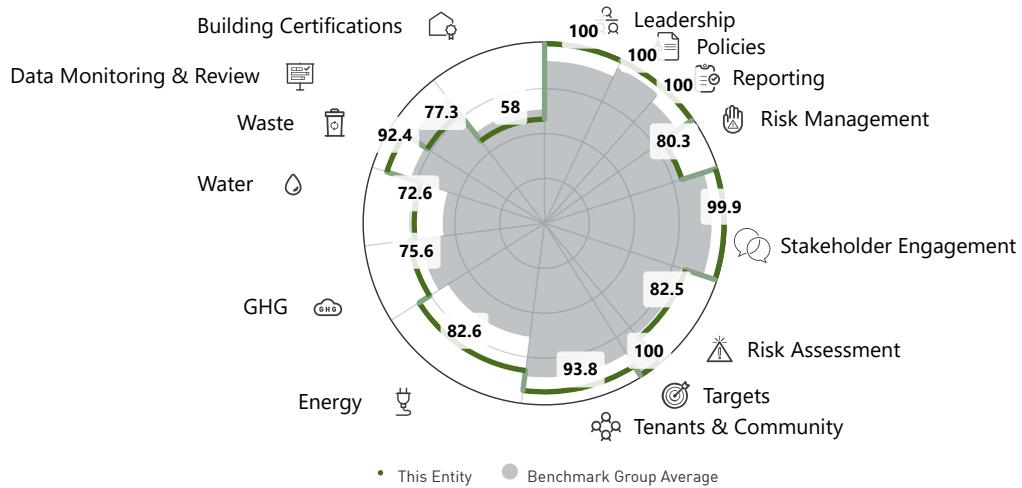
Note: In 2024, the GRESB Assessment methodology fundamentally changed. As a result, GRESB advises against direct comparison between 2024 GRESB scores and prior year results. For more information, see the 2024 Benchmark Reports.

Aspect, Strengths & Opportunities

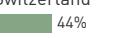
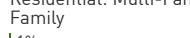
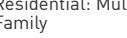
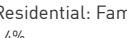
Current year 2025



Past year 2024

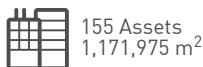


Entity & Peer Group Characteristics

	This Entity	Predefined Peer Group (9 entities)
Primary Geography:	United Kingdom	Europe
Primary Sector:	Residential: Student Housing	Residential
Nature of the Entity:	Public (listed on a Stock Exchange) entity	Listed
Average GAV:		\$2.5 Billion
Total GAV:	\$11.3 Billion	
Reporting Period:	Calendar year	
Regional Allocation of Assets:	United Kingdom  100%	Switzerland  44% United Kingdom  22% Ireland  11% Spain  11% Sweden  11%
Sector Allocation of Assets:	Residential: Student Housing  99% Residential: Multi-Family: High-Rise Multi-Family  1%	Residential: Multi-Family: Mid-Rise Multi-Family  53% Residential: Student Housing  16% Residential: Multi-Family: Low-Rise Multi-Family  12% Residential: Multi-Family: High-Rise Multi-Family  8% Residential: Family Homes  4% Mixed use: Office/Residential  3% Residential: Other  1% Mixed use: Other  1% Other Sectors with < 1% allocation  < 1%
Control	Landlord controlled  100% Tenant controlled  0%	Landlord controlled  60% Tenant controlled  40%
Peer Group Constituents		<ul style="list-style-type: none"> • Helvetia (CH) Swiss Property Fund (1) • Irish Residential Properties REIT (1) • K2A Knaust & Andersson Fastigheter AB (1) • Patrimonium Swiss Real Estate Fund (1) • SF Sustainable Property Fund (1) • Social Housing REIT plc (1) • Swisscanto REF Responsible Ifca (1) • Vivenio Residencial Socimi S.A. (1)

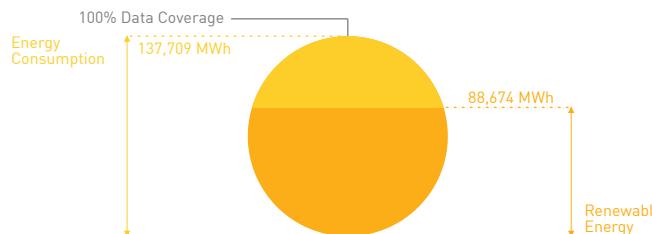
Portfolio Impact

Portfolio Characteristics

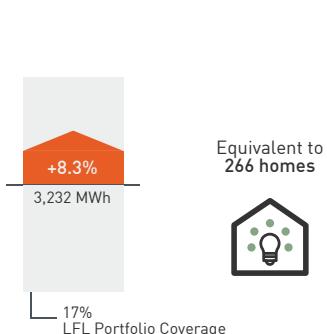


Absolute Footprint

Operational Consumption



Like-for-Like Change and Impact



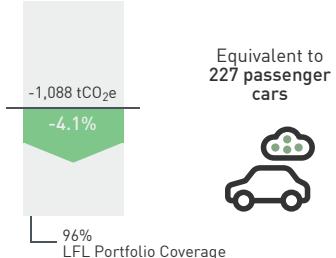
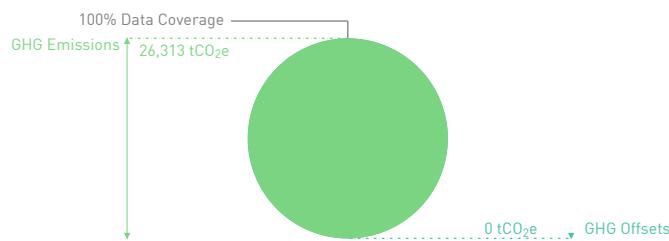
Portfolio Improvement Targets

Target Type: Intensity-based
Long-term target: 28%
Baseline target: 2019
End year: 2030

Non-Operational Consumption

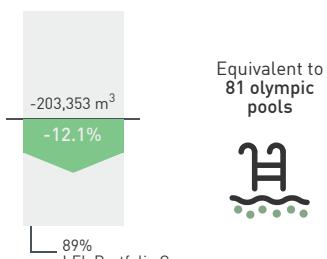
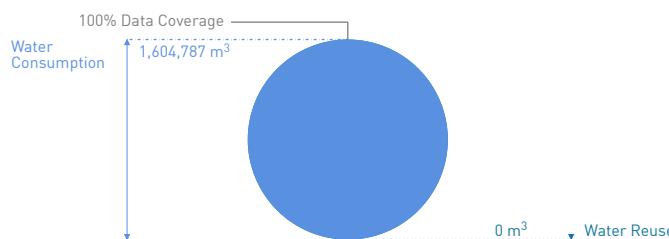
EV Charging Stations (Electricity) 0 MWh

Data externally **assured** using ISAE 3000



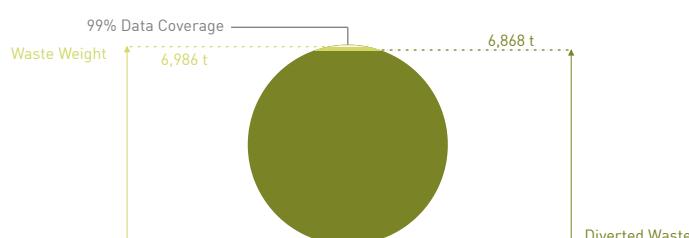
Target Type: Absolute
Long-term target: 56%
Baseline target: 2019
End year: 2030

Data externally **assured** using ISAE 3000



Target Type: Intensity-based
Long-term target: 35%
Baseline target: 2019
End year: 2030

Data externally **assured** using ISAE 3000



Target Type: No target

Data not externally reviewed

Portfolio Intensities

This section provides insights in the Energy, GHG and Water Intensity profiles at the Portfolio level.

Transparency and data integrity are critical enablers of operational performance and long-term value creation across assets in real estate portfolios.

Thanks to an industry-wide commitment to reporting Energy, GHG and Water data at the asset level, we are able to provide clearer and more granular data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative; they will be developed based on feedback provided on an ongoing basis. The results provide access to consolidated performance at the portfolio level that is underscored by improved data quality at the asset level.

Intensities are a fundamental metric of environmental performance. These metrics can be used for measuring performance over time and for comparison against local/national targets and global goals.

Calculation methodology

In an effort to improve the representativeness of the Portfolio Coverage, the intensity for the Entity is calculated, provided they meet the following criteria:

1. Classified as Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy rate below 20%
4. Data coverage of 75% or more. *The intensity is linearly extrapolated to assume full data coverage, based on the actual asset data reported by GRESB Participants.*

Assets that don't meet the criteria above are excluded from the calculation of intensities to minimize potential skew relating to underlying data biases (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the Gross Floor Area (GFA) of eligible assets as the denominator for determining intensities*. Assets with identified outliers substantially higher than the upper thresholds are excluded from the calculations, as defined in the GRESB Data Validation Process.

*GRESB Participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only are allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Portfolio Characteristics

Intensity

Energy

Assets with 75% data coverage or more
 147 asset(s)
 1122470.12 m²
 95.78% floor area covered
 2% vacancy rate



119.39 (kWh/m²)

GHG

Assets with 75% data coverage or more
 147 asset(s)
 1122470.12 m²
 95.78% floor area covered
 2% vacancy rate



22.89 (kgCO₂e/m²)

Water

Assets with 75% data coverage or more
 145 asset(s)
 1085864.72 m²
 92.65% floor area covered
 2% vacancy rate



1406.52 (dm³/m²)

Portfolio Improvement Targets (Summary)

Type	Long-Term Target	Baseline Year	End Year	Externally Communicated
Energy consumption	Intensity-based	28%	2019	2030
Renewable energy use	Absolute	100%	2019	2030
GHG emissions	Absolute	56%	2019	2030
Water consumption	Intensity-based	35%	2019	2030
Building certifications	Absolute	100%	2019	2030

Methodology used to establish the targets and anticipated pathways to achieve them:

 Energy target is set in line with CRREM 1.5 pathway for UK Multifamily Residential Accommodation, GHG target is set under and approved by SBTi and is Scope 1+2 (market based). Renewable energy target is an RE100 commitment for electricity, with a target to move away from gas use where possible by 2030 too. Building certification target relates to BREEAM New Construction ratings of Excellent or better for all new developments not standing assets; also relates to all buildings Energy Performance Certificates meeting the expected future minimum energy efficiency standards required in the UK. All of the above targets are aimed at reducing our impact.

Net Zero Targets

Target Scope	Embodied Carbon Included	Baseline Year	Interim Year	Interim Target %	End Year	% Portfolio Covered	Aligned with a Net-Zero framework	Science-Based	Target third-party validated	Target Publicly Communicated
Scope 1+2 (market-based)	Yes	2019	No interim target		2030	100	Science Based Targets Initiative	Yes	Yes	Yes

Methodology used to establish the target and the entity's plans/intentions to achieve it

 Overall net zero carbon commitment based on BBP Climate Commitment. Includes SBTi validated 1.5 DegC aligned target for scope 1,2 and 3 emissions.
 We commit to reduce absolute scope 1 and 3 GHG emissions 56% by 2030 from a 2019 base year (on a market-based scope 2 basis).
 We commit to increase annual sourcing of renewable electricity from 60.9% in 2019 to 100% by 2030.
 We also commit to reduce scope 3 GHG emission from capital goods 22% per square metre of property developed by 2030 from a 2019 base year.
 Scope 1 and 2 target was set using SBTi target setting tool, and covers all building energy consumption since tenants pay an all inclusive rent, so are not billed for any energy. Going beyond this basis SBTi validated target we have now set more ambitious scope 3 targets by aligning with the Royal Institute of British Architects (RIBA) 2030 Climate Challenge targets. We have also set operational energy efficiency targets of a 28% reduction in energy intensity by 2030 vs 2019, which is based on the CRREM v1 1.5 DegC pathway for UK multi-family residential accommodation.
 The plan to achieve this target is set out in our Net Zero Pathway: <https://www.unitegroup.com/sustainability/our-net-zero-pathway>
 1) Reduce operational carbon emissions by 28% in comparison with 2019 levels
 2) Decarbonise energy supply by purchasing high quality renewable power in line with our RE100 commitment
 3) Reduce embodied carbon and energy performance of new builds in line with the RIBA Climate Challenge Programme, which targets a 48% reduction in embodied carbon by 2030.
 4) Mitigate residual carbon via high quality offsets preferably from neutralisation based technology that physically removes existing atmospheric CO2.

Building Certifications

Building Certifications at the time of Design/Construction

		Portfolio	
		Certified Area	Total Certified Assets
BREEAM	New Construction Excellent	17.35%	17
	New Construction Good	0.13%	1
	New Construction Very Good	3.84%	7
	Sub-total	21.32%	25
Total		21.32%*	25

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level but does not account for the Time Factor nor the Validation Status of the certifications.

Operational Building Certifications

		Portfolio	
		Certified Area	Total Certified Assets
BREEAM	In Use Good	2.79%	2
	In Use Very Good	0.22%	1
	Sub-total	3.01%	3
Total		3.01%*	3

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level but does not account for the Time Factor nor the Validation Status of the certifications.

Energy Ratings

		Portfolio	
		Rated Area	Total Rated Assets
	EU EPC - A	5.69%	7
	EU EPC - B	84.63%	132
	EU EPC - C	8.71%	14
	EU EPC - D	0.02%	1
Total		99.05%	154

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level.

Explore more tools (available in the GRESB Portal)

Portfolio Analysis Tool

Examine the performance of your portfolio entity or entities against self-selected benchmarks using [Portfolio Analysis Tool](#).

Data Exporter

Download GRESB data and results for portfolio entities in spreadsheet format through the [Data Exporter](#).

Carbon Footprint Dashboard

Only available to GRESB Investor Members: Additional insights into Energy and GHG Emissions, with gaps filled for 100% data coverage using the GRESB Estimation Model through the [Carbon Footprint Dashboard](#).

2025 GRESB Benchmark Report Development

The UNITE Group Plc | The UNITE Group Plc

GRESB Rating: 4/5



Participation & Score



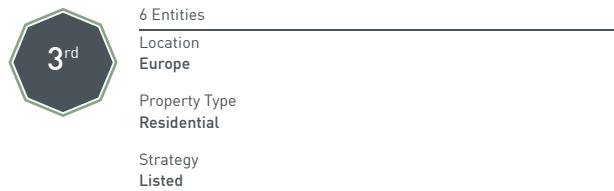
Status:
Listed

Location:
United Kingdom

Property Type:
Residential: Student Housing

Peer Group Ranking

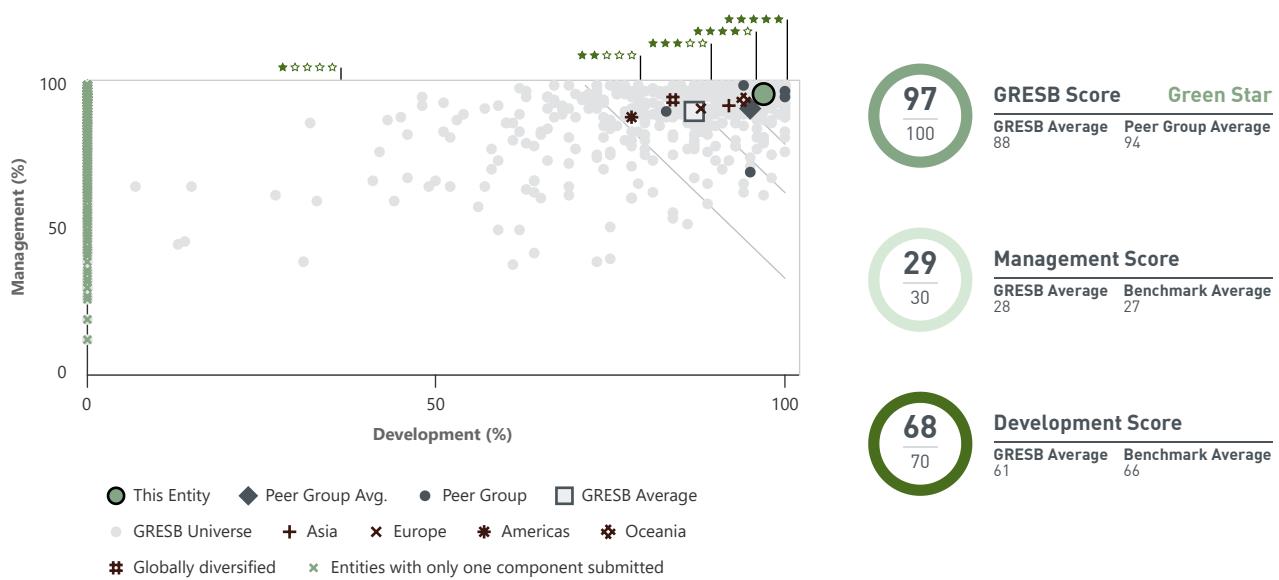
Predefined Peer Group Ranking



Rankings



GRESB Model



GRESB Score Breakdown

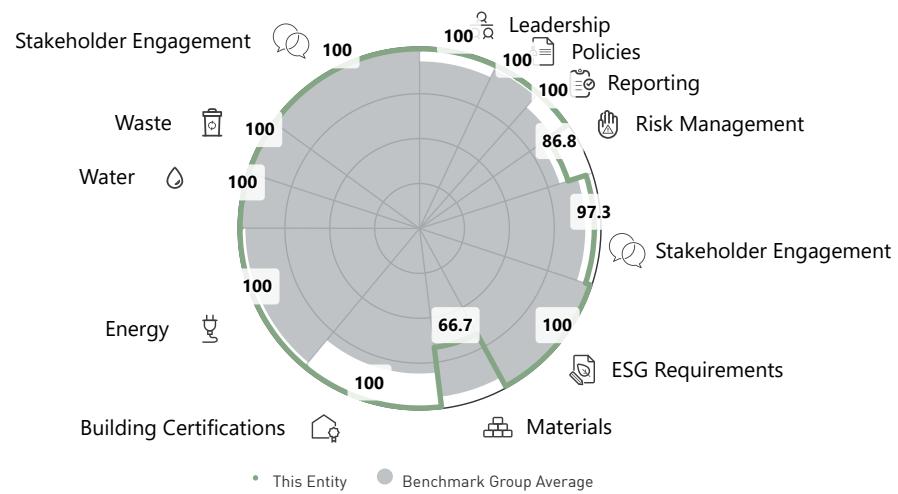


Trend

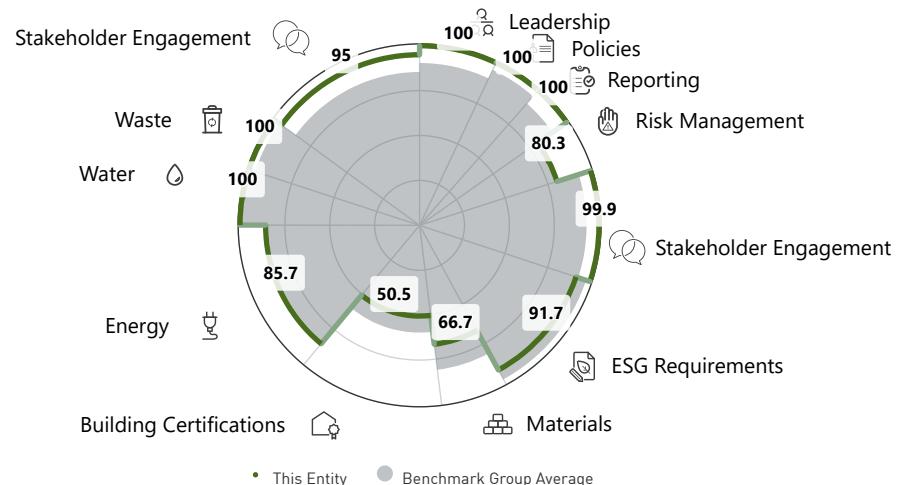


Aspect, Strengths & Opportunities

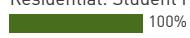
Current year 2025



Past year 2024



Entity & Peer Group Characteristics

	This Entity	Predefined Peer Group (6 entities)
Primary Geography:	United Kingdom	Europe
Primary Sector:	Residential: Student Housing	Residential
Nature of the Entity:	Public (listed on a Stock Exchange) entity	Listed
Average GAV:		\$3.23 Billion
Total GAV:	\$11.3 Billion	
Reporting Period:	Calendar year	
Regional Allocation of Assets:	United Kingdom  100%	Switzerland  50% Spain  17% Sweden  17% United Kingdom  17%
Sector Allocation of Assets:	Residential: Student Housing  100%	Residential: Multi-Family: Mid-Rise Multi-Family  54% Residential: Multi-Family: High-Rise Multi-Family  17% Residential: Student Housing  17% Residential: Multi-Family: Low-Rise Multi-Family  9% Mixed use: Office/Residential  3%
Peer Group Constituents		<ul style="list-style-type: none"> Fonds Immobilier Romand FIR (1) Fundamenta Real Estate AG (1) K2A Knaust & Andersson Fastigheter AB (1) Swisscanto REF Responsable Ifca (1) Vivenio Residencial Socimi S.A. (1)

Explore more tools (available in the GRESB Portal)

Portfolio Analysis Tool

Examine the performance of your portfolio entity or entities against self-selected benchmarks using [Portfolio Analysis Tool](#).

Data Exporter

Download GRESB data and results for portfolio entities in spreadsheet format through the [Data Exporter](#).

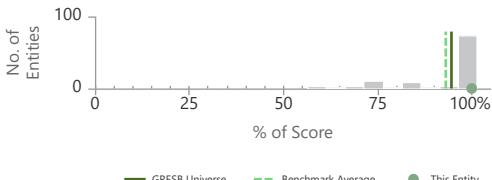
Carbon Footprint Dashboard

Only available to GRESB Investor Members: Additional insights into Energy and GHG Emissions, with gaps filled for 100% data coverage using the GRESB Estimation Model through the [Carbon Footprint Dashboard](#).

Score Summary

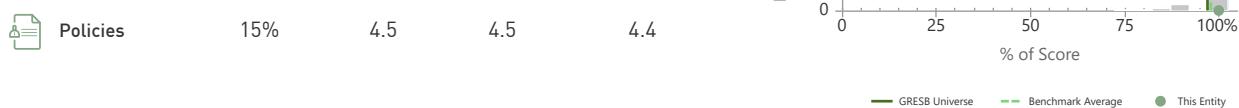
MANAGEMENT COMPONENT

Europe | Listed (105 entities)

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
 Leadership	23.3%	7	7	6.51	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid bar), Benchmark Average (dashed line), This Entity (green dot at 100%)</p>

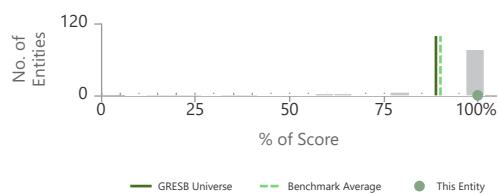
Indicators breakdown

LE1	ESG leadership commitments	Not scored			
LE2	ESG Objectives	1	1	0.98	
LE3	Individual responsible for ESG, climate-related, and/or human capital objectives	2	2	1.94	
LE4	ESG taskforce/committee	1	1	1	
LE5	ESG, climate-related and/or human capital senior decision maker	1	1	0.98	
LE6	Personnel ESG performance targets	2	2	1.61	



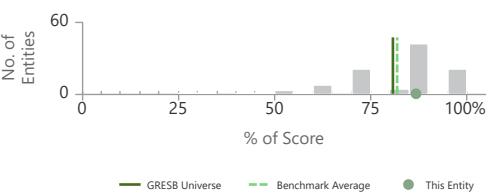
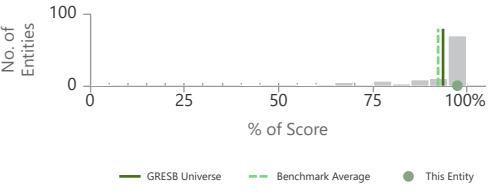
Indicators breakdown

P01	Policy on environmental issues	1.5	1.5	1.43	
P02	Policy on social issues	1.5	1.5	1.5	
P03	Policy on governance issues	1.5	1.5	1.48	



Indicators breakdown

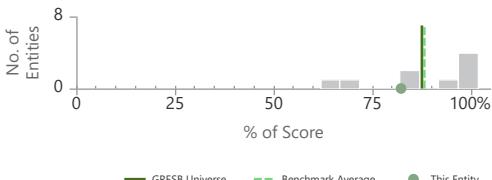
RP1	ESG reporting	3.5	3.5	3.13	
RP2.1	ESG incident monitoring	0.25	0.25	0.24	

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
RP2.2	ESG incident occurrences		Not scored		
 Risk Management	15.8%	4.12	4.75	3.89	
Indicators breakdown					
RM1	Environmental Management System (EMS)	0.62	1.25	0.58	
RM2	Process to implement governance policies	0.25	0.25	0.25	
RM3.1	Social risk assessments	0.25	0.25	0.25	
RM3.2	Governance risk assessments	0.25	0.25	0.25	
RM4.1	ESG due diligence for new acquisitions	0.25	0.25	0.25	
RM4.2	Embodied carbon in acquisitions		Not scored		
RM5	Resilience of strategy to climate-related risks	0.5	0.5	0.49	
RM6.1	Transition risk identification	0.5	0.5	0.47	
RM6.2	Transition risk impact assessment	0.5	0.5	0.45	
RM6.3	Physical risk identification	0.5	0.5	0.46	
RM6.4	Physical risk impact assessment	0.5	0.5	0.45	
RM7	Biodiversity and nature-related strategy		Not scored		
 Stakeholder Engagement	33.3%	9.73	10	9.23	
Indicators breakdown					
SE1	Employee training	1	1	0.93	
SE2.1	Employee satisfaction survey	0.99	1	0.78	
SE2.2	Employee engagement program	1	1	0.9	

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
SE3.1	Employee health & well-being program	0.75	0.75	0.7	
SE3.2	Employee health & well-being measures	1.25	1.25	1.19	
SE4	Employee safety indicators	0.5	0.5	0.45	
SE5	Human capital	0.25	0.5	0.44	
SE6	Supply chain engagement program	1.5	1.5	1.43	
SE7.1	Monitoring property/asset managers	1	1	0.98	
SE7.2	Monitoring external suppliers/service providers	1	1	0.93	
SE8	Stakeholder grievance process	0.5	0.5	0.49	

Score Summary

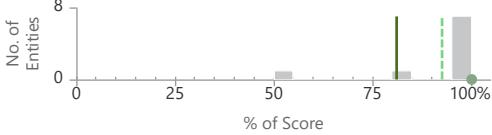
PERFORMANCE COMPONENT
Europe | Residential | Listed (9 entities)

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
 Risk Assessment	12.9%	7.4	9	7.93	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid dark green bar), Benchmark Average (dashed light green line), This Entity (solid light green bar)</p>

Indicators breakdown

RA1	Risk assessments performed on standing investments portfolio	3	3	2.94	
RA2	Technical building assessments	2.9	3	2.52	
RA3	Energy efficiency measures	0.5	1.5	1.28	
RA4	Water efficiency measures	0.5	1	0.75	
RA5	Waste management measures	0.5	0.5	0.44	

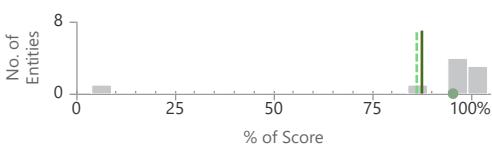


Targets	2.9%	2	2	1.85	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid dark green bar), Benchmark Average (dashed light green line), This Entity (solid light green bar)</p>
---------	------	---	---	------	--

Indicators breakdown

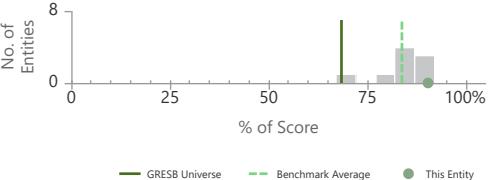
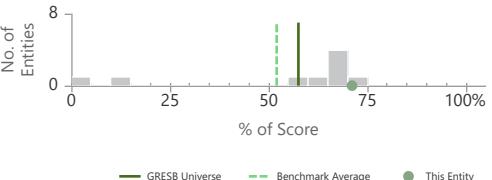
T1.1	Portfolio improvement targets	1	1	0.85	
T1.2	Net Zero targets	1	1	1	

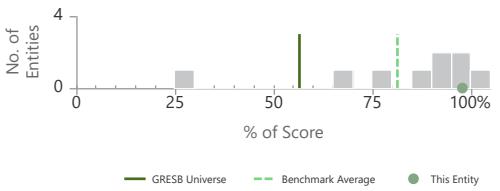
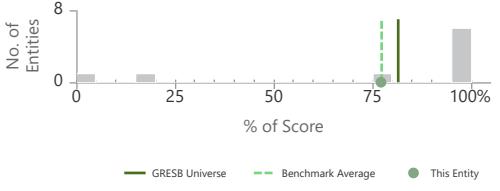
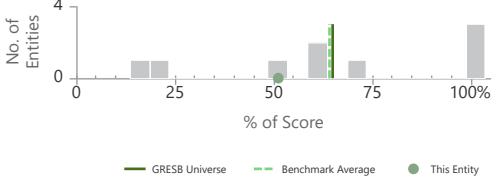


Tenants & Community	15.7%	10.5	11	9.48	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid dark green bar), Benchmark Average (dashed light green line), This Entity (solid light green bar)</p>
---------------------	-------	------	----	------	--

Indicators breakdown

TC1	Tenant engagement program	1	1	0.88	
TC2.1	Tenant satisfaction survey	1	1	0.86	
TC2.2	Program to improve tenant satisfaction	1	1	0.89	

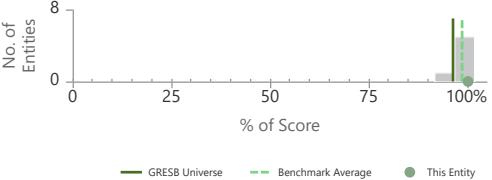
Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	1.22	
TC4	ESG-specific requirements in lease contracts (green leases)	1	1.5	1.25	
TC5.1	Tenant health & well-being program	0.75	0.75	0.67	
TC5.2	Tenant health & well-being measures	1.25	1.25	1.11	
TC6.1	Community engagement program	2	2	1.78	
TC6.2	Monitoring impact on community	1	1	0.83	
 Energy 20% 12.62 14 11.72					 <p>No. of Entities</p> <p>% of Score</p> <p>GRESB Universe</p> <p>Benchmark Average</p> <p>This Entity</p>
Data Coverage 8.5 8.5 8.28					
Energy Performance 2.23 2.5 2.29					
Renewable Energy 1.9 3 1.16					
 GHG 10% 5.89 7 5.58					 <p>No. of Entities</p> <p>% of Score</p> <p>GRESB Universe</p> <p>Benchmark Average</p> <p>This Entity</p>
Data Coverage 5 5 4.83					
Like-for-Like 0.89 2 0.74					
 Water 10% 4.98 7 3.64					 <p>No. of Entities</p> <p>% of Score</p> <p>GRESB Universe</p> <p>Benchmark Average</p> <p>This Entity</p>
Data Coverage 4 4 3.1					
Like-for-Like 0.98 2 0.53					
Water Reuse and Recycling 0 1 0.01					

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
 Waste	5.7%	3.91	4	3.25	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid blue bar), Benchmark Average (dashed blue line), This Entity (solid green dot)</p>
					Data Coverage
					1.98
					2
					1.73
					Waste Management
					1.94
					2
					1.52
 Data Monitoring & Review	7.9%	4.25	5.5	4.25	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid blue bar), Benchmark Average (dashed blue line), This Entity (solid green dot)</p>
					Indicators breakdown
MR1	External review of energy data	1.75	1.75	1.43	
MR2	External review of GHG data	1.25	1.25	0.97	
MR3	External review of water data	1.25	1.25	0.97	
MR4	External review of waste data	0	1.25	0.88	
 Building Certifications	15%	5.36	10.5	6.73	 <p>No. of Entities</p> <p>% of Score</p> <p>Legend: GRESB Universe (solid blue bar), Benchmark Average (dashed blue line), This Entity (solid green dot)</p>
					Indicators breakdown
BC1.1	Building certifications at the time of design/construction*	2.46	7	1.44	
BC1.2	Operational building certifications*	0.93	8.5	3.76	
BC2	Energy ratings	1.98	2	1.77	

*The score achieved for Design/Construction and Interior (BC1.1) as well as Operational Building Certifications (BC1.2) is capped at 8.5 points at the portfolio level.

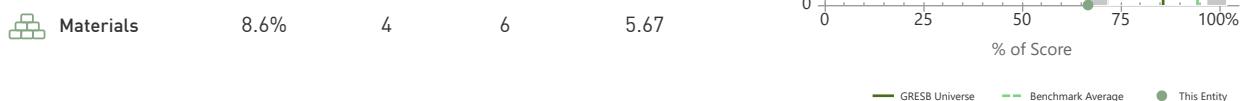
Score Summary

DEVELOPMENT COMPONENT
Europe | Residential | Listed (6 entities)

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
 ESG Requirements	17.1%	12	12	11.83	

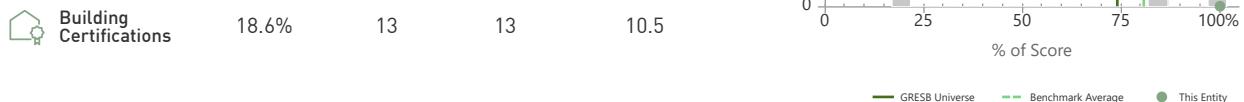
Indicators breakdown

DRE1	ESG strategy during development	4	4	3.83	
DRE2	Site selection requirements	4	4	4	
DRE3	Site design and development requirements	4	4	4	



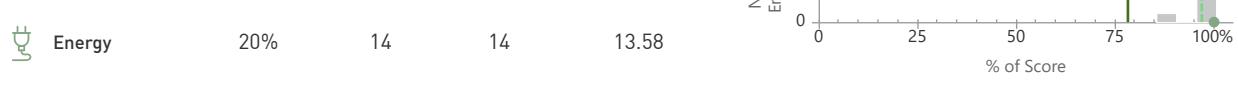
Indicators breakdown

DMA1	Materials selection requirements	4	6	5.67	
DMA2	Embodied carbon		Not scored		



Indicators breakdown

DBC1.1	Green building standard requirements	4	4	3.2	
DBC1.2	Green building certifications	9	9	7.3	



Indicators breakdown

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
DEN1	Energy efficiency requirements	6	6	6	
DEN2.1	On-site renewable energy and low carbon technologies	6	6	6	
DEN2.2	Net-zero carbon design and standards	2	2	1.58	



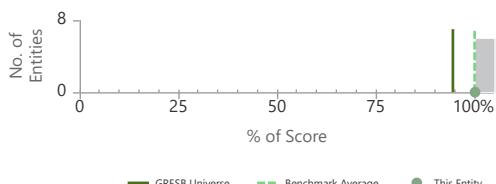
Water

7.1%

5

5

5



Indicators breakdown

DWT1

Water conservation strategy

5

5

5



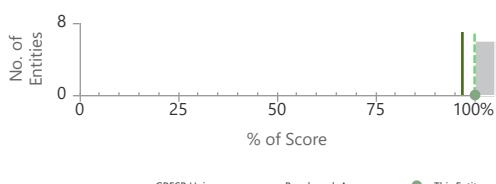
Waste

7.1%

5

5

5



Indicators breakdown

DWS1

Waste management strategy

5

5

5



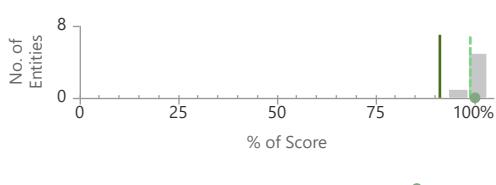
Stakeholder Engagement

21.4%

15

15

14.83



Indicators breakdown

DSE1

Health & well-being

2

2

1.96

DSE2.1

On-site safety

1.5

1.5

1.5

DSE2.2

Safety metrics

1.5

1.5

1.38

DSE3.1

Contractor ESG requirements

2

2

2

DSE3.2

Contractor monitoring methods

2

2

2

DSE4

Community engagement program

2

2

2

DSE5.1

Community impact assessment

2

2

2

DSE5.2

Community impact monitoring

2

2

2

Aspect	Weight in Component	Points Earned	Maximum Points	Benchmark Average	Benchmark Distribution
 Targets	Not scored				
Indicators breakdown					
DT1	Embodied carbon Targets		Not scored		

Performance Insights

Energy EN1

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Score contribution

Additional asset-level insights on Energy & GHG, Water, Waste, and Building Certifications are only available for participants in [Score Contribution](#).

Residential (100% of GAV)

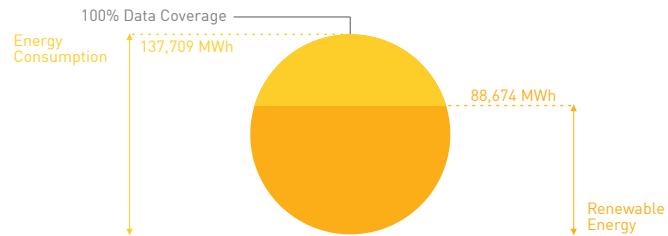
United Kingdom (100% of GAV)

Overview

Portfolio Characteristics

155 Assets
1,171,975 m²
100% Landlord Controlled area
0% Tenant Controlled area

Operational Consumption 2024



Additional information provided by the participant:



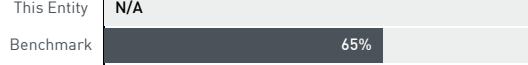
All USAF assets are purpose built student accommodation (PBSA) which operates an all-inclusive rental model meaning student tenants do not pay for their energy consumption. This also means all energy consumed within the building contributes towards scope 1 and 2 emissions.

Data Coverage (Area/Time)

Landlord Controlled



Tenant Controlled



Energy Intensity

This section provides insights on the Energy Intensity profile of the portfolio. ▾

Transparency and data integrity are critical enablers of operational performance and long-term value creation across assets in real estate portfolios. Through the collective efforts of GRESB Participants in reporting energy consumption data at the asset level, GRESB is able to conduct asset-level validation with automated error and outlier checks and ultimately provide clear and granular insights into energy portfolio performance.

Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Energy Intensity

The portfolio intensity values are based on performance data reported by GRESB Participants and are calculated for all assets within the Sector and Country group meeting the following criteria:

1. Classified as Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy rate below 20%
4. Energy data coverage of 75% or more. *The intensity is linearly extrapolated to assume full data coverage, based on the actual asset data reported by GRESB Participants.*

Considering that some assets included in the portfolio may not meet the conditions above, the average Energy Intensity values are displayed along with the corresponding Portfolio Coverage (percentage of the portfolio represented in the analysis, number of assets, area covered, and vacancy rate).

Intensity calculations are weighted by floor area. GRESB uses the eligible assets' Gross Floor Area (GFA) as a denominator for calculating intensities and displays calculated values in either kWh/m² or kWh/sq.ft. depending on the unit selected by participants.

Assets with 75% data coverage or more



147 asset(s)
1122470.12 m²
95.78% floor area covered
2% vacancy rate



119.39 (kWh/m²)

Energy Performance

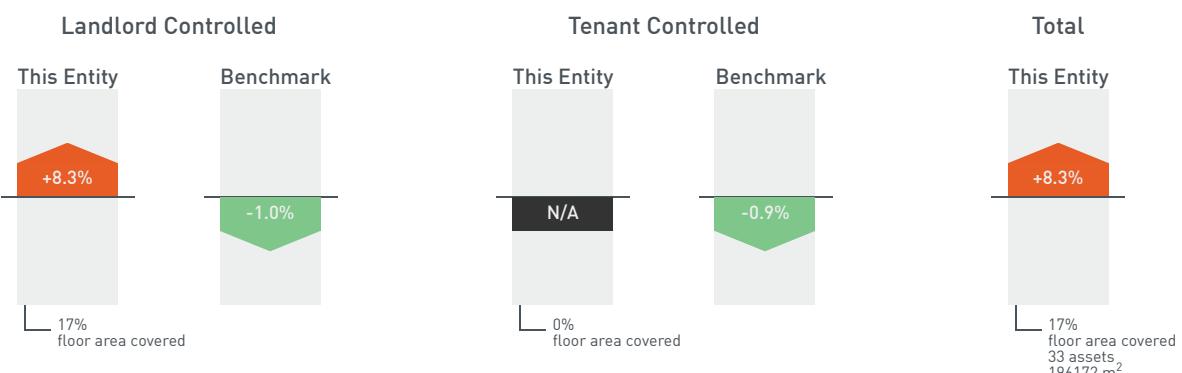
Energy Efficiency



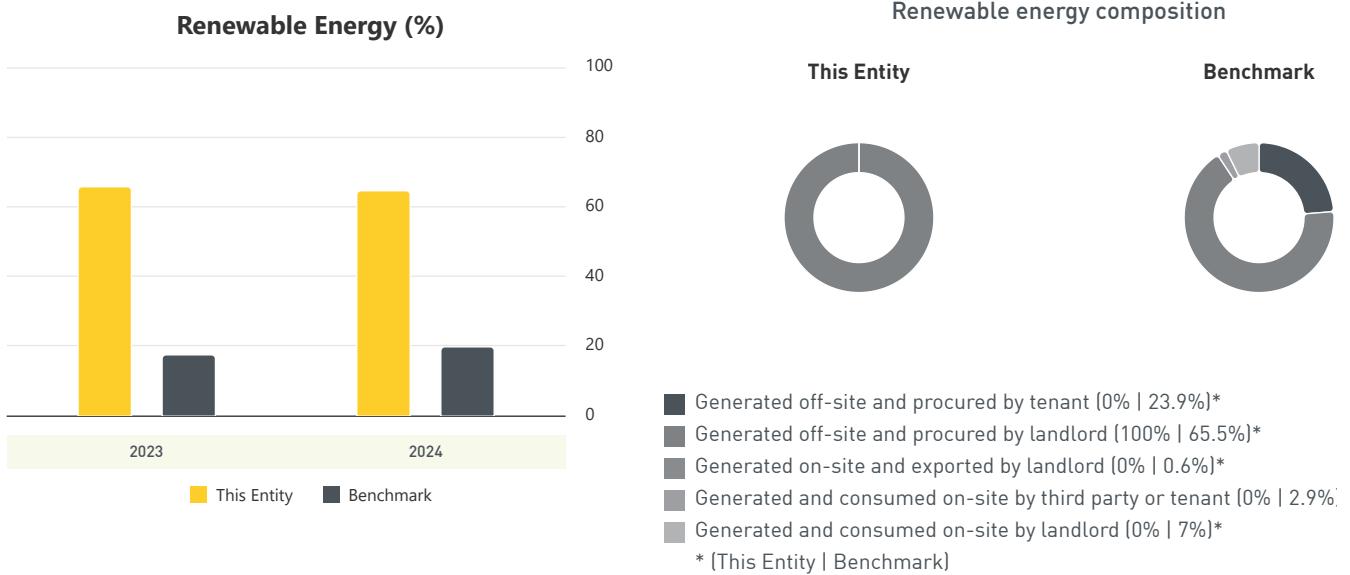
114 eligible assets*
79.39% floor area covered

*Assets eligible for Energy Efficiency have their intensity metrics over-performing the threshold set by ASHRAE Standards 100-2024 ©

Like-for-Like



Renewable Energy Generated and Procured

 **REAL** Benchmarks

Additional asset-level insights for Energy and GHG emissions are now available to participants in [REAL Benchmarks](#).

Performance Insights

GHG GH1

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Score contribution

Additional asset-level insights on Energy & GHG, Water, Waste, and Building Certifications are only available for participants in [Score Contribution](#).

Residential (100% of GAV)

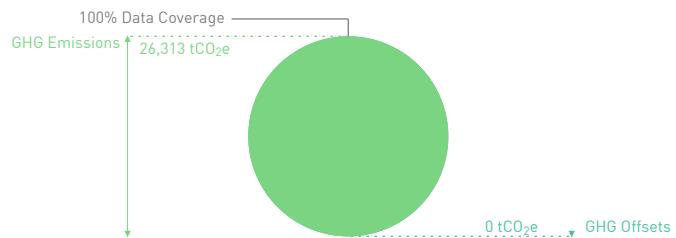
United Kingdom (100% of GAV)

Overview

Portfolio Characteristics

155 Assets
1,171,975 m²
100% Scope I & II
0% Scope III

2024



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
7,953 tCO2e	18,360 tCO2e	1,004 tCO2e	0 tCO2e

GRESB classifies all emissions relating to tenant areas as Scope III.

Additional information on:

- (a) GHG emissions calculation standard/methodology/protocol
- (b) used emission factors
- (c) level of uncertainty in data accuracy
- (d) source and characteristics of GHG emissions offsets



GHG emissions are calculated in accordance with the UK Government's Environmental Reporting Guidelines: including streamlined energy and carbon reporting March 2019 and the GHG Protocol's A Corporate Accounting and Reporting Standard including recent updates on Scope 2 reporting. The UK Government emission conversion factors for greenhouse gas company reporting (2024 data set) have been used to convert data from sources including utilities meters, business travel mileage, and water consumption into CO2e. Location-based Scope 2 emissions are calculated using the UK national average grid emissions factor. Market-based Scope 2 emissions are calculated on an emissions factor of zero for all electricity purchased under our Unite Group supply contract which is 100% certified renewable with 44MW also purchased via a corporate PPA. Further details of which reporting are in our standalone Sustainability Report. Energy data reported and used in GHG calculation is predominantly half-hourly meter data (98.7% and 95.1% respectively for electricity and gas), with the remainder being billing data (1.3% and 4.9%) with less than 0.1% of data estimated where neither meter or billing data is yet available, in which case the previous year's data for that site and month is used. District heating data is 100%, billing with 0% estimates.

Data Coverage (Area/Time)

Scopes I & II	This Entity	100%
	Benchmark	86%
Scope III	This Entity	N/A
	Benchmark	69%

GHG Intensity

This section provides insights on the GHG Intensities profile of the Portfolio. ▾

ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting GHG data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

In an effort to improve the representativeness of the Portfolio Coverage, the average GHG intensity for the Entity is calculated for two groups of assets from this Property Sub-type & Country, provided they meet the following criteria:

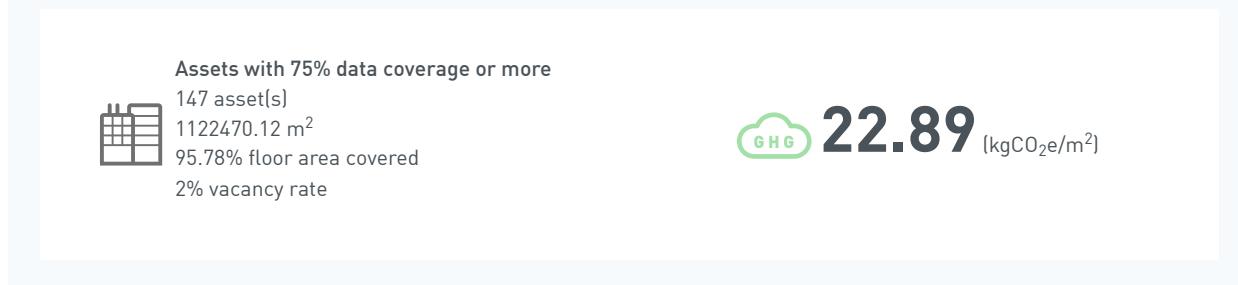
1. Classified as Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy Rate below 20%
4. GHG Data Coverage of:
 - a. 100% (first bar),
 - b. 75% or more (second bar) for this group, the intensity is linearly extrapolated to assume full data coverage, based on the actual asset data reported by GRESB participants.

Those intensity values are represented by the two coloured bars on the left of the graph.

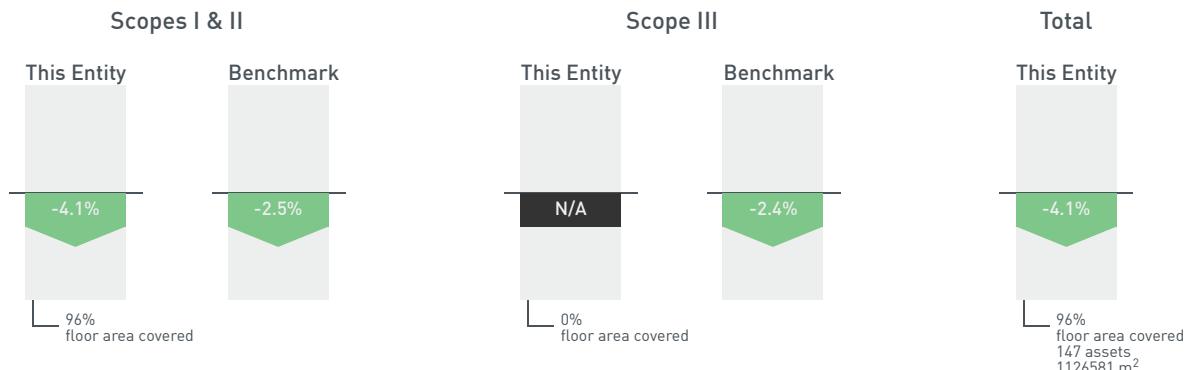
Assets that don't meet the criteria above are excluded from the calculation of intensities to minimise potential skew from underlying data biases (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the Gross Floor Area (GFA) of eligible assets as the denominator for determining intensities*, and displays calculated values in either tCO₂e/m² or tCO₂e/sq.ft. depending on the unit selected by the participant.

*GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only are allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.



Like-for-Like



REAL Benchmarks

Additional asset-level insights for Energy and GHG emissions are now available to participants in [REAL Benchmarks](#).

Performance Insights

Water WT1

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Score contribution

Additional asset-level insights on Energy & GHG, Water, Waste, and Building Certifications are only available for participants in [Score Contribution](#).

Residential (100% of GAV)

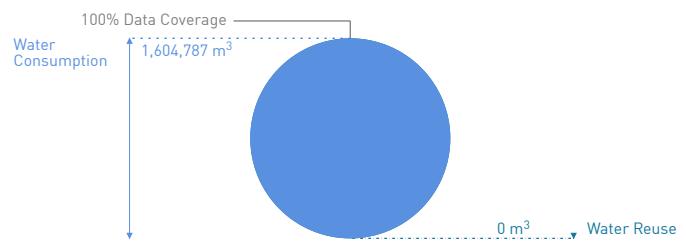
United Kingdom (100% of GAV)

Overview

Portfolio Characteristics

155 Assets
1,171,975 m²
100% Landlord Controlled area
0% Tenant Controlled area

2024



Additional information provided by the participant:

N/A

Data Coverage (Area/Time)

Landlord Controlled



Tenant Controlled



Water Intensity

This section provides insights on the Water Intensities profile of the Portfolio. ▾

Transparency and data integrity are critical enablers of operational performance and long-term value creation across assets in real estate portfolios.

Thanks to an industry-wide commitment to reporting water data at the asset level, we are able to provide clearer and more granular data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative; they will be developed based on feedback provided on an ongoing basis. The results provide access to consolidated performance at the portfolio level that is underscored by improved data quality at the asset level.

Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

In an effort to improve the representativeness of the Portfolio Coverage, the average water intensity for the Entity is calculated for two groups of assets from this Sector & Country, provided they meet the following criteria:

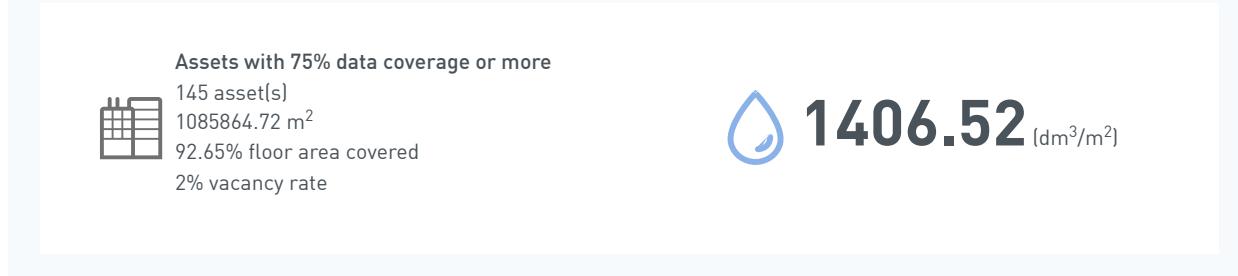
1. Classified as Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy rate below 20%
4. Water data coverage of 75% or more. The intensity is linearly extrapolated to assume full data coverage, based on the actual asset data reported by GRESB Participants.

Assets that don't meet the criteria above are excluded from the calculation of intensities to minimize potential skew relating to underlying data biases (e.g. consumption heterogeneity or seasonal effects).

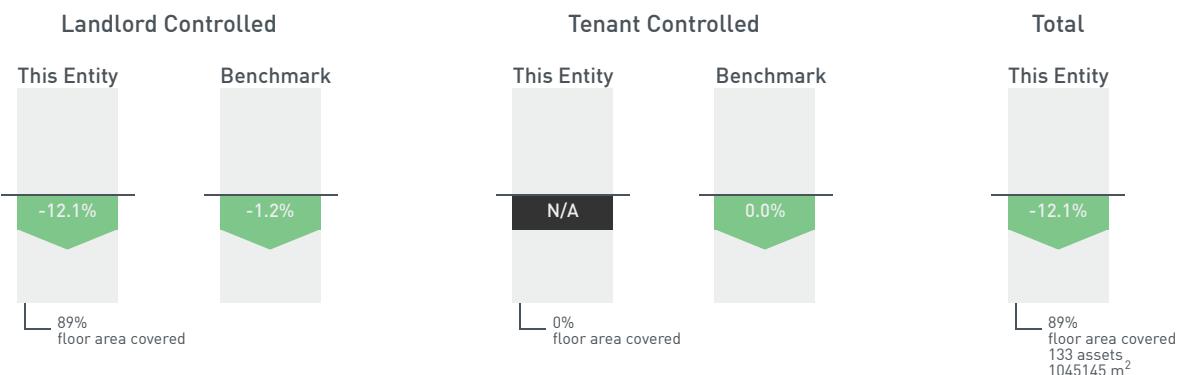
GRESB uses the Gross Floor Area (GFA) of eligible assets as the denominator for determining intensities* and displays calculated values in either m³/m² or m³/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds are excluded from the calculations, as defined in the GRESB Data Validation Process.

*GRESB Participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only are allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.



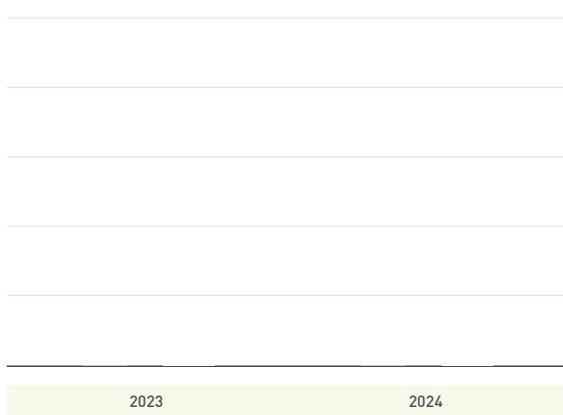
Like-for-Like



Water reuse and recycling

Water reuse and recycling (%)

Water recycling composition



This Entity

Benchmark



- On-site water capture (0% | 100%)*
- On-site water reuse (0% | 0%)*
- On-site water extraction (0% | 0%)*
- Off-site water purchased (0% | 0%)*

* (This Entity | Benchmark)

Performance Insights

Waste WS1

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Score contribution

Additional asset-level insights on Energy & GHG, Water, Waste, and Building Certifications are only available for participants in [Score Contribution](#).

Residential (100% of GAV)

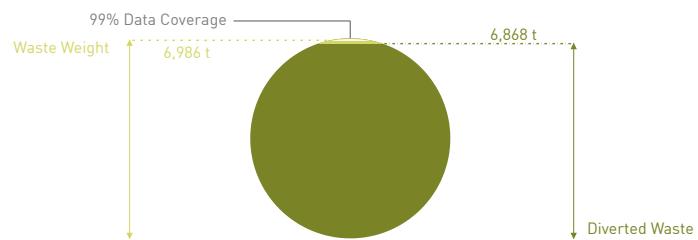
United Kingdom (100% of GAV)

Overview

Portfolio Characteristics

155 Assets
1,171,975 m²
100% Landlord Controlled area
0% Tenant Controlled area

2024



Additional information provided by the participant:

N/A

Data Coverage (Area)

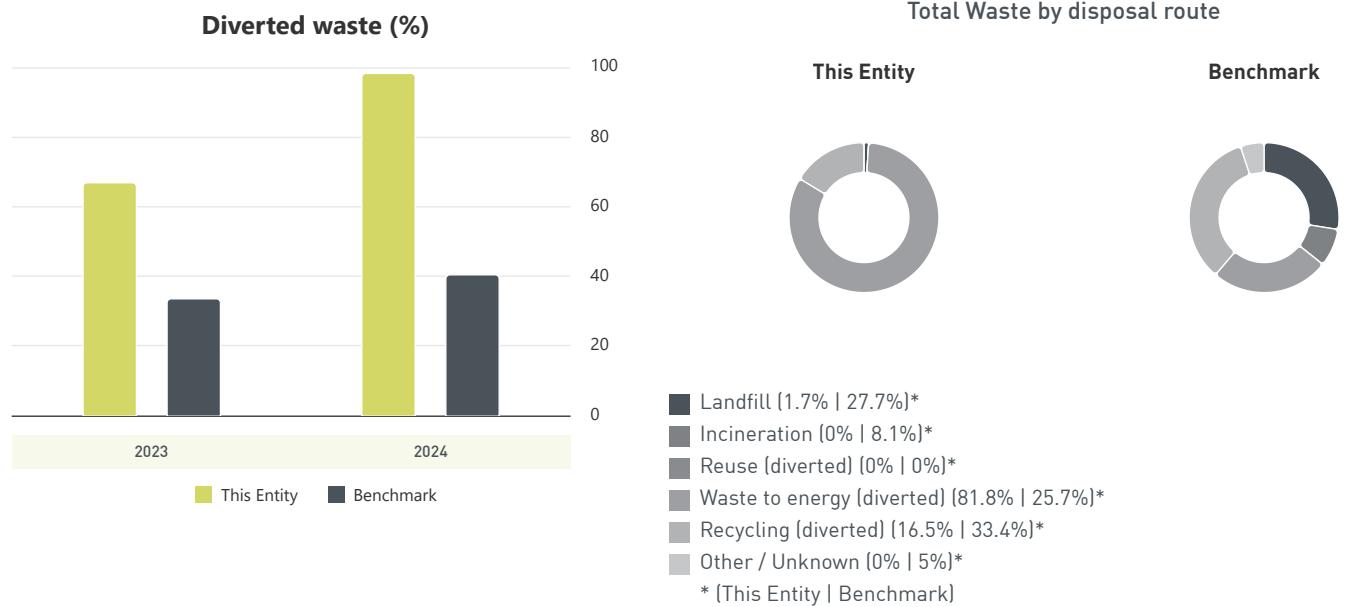
Landlord Controlled



Tenant Controlled



Waste Management



Performance Insights

Building Certifications

Values displayed in this Aspect account for the percentage of ownership at the asset level.

Score contribution

Additional asset-level insights on Energy & GHG, Water, Waste, and Building Certifications are only available for participants in [Score Contribution](#).

Residential (100% of GAV)

United Kingdom (100% of GAV)

Overview

Portfolio Characteristics

155 Assets
1,171,975 m²

BC1.1 Building certifications at the time of design/construction and for interior

		Portfolio	
		Certified Area	Total Certified Assets
BREEAM	New Construction Excellent	17.35%	17
	New Construction Good	0.13%	1
	New Construction Very Good	3.84%	7
Sub-total		21.32%	25
Total	Entity	21.32% *	25
	Benchmark	23.79%	

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level but does not account for the Time Factor nor the Validation Status of the certifications.

BC1.2 Operational building certifications

		Portfolio	
		Certified Area	Total Certified Assets
BREEAM	In Use Good	2.79%	2
	In Use Very Good	0.22%	1
	Sub-total	3.01%	3
Total	Entity	3.01% *	3
	Benchmark	24.84%	

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level but does not account for the Time Factor nor the Validation Status of the certifications.

BC2 Energy Ratings

Portfolio		
	Rated Area	Total Rated Assets
EU EPC - A	5.69%	7
EU EPC - B	84.63%	132
EU EPC - C	8.71%	14
EU EPC - D	0.02%	1
Total	Entity	99.05%
	Benchmark	154
		91.39%

*In case of assets certified more than once, this number is capped at 100% after aggregation. The Certified Area % accounts for ownership at the asset level.

CRREM Pathway Analysis

GHG Intensities Insights

This section provides an overview of the current GHG intensity performance of this portfolio compared against the relevant [CRREM Decarbonization Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of floor area above their respective pathways, Assets above their respective pathways, and an indication of the year at which the Portfolio's current GHG intensity intersects its benchmark CRREM decarbonization pathway are calculated for the assets covered by the analysis.

Note that because the analysis here compares a static (current) intensity value against a dynamic pathway that incorporates factors like projections of grid decarbonization, the point of intersection could be considered as conservative – i.e., resulting in an earlier “intersection year”. For insights into which of your assets are most exposed to climate-related transition risk (regardless of data coverage), the incorporation of projected electricity grid decarbonization, and how these may affect your portfolio over time, please refer to your [Transition Risk Report](#).

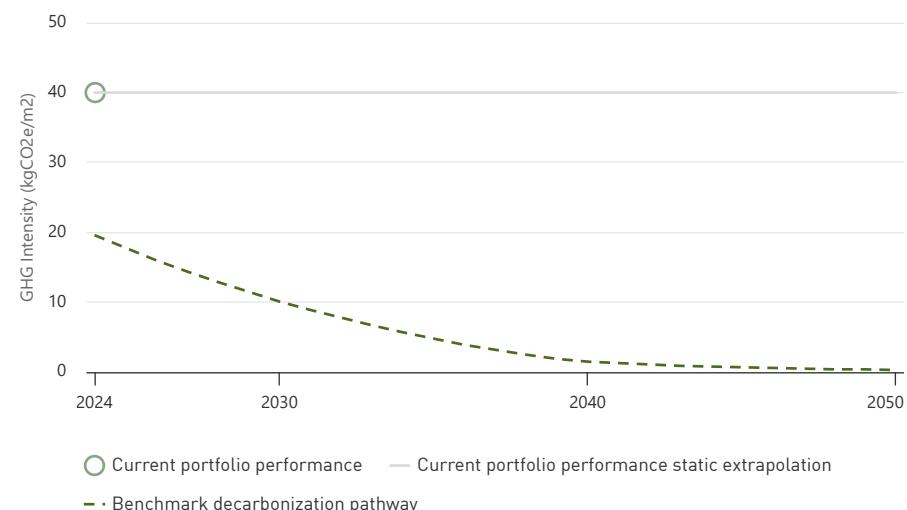
The portfolio benchmark decarbonization pathway is a floor area-weighted aggregation of the top-down, property type- and region-specific decarbonization pathways derived by [CRREM](#).

The current portfolio performance is a floor area-weighted aggregation of the current GHG intensities for all assets which are or have:

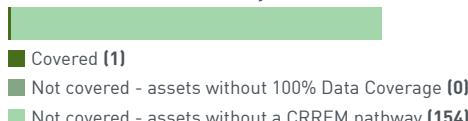
1. Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy Rate below 20%
4. 100% GHG Data Coverage (area/time)
5. A corresponding CRREM GHG pathway

The underlying data consists of the asset-level reported GHG data as part of the 2025 GRESB Real Estate Assessment.

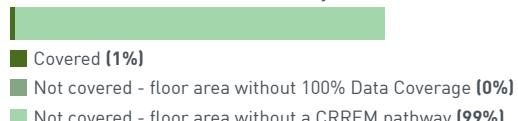
Current Portfolio GHG Performance Against the Benchmark CRREM Decarbonization Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



40 kgCO₂e/m²
GHG Intensity

1
Asset(s) above the pathway

100%
Floor area above the pathway

<2024
Projected average intersection year

Energy Intensities Insights

This section provides an overview of the current energy intensity performance of this portfolio compared against the relevant [CRREM Energy Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of floor area above their respective pathways, and Assets above their respective pathways, and an indication of the year at which the Portfolio's current energy intensity intersects its benchmark CRREM energy pathway are calculated for the assets covered by the analysis.

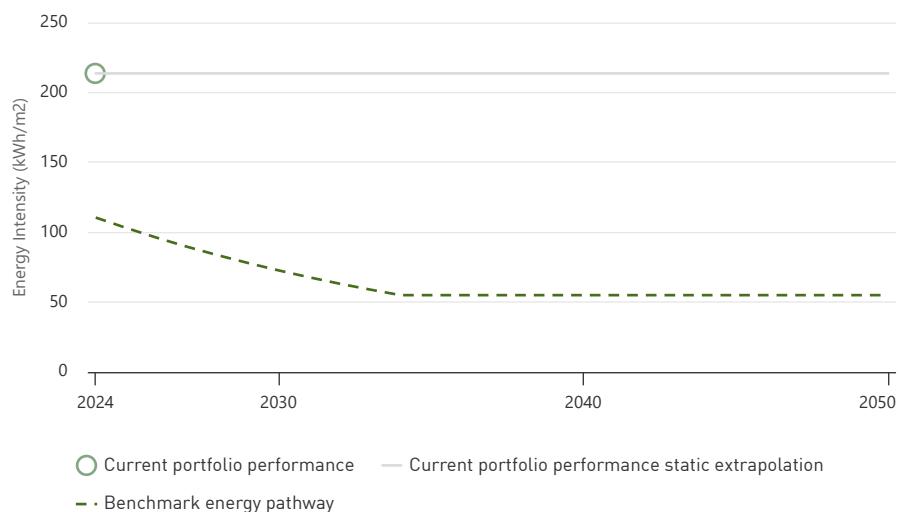
The portfolio benchmark energy pathway is a floor area-weighted aggregation of the top-down, property type- and region-specific energy pathways derived by [CRREM](#).

The current portfolio performance is a floor area-weighted aggregation of the current energy intensities for all assets which are or have:

1. Standing Investments
2. Data availability for the full year (≥ 355 days)
3. Vacancy Rate below 20%
4. Have 100% energy Data Coverage (area/time)
5. A corresponding CRREM energy pathway

The underlying data consists of the asset-level reported Energy data as part of the 2025 GRESB Real Estate Assessment.

Current Portfolio Energy Performance Against the Benchmark CRREM Energy Pathway



Assets covered in the analysis



% Floor Area covered in the analysis



214 kWh/m²

Energy Intensity

1

Asset(s) above the pathway

100%

Floor area above the pathway

<2024

Projected average intersection year



This report is based on v2.04 of the CRREM pathways released in 2025

Disclaimer

This section presents an analysis of the portfolio's current reported GHG and energy performance against the pathways developed by the Carbon Risk Real Estate Monitor (CRREM). The CRREM pathways were initially developed as a European project to understand the performance of the real estate sector as the energy sector transitions away from carbon-emitting sources. The pathways have since been expanded to include both decarbonization (i.e., GHG emissions and energy pathways) for other countries and use types as well. CRREM is now a global initiative with alignment/cooperation of INREV, EPRA, ULI greenprint, SBTi, IIGCC, NZAOA and many others.

The information in this report is indicative. It is important to understand the methodological underpinnings of the CRREM pathways, the data used in the calculations of portfolios and assets, as well as how to interpret various resulting outputs before using this analysis. These insights are intended to drive conversation and analysis, not to be used as the basis of investment advice or for use in filings with the U.S. Securities and Exchange Commission or other regulators. The CRREM global downscaling pathways are provided without any guarantee of correctness or completeness. Information contained in this report should not be considered a disclosure of low-carbon transition risk facing a real estate portfolio or company.

CRREM pathways have been developed for regions around the globe. The pathways are scenarios illustrating one instance of downscaled sectoral performance targets. The application and interpretation of these scenarios should be informed by important considerations, including conceptual framing, data quality and availability, and analytical assumptions. While some of the pathways are available at the city and sub-national level, most of the pathways are only provided at the national level. This may limit the applicability of the resulting analysis depending on the location of the assets subject to the analysis. Under some circumstances, the CRREM pathways do not currently account for factors including climate zones or local and regional energy supply (e.g., grid regions). It should be noted that work is currently underway to create more granular pathways, that seek to incorporate updated regional data sources and improved assumptions about future growth of the energy sector across the U.S. and Canada.

It is also important to note that the analysis here compares a static (current) intensity value of the real estate portfolio today, against a dynamic pathway that incorporates projections about the decarbonization of the energy grid. Furthermore, the interpretation of any CRREM analysis should be informed by the chosen treatment of renewable energy: On-site renewable energy consumed by the building does not impact the building's energy consumption but does impact its attributable emissions. Off-site renewable energy procurement is not considered in the location-based method used in this analysis. For these reasons and others, the point of intersection should not be considered definitive. Assumptions are likely to compound to increase uncertainty of projections for years further in the future.

The analysis is based on v2.04 of the CRREM pathways released in 2025. The pathways are meant to be updated periodically and may change based on the state and pace of development in global real estate markets, modifications to the CRREM methodology, updating of datasets underlying the pathways, as well as revisions to the carbon budget based on the most recent science.

Notes

To support effective engagement between managers and investors, this document provides additional context on the CRREM Pathway Analysis. It enables investors to better interpret the data presented in this section of the benchmark report.

[Access supporting insights](#)

Validation

GRESB Validation

Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.

Asset-level Data Validation

Logic Checks	There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved.
Outlier Detection	Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset.

Evidence Manual Validation					
LE6	PO2	PO3	RM1	RM6.1	RM6.2
RM6.3	RM6.4	SE2.1	SE5	TC2.1	MR1
MR2	MR3	MR4	DRE1	DMA1	DSE5.2
PO1	Net Zero Policy	Environmental Policies			
RP1	Annual Report	Sustainability Report	Integrated Report	Corporate Website	Other Disclosure

█ = Accepted

█ = Partially Accepted

█ = Not Accepted/Duplicate

█ = No response

Manual Validation Decisions - Excluding Accepted Answers

Evidence

Indicator	Decision	Reason(s):
SE5	Partially Accepted	Does not support some of the selected human capital metrics for governance bodies Does not support some of the selected human capital metrics for employees

Other Answers

Indicator	Decision	Other answer provided:
DMA1	Not Accepted	ISO14001, FSC, PEFC,

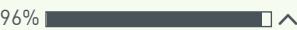
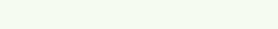
Management

Leadership

ESG Commitments and Objectives

This aspect evaluates how the entity integrates ESG into its overall business strategy. The purpose of this section is to (1) identify public ESG commitments made by the entity, (2) identify who is responsible for managing ESG issues and has decision-making authority, (3) communicate to investors how the entity structures management of ESG issues, and (4) determine how ESG is embedded into the entity.

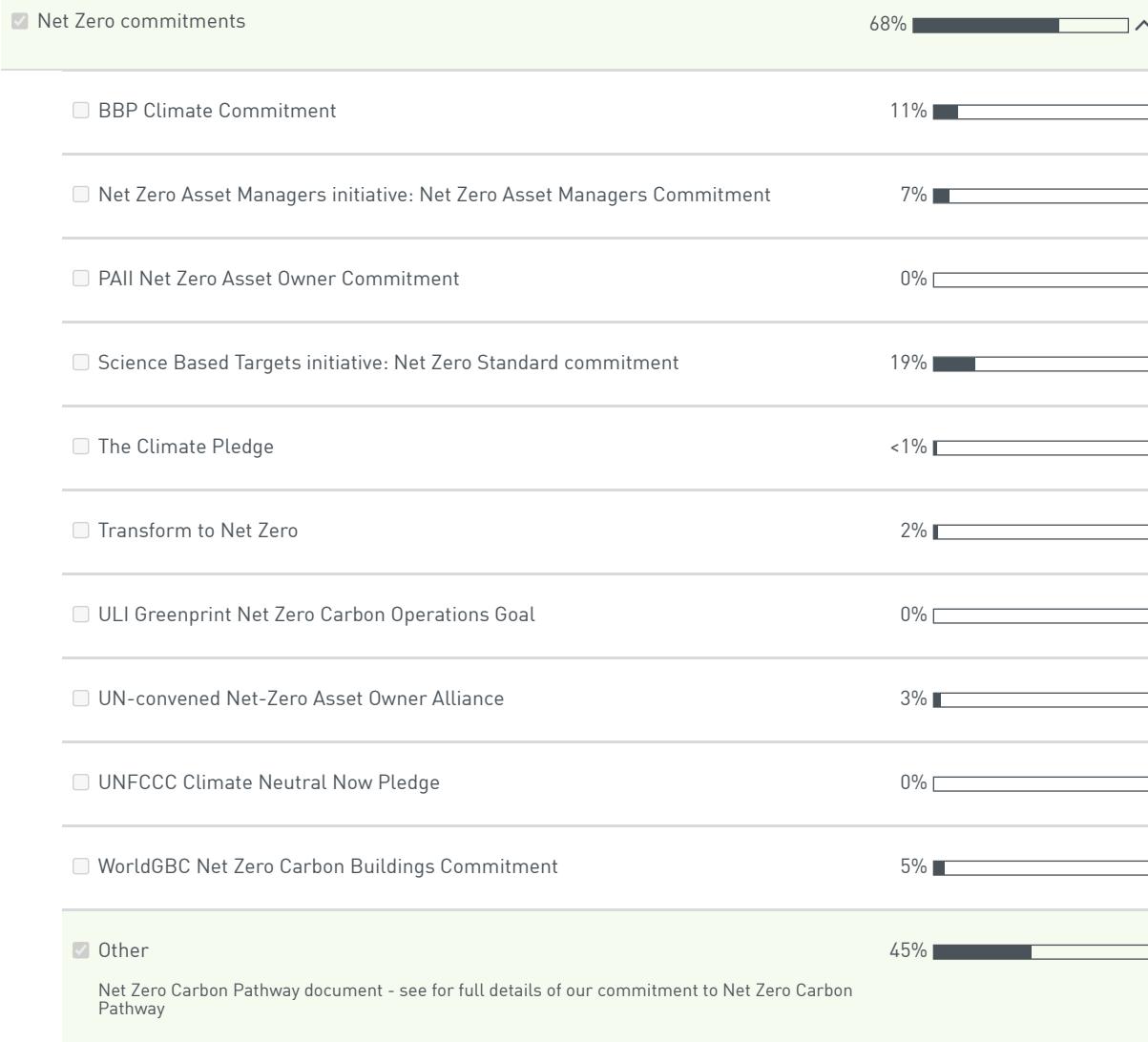
LE1 Not Scored

ESG leadership commitments	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	96% 
Select all commitments included (multiple answers possible)	
<input checked="" type="checkbox"/> ESG leadership standards and principles	94% 
<input type="checkbox"/> Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)	5% 
<input type="checkbox"/> International Labour Organization (ILO) Standards	41% 
<input type="checkbox"/> Montreal Pledge	3% 
<input type="checkbox"/> OECD - Guidelines for multinational enterprises	30% 
<input type="checkbox"/> PRI signatory	25% 
<input checked="" type="checkbox"/> RE 100	7% 
<input checked="" type="checkbox"/> Science Based Targets initiative	37% 
<input checked="" type="checkbox"/> Task Force on Climate-related Financial Disclosures (TCFD)	53% 
<input type="checkbox"/> UN Environment Programme Finance Initiative	7% 
<input type="checkbox"/> UN Global Compact	47% 
<input checked="" type="checkbox"/> UN Sustainable Development Goals	82% 
<input checked="" type="checkbox"/> Other	46% 
RIBA (Royal Institute of British Architects) 2030 Climate Change Benchmarks for new development	

Applicable evidence

Evidence provided

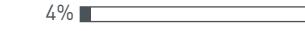
- ∅ https://www.wemeanbusinesscoalition.org/committed/?_search=unite%20students
- ∅ <https://sciencebasedtargets.org/target-dashboard>
- ∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>
- ∅ <https://www.unitegroup.com/sustainability/sustainability-report-2024>



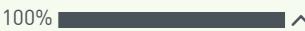
Applicable evidence

Evidence provided

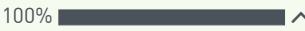
- ∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>
- ∅ <https://www.unitegroup.com/sustainability/sustainability-report-2024>
- ∅ <https://www.unitegroup.com/sustainability/our-net-zero-pathway>

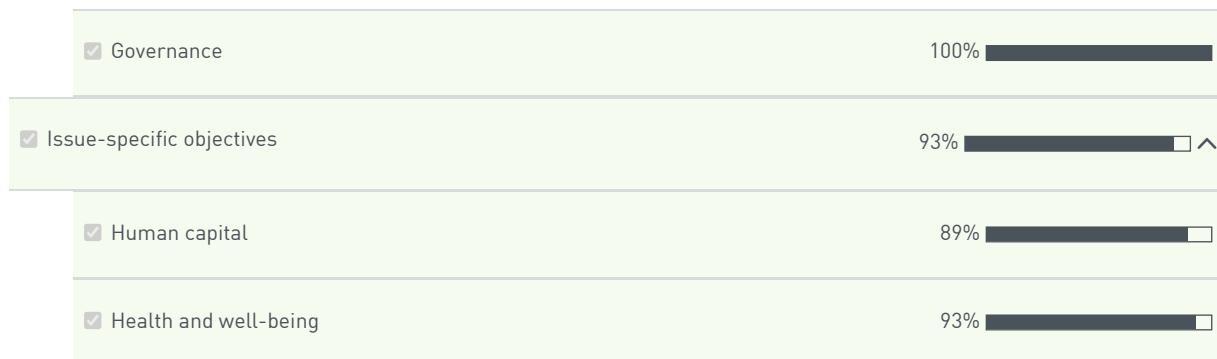
No 4%  ^

LE2 Points: 1/1

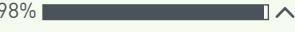
ESG Objectives	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100%  ^

The objectives relate to

<input checked="" type="checkbox"/> General objectives	100%  ^
<input checked="" type="checkbox"/> Environment	99%  ^
<input checked="" type="checkbox"/> Social	100%  ^



The objectives are

<input type="radio"/> Publicly available	98%	
--	-----	---

Applicable evidence

Evidence provided

- <https://www.unitegroup.com/annual-report-and-accounts-2024>
- <https://www.unitegroup.com/sustainability/our-net-zero-pathway>
- <https://www.unitegroup.com/sustainability>

<input type="radio"/> Not publicly available	2%	
--	----	---

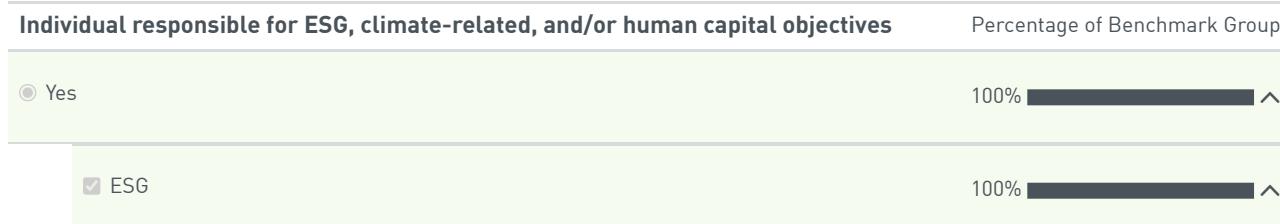
Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

 Unite Students has 3 key strategic objectives: to create a Great Place to Live, Great Place to Work Great Place to Invest. These are guided by our values: Challenge the Ordinary, Lead with Heart, Unite as One, Stay on Point. Underpinning this is our ambition to be a truly sustainable business by "making a positive impact" for Employees, Local Communities, Students and Young People, and the Environment as set out in our sustainability framework. For our employees this means creating 'an equitable, inclusive and safe workplace that provides rewarding and fulfilling careers'. For Local Communities we aim to 'create real social value that meets local community needs'. For students and young people we want to be 'a leader on student inclusion, wellbeing and success'. With the environment we aim to 'minimise our impact on the environment and create sustainable buildings'. Our governance and processes that filter directly from board level an the Sustainability Committee ensure that working responsibly and sustainable isn't optional, that we always operate with integrity and transparency. Sustainably is embedded within our core structure and can be seen throughout our Annual Report.

<input type="radio"/> No	0%	
--------------------------	----	---

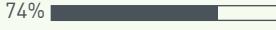
ESG Decision Making

LE3 Points: 2/2

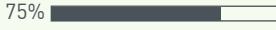


The individual(s) is/are

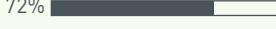
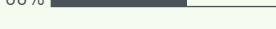
<input checked="" type="checkbox"/> Dedicated employee(s) for whom ESG is the core responsibility	87%	
Name: James Tiernan		
Job title: Head of Sustainability		

<input checked="" type="checkbox"/> Employee(s) for whom ESG is among their responsibilities	74%	
Name: Mike Burt		
Job title: Chief Financial Officer		
<input type="checkbox"/> External consultants/manager	67%	
<input type="checkbox"/> Investment partners (co-investors/JV partners)	8%	
<input checked="" type="checkbox"/> Climate-related risks and opportunities	98%	

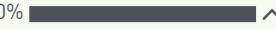
The individual(s) is/are

<input checked="" type="checkbox"/> Dedicated employee(s) for whom climate-related issues are core responsibilities	75%	
Name: James Tiernan		
Job title: Head of Sustainability		
<input checked="" type="checkbox"/> Employee(s) for whom climate-related issues are among their responsibilities	75%	
Name: Mike Burt		
Job title: Chief Financial Officer		
<input type="checkbox"/> External consultants/manager	60%	
<input type="checkbox"/> Investment partners (co-investors/JV partners)	6%	
<input checked="" type="checkbox"/> Human capital	95%	

The individual(s) is/are

<input checked="" type="checkbox"/> Dedicated employee for whom human capital is the core responsibility	72%	
Name: Amy Round		
Job title: Group People Director		
<input checked="" type="checkbox"/> Employee for whom human capital is among their responsibilities	60%	
Name: Joe Lister		
Job title: CEO		
<input type="checkbox"/> External consultant/manager	31%	
<input type="checkbox"/> Investment partners (co-investors/JV partners)	<1%	
<input type="radio"/> No	0%	

LE4 Points: 1/1

ESG taskforce/committee	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100% 

Members of the taskforce or committee

 No0% **LE5** Points: 1/1**ESG, climate-related and/or human capital senior decision maker**

Percentage of Benchmark Group

 Yes100%  ESG100%

Name: Joe Lister

Job title: Chief Executive Officer

The individual's most senior role is as part of

- [55%] Board of Directors
- [42%] C-suite level staff/Senior management
- [<1%] Investment Committee
- [2%] Other

 Climate-related risks and opportunities97%

Name: Dame Shirley Pearce

Job title: Chair of Sustainability Committee

The individual's most senior role is as part of



- [52%] Board of Directors
- [42%] C-suite level staff/Senior management
- [<1%] Investment Committee
- [2%] Other
- [3%] No answer provided

Human capital

93% 

Name: Joe Lister

Job title: Chief Executive Officer

The individual's most senior role is as part of:



- [46%] Board of directors
- [45%] C-suite level staff/Senior management
- [3%] Other
- [7%] No answer provided

Process of informing the most senior decision-maker

 Our Board Sustainability Committee provide Board level oversight and governance of ESG issues, ensuring the Group's sustainability strategy addresses the most materially significant ESG issues and that it is being properly implemented and followed at all levels. The Committee is chaired by a Non-executive Director (Dame Shirley Pearce) and attended by various other non-executive and Executive Directors including the CEO and CFO, and other Directors and key subject leads, and reviews the Group's performance against its targets and ambitions whilst engaging with the workforce in accordance with Provision 5 of the UK Corporate Governance Code. The Executive Committee led by the CEO is responsible for ultimately delivering the sustainability improvements needed to fulfil our sustainability objectives and oversee day to day activity undertaken across the business to this end. Another Non-Executive Director, Ilaria del Beato, is responsible for Workforce Engagement and attends the quarterly sessions of our Culture Matters employee forum to ensure direct Board-level oversight on issues including Human capital.

No

0% 

LE6 Points: 2/2

Personnel ESG performance targets

Percentage of Benchmark Group

Yes

91%  

Predetermined consequences

Yes

90%  

Personnel to whom these factors apply

Board of Directors

42% 

C-suite level staff/Senior management

88% 

Investment Committee

31% 

Fund/portfolio managers

50% 

Asset managers

61% 

ESG portfolio manager

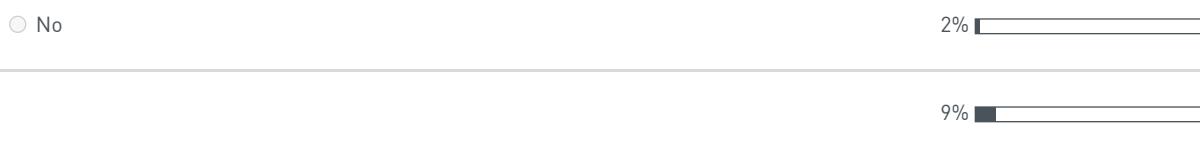
37% 



Applicable evidence

Evidence provided [ACCEPTED]

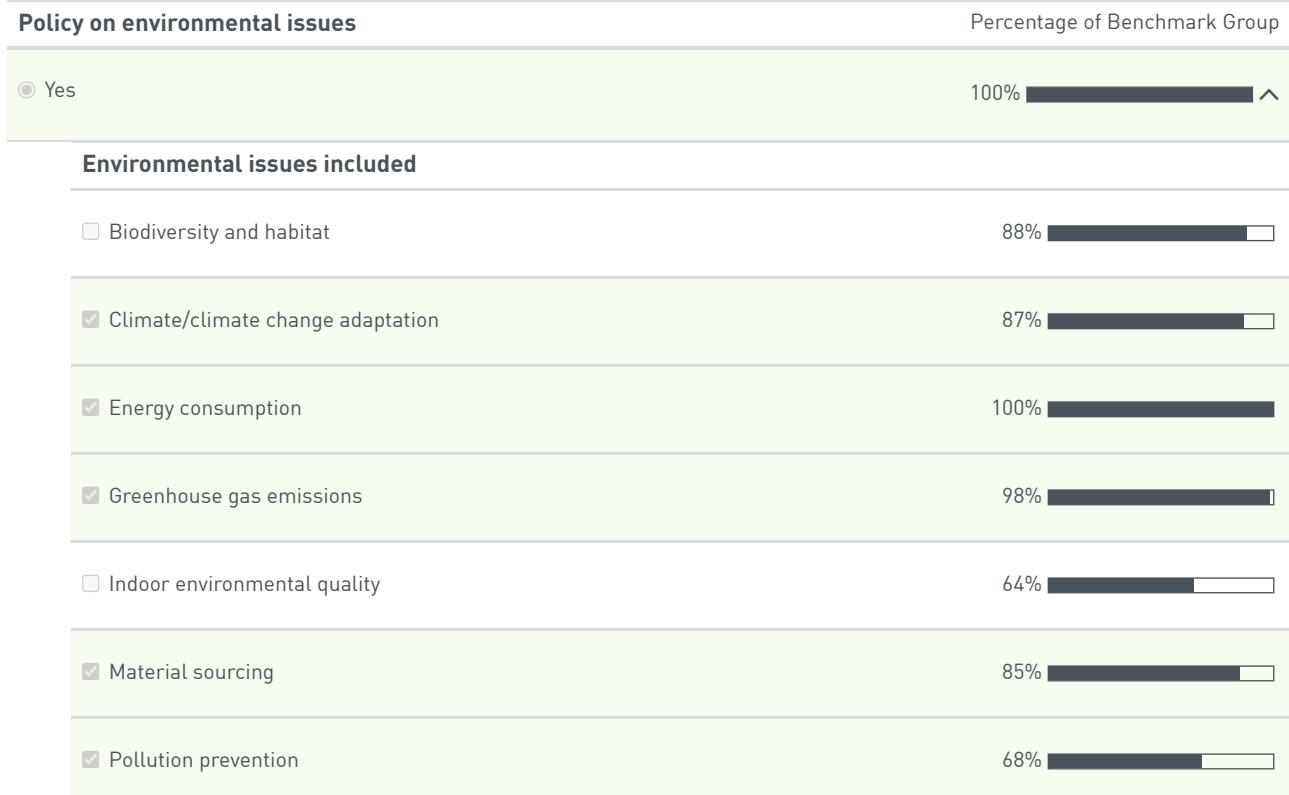
- ∅ <https://www.unitegroup.com/wp-content/uploads/2023/10/Sustainability-Committee-terms-of-reference-27-Sept-23.pdf>
- ∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>
- ∅ [UNITE STUDENTS_AR24_BOOK_WEB.pdf](#)

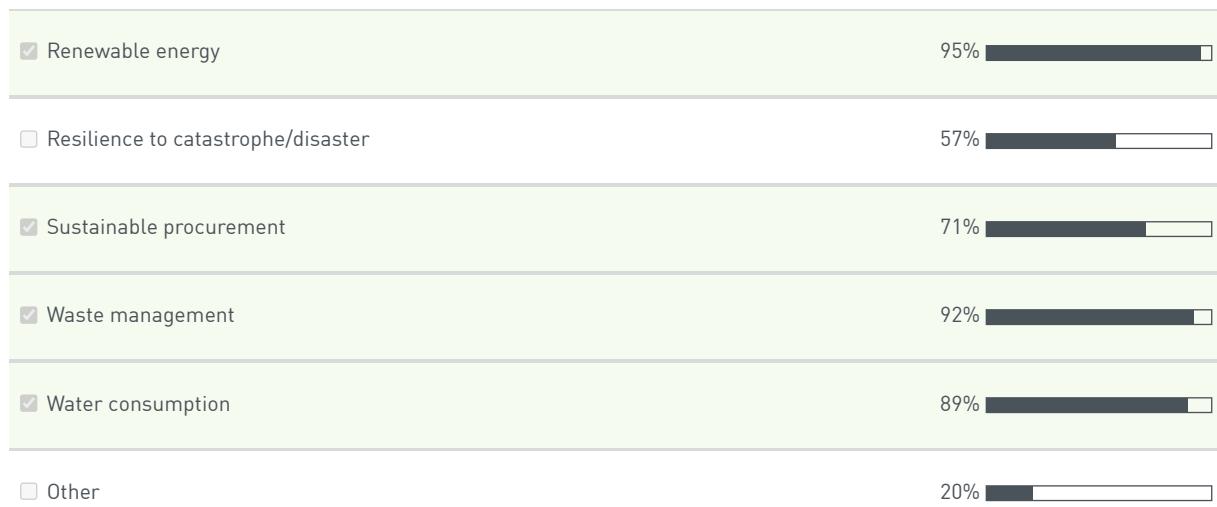


ESG Policies

This aspect confirms the existence and scope of the entity's policies that address environmental, social, and governance issues.

P01 Points: 1.5/1.5





Does the entity have a policy to address Net Zero?



Applicable evidence

Evidence provided [ACCEPTED]

🔗 https://www.unitegroup.com/wp-content/uploads/2021/12/38271_UniteStudents_NetZero.pdf
 ↳ <https://www.unitegroup.com/wp-content/uploads/2023/12/Unite-Students-Sustainable-Construction-Framework.pdf>



P02 Points: 1.5/1.5



Social issues included





Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- ∅ <https://www.unitegroup.com/wp-content/uploads/2024/01/Code-of-Ethics.pdf>
- ∅ <https://www.unitegroup.com/wp-content/uploads/2022/04/HSP-01-Group-Health-and-Safety-Policy-2022-.pdf>
- ∅ <https://www.unitegroup.com/sustainability/sustainability-report-2024>

No

0%

P03 Points: 1.5/1.5

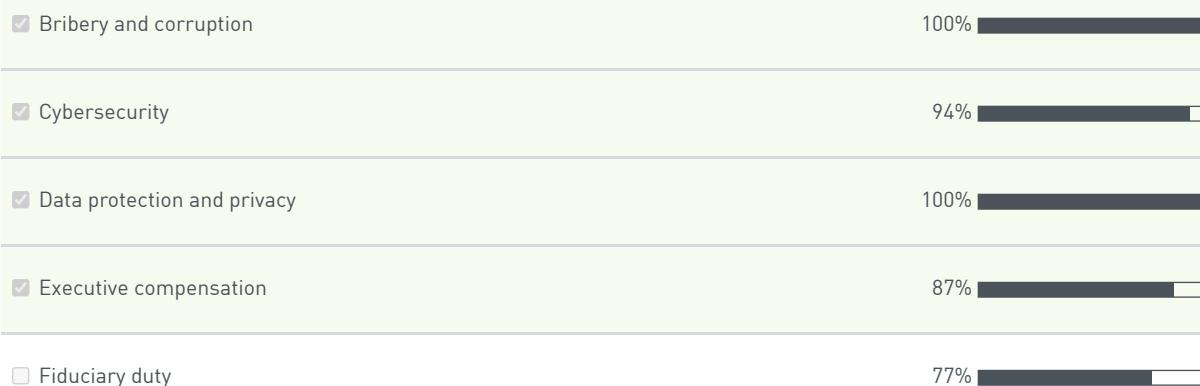
Policy on governance issues

Percentage of Benchmark Group

Yes

100%

Governance issues included



<input checked="" type="checkbox"/> Fraud	93%	<div style="width: 93%;"></div>
<input checked="" type="checkbox"/> Political contributions	62%	<div style="width: 62%;"></div>
<input checked="" type="checkbox"/> Shareholder rights	92%	<div style="width: 92%;"></div>
<input checked="" type="checkbox"/> Other	44%	<div style="width: 44%;"></div>
Whistleblowing	[ACCEPTED]	

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- <https://www.unitegroup.com/annual-report-and-accounts-2024>
- <https://www.unitestudents.com/privacy-policy>

No

0%



Reporting

ESG Disclosure

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG management practices performance impacts the business through formal disclosure mechanisms. This aspect evaluates how the entity communicates its ESG actions and/or performance.

RP1 Points: 3.5/3.5

ESG reporting

Percentage of Benchmark Group

Yes

100%



Types of disclosure

Section in Annual Report

80%



Reporting level

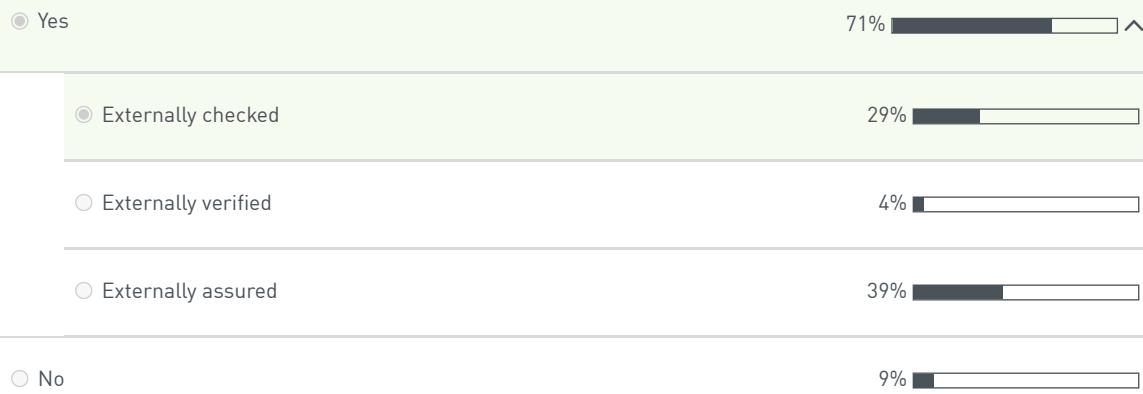


- [69%] Entity
- [11%] Group
- [20%] No answer provided

Aligned with



- [16%] Other: UK Government Environmental reporting guidelines: including Streamlined Energy and Carbon Reporting requirements
<https://www.gov.uk/government/publications/environmental-reporting-guidelines-including-mandatory-greenhouse-gas-emissions-reporting-guidance>
- [16%] GRI Standards
- [27%] EPRA Best Practice Recommendations in Sustainability Reporting
- [8%] ESRS-aligned reporting
- [<1%] IFRS Integrated Reporting Framework
- [<1%] ISSB standards (IFSR S1, IFSR S2)
- [31%] No answer provided

Third-party review**Applicable evidence**

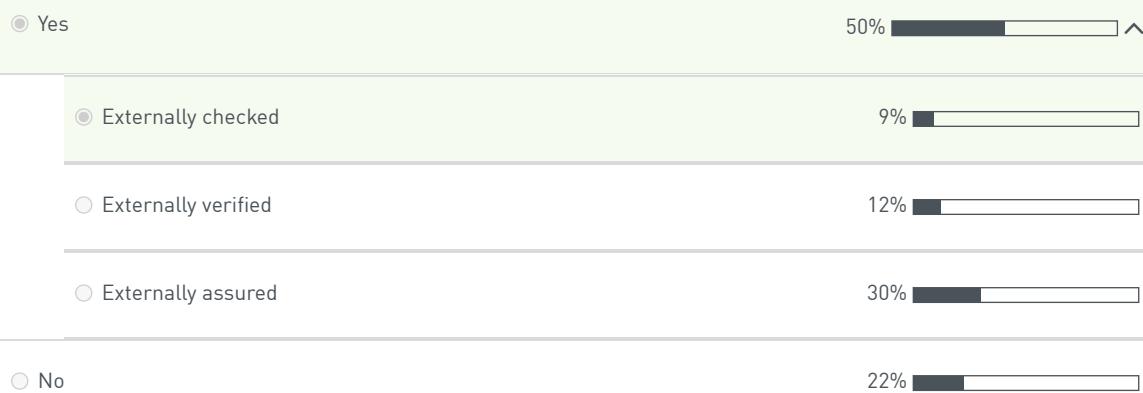
Evidence provided [ACCEPTED]
 <https://www.unitegroup.com/annual-report-and-accounts-2024>

**Reporting level**

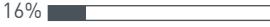
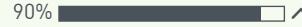
- [50%] Entity
- [<1%] Investment manager
- [21%] Group
- [28%] No answer provided

Aligned with

- [6%] Other
- [27%] GRI Standards
- [28%] EPRA Best Practice Recommendations in Sustainability Reporting
- [3%] PRI Reporting Framework
- [5%] ESRS-aligned reporting
- [<1%] ISSB standards (IFSR S1, IFSR S2)
- [<1%] INREV Sustainability Guidelines
- [30%] No answer provided

Third-party review**Applicable evidence**

Evidence provided [ACCEPTED]
 <https://www.unitegroup.com/sustainability/sustainability-report-2024>

Integrated Report 16%  Dedicated section on corporate website 90%  ^

Reporting level



- [66%] Entity
- [3%] Investment manager
- [21%] Group
- [10%] No answer provided

Applicable evidence

Evidence provided

[ACCEPTED]

 <https://www.unitegroup.com/sustainability> Other 50% 

Climate disclosure to CDP

[ACCEPTED]

Reporting level



- [41%] Entity
- [<1%] Investment manager
- [8%] Group
- [50%] No answer provided

Aligned with



- [13%] Other: CDP
- [3%] GRI Standards
- [6%] EPRA Best Practice Recommendations in Sustainability Reporting
- [4%] PRI Reporting Framework
- [<1%] ESRS-aligned reporting
- [2%] ISSB standards (IFSR S1, IFSR S2)
- [71%] No answer provided

Third-party review

 Yes 14%  No 35% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

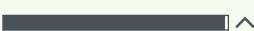
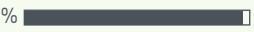
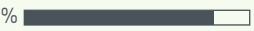
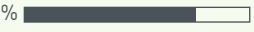
 <https://www.unitegroup.com/annual-report-and-accounts-2024> No 0% 

ESG Incident Monitoring

RP2.1 Points: 0.25/0.25

ESG incident monitoring

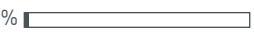
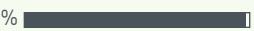
Percentage of Benchmark Group

 Yes99%  ▲**Stakeholders covered** Clients/Customers90%  Community/Public82%  Contractors79%  Employees96%  Investors/Shareholders97%  Regulators/Government84%  Special interest groups (NGOs, Trade Unions, etc)49%  Suppliers76%  Other stakeholders12% **Process for communicating ESG-related incidents**

 Our H&S management system aligned with ISO45001 and procurement processes monitor suppliers, employees and contractors' performance for controversies, misconducts, penalties, incidents and accidents. We would notify relevant regulators that are appropriate should we feel a compliance issues has occurred for example, Information Commissioners Office , tax authorities, Health and Safety Executive, or the Environment Agency/Scottish Environment Protection Agency/Natural Resources Wales.

 No<1% **RP2.2** Not Scored**ESG incident occurrences**

Percentage of Benchmark Group

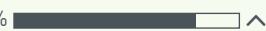
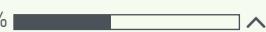
 Yes2%  No98% **Risk Management**

This aspect evaluates the processes used by the entity to support ESG implementation and investigates the steps undertaken to recognize and prevent material ESG related risks.

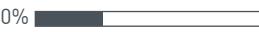
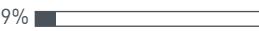
RM1 Points: 0.62/1.25

Environmental Management System (EMS)

Percentage of Benchmark Group

 Yes81%  ^ Aligned with43%  ^

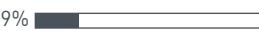
- [39%] ISO 14001
- [4%] Other standard
- [57%] No answer provided

 Third-party certified using30%  The EMS is not aligned with a standard nor certified externally9% **Applicable evidence**

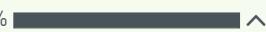
Evidence provided (but not shared with investors)

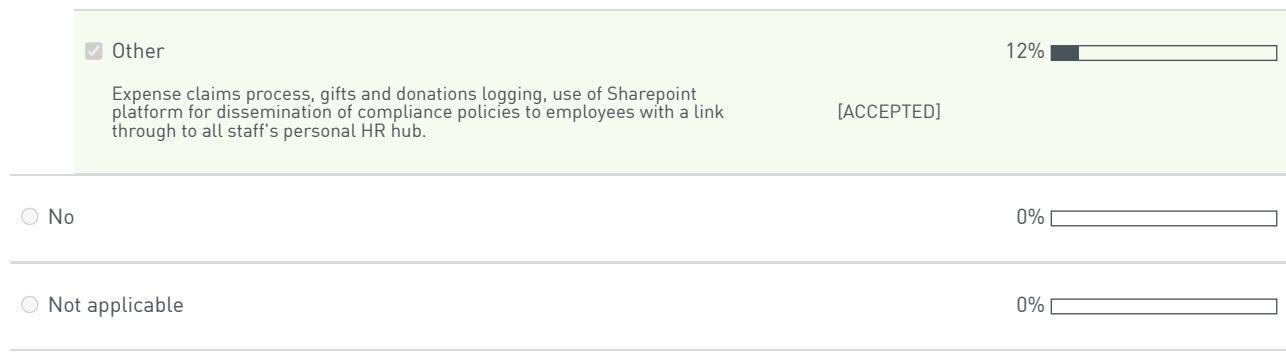
[ACCEPTED]

∅ <https://www.unitegroup.com/wp-content/uploads/2022/04/HSP-01-Group-Health-and-Safety-Policy-2022-.pdf>

 No19% **RM2** Points: 0.25/0.25**Process to implement governance policies**

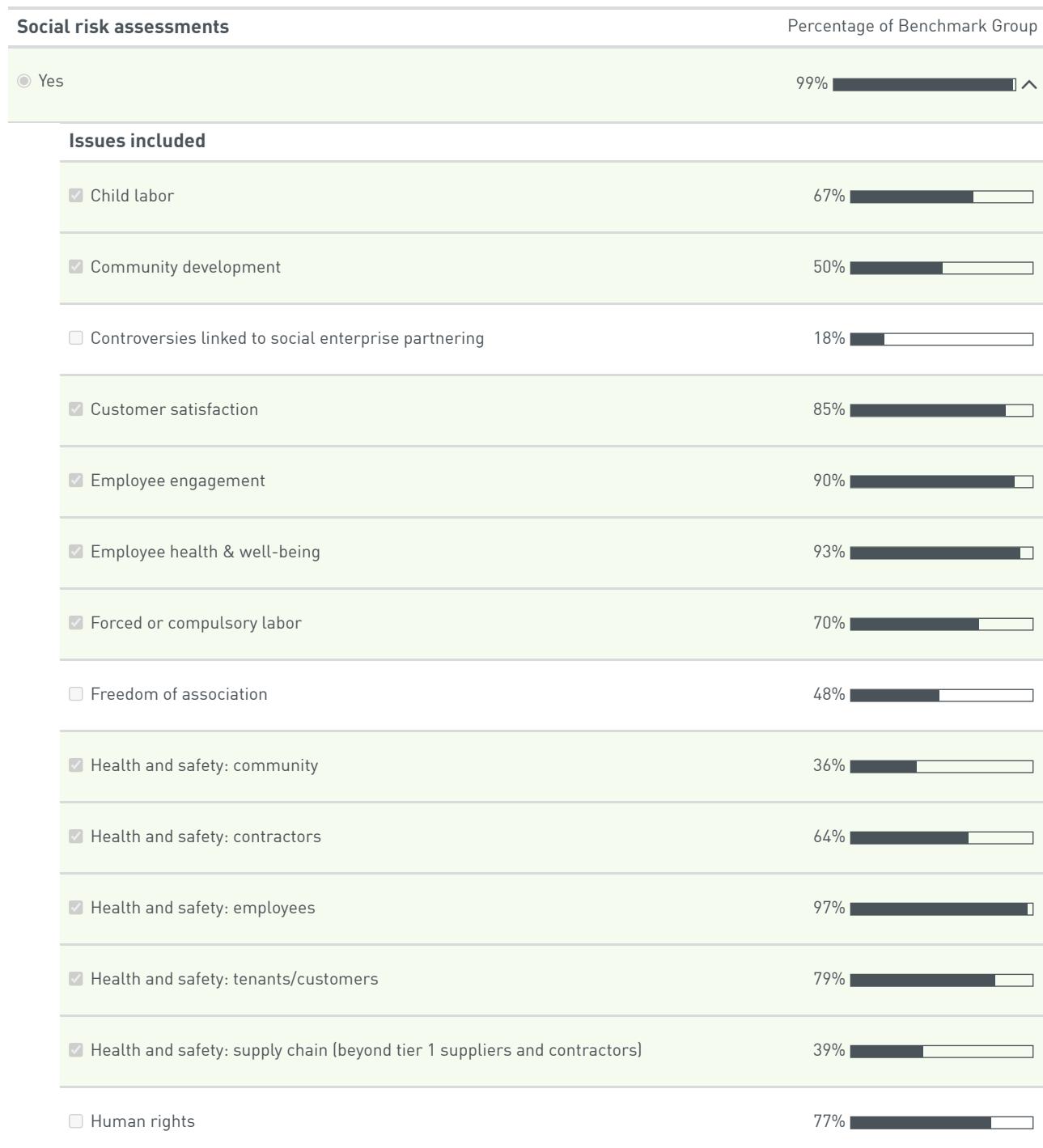
Percentage of Benchmark Group

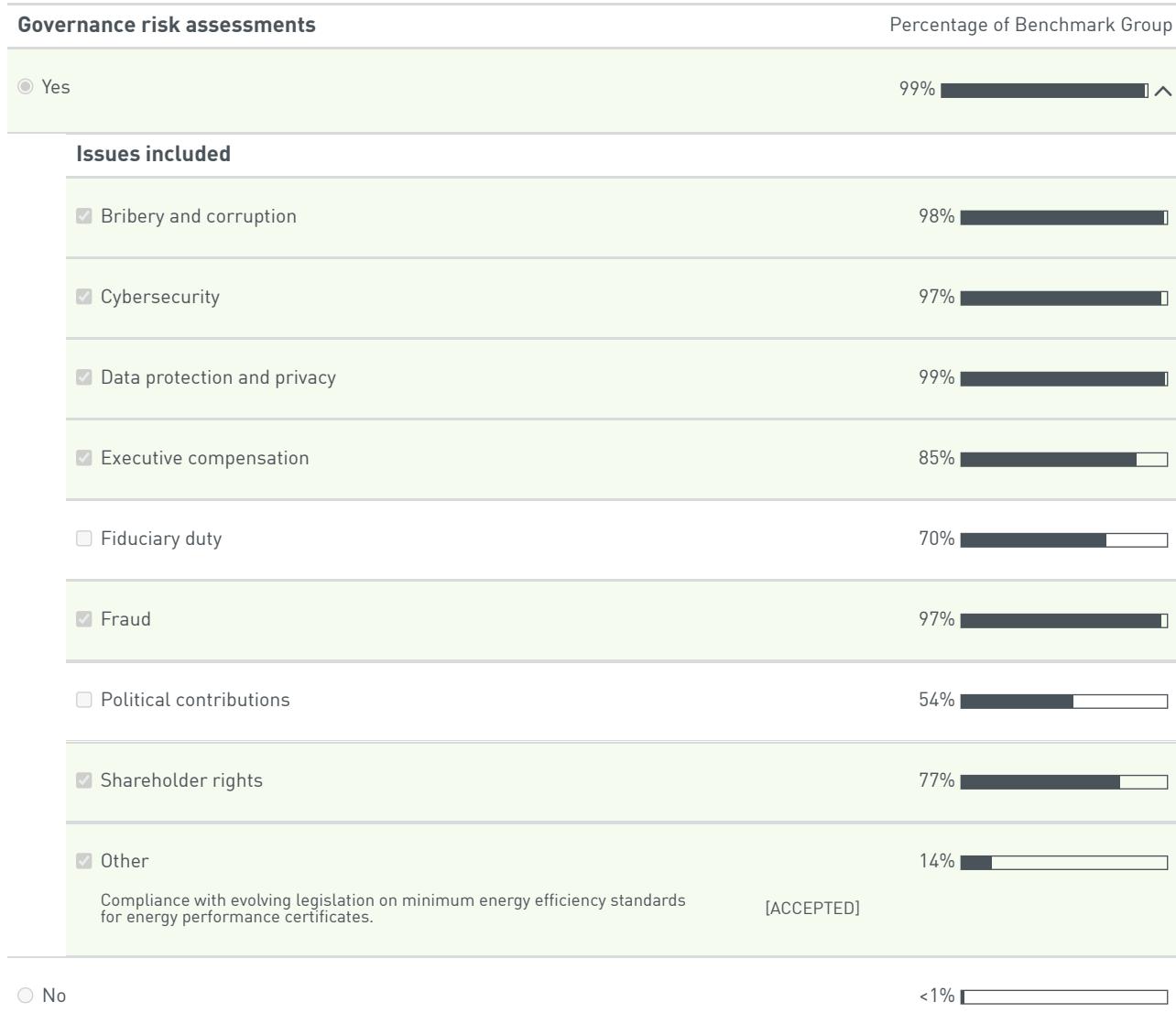
 Yes100%  ^**Systems and procedures used** Compliance linked to employee remuneration56%  Dedicated help desks, focal points, ombudsman, hotlines73%  Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy91%  Employee performance appraisal systems integrate compliance with codes of conduct62%  Investment due diligence process97%  Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies85%  Training related to governance risks for employees97%  ^ Regular follow-ups95%  When an employee joins the organization90%  Whistle-blower mechanism93% 

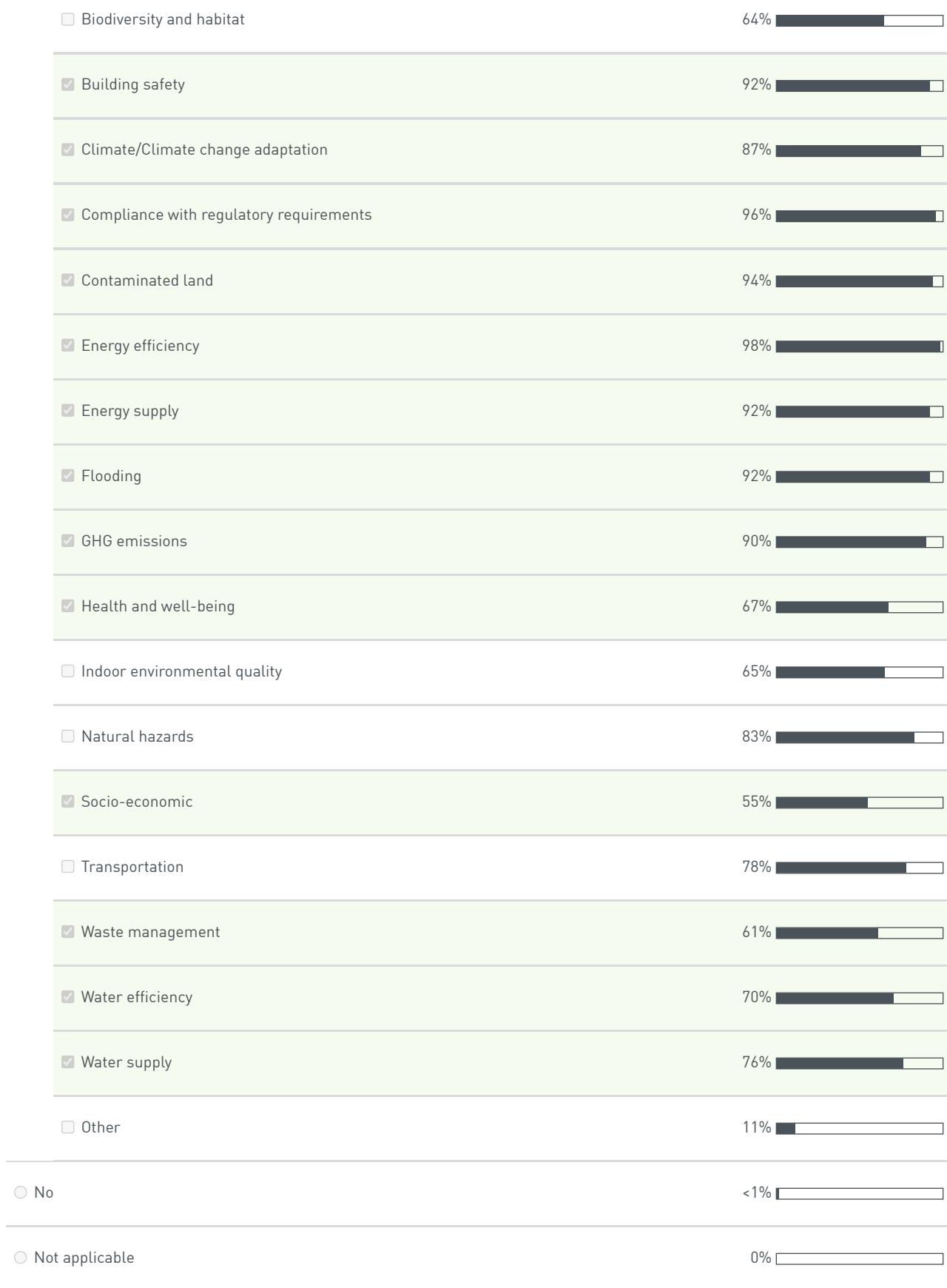


Risk Assessments

RM3.1 Points: 0.25/0.25



**RM3.2** Points: 0.25/0.25**RM4.1** Points: 0.25/0.25



RM4.2 Not Scored

Embodied carbon in acquisitions	Percentage of Benchmark Group
<input type="radio"/> Yes	37%

No63% 

Climate Related Risk Management

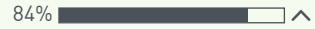
RM5 Points: 0.5/0.5

Resilience of strategy to climate-related risks	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	98%  ▲

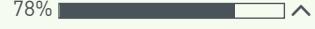
Description of the resilience of the organization's strategy

 Our 2024 annual report sets out our three strategic priorities which include Great place to invest (page 5), which in turn drives our sustainability strategy. We have reviewed climate related risks in line with the TCFD recommendations updating the scenarios in 2024 which were previously carried out in 2021 on the basis of latest scientific evidence (see page 63-70 of Unite Students 2024 annual report) to identify and quantify the most material risks and assess their potential impacts under different future climate scenarios, as well as the business consequences, and possible management and mitigation strategies. Findings from this process are factored into business planning and decision making. The "Risk Management" (pg 52) section of Unite Students Annual Report and the "Principle Risks and Uncertainties" (pg 60) further elaborates on this and shows our risk management framework that helps and ensures resilience. Climate related risks are included under ESG Risk in the "Principle Risk and Uncertainties" section on pg 60. Our net zero carbon pathway includes Science Based Carbon Targets and Energy Intensity Targets aligned with CREEM 1.5C (UK Residential Multi-Family).

Use of scenario analysis

<input checked="" type="radio"/> Yes	84%  ▲
--------------------------------------	--

Scenarios used

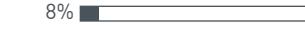
<input checked="" type="checkbox"/> Transition scenarios	78%  ▲
--	--

<input type="checkbox"/> CRREM 2C	14% 
-----------------------------------	---

<input checked="" type="checkbox"/> CRREM 1.5C	60%  ▲
--	--

<input type="checkbox"/> IEA SDS	2% 
----------------------------------	--

<input type="checkbox"/> IEA B2DS	2% 
-----------------------------------	--

<input type="checkbox"/> IEA NZE2050	8% 
--------------------------------------	--

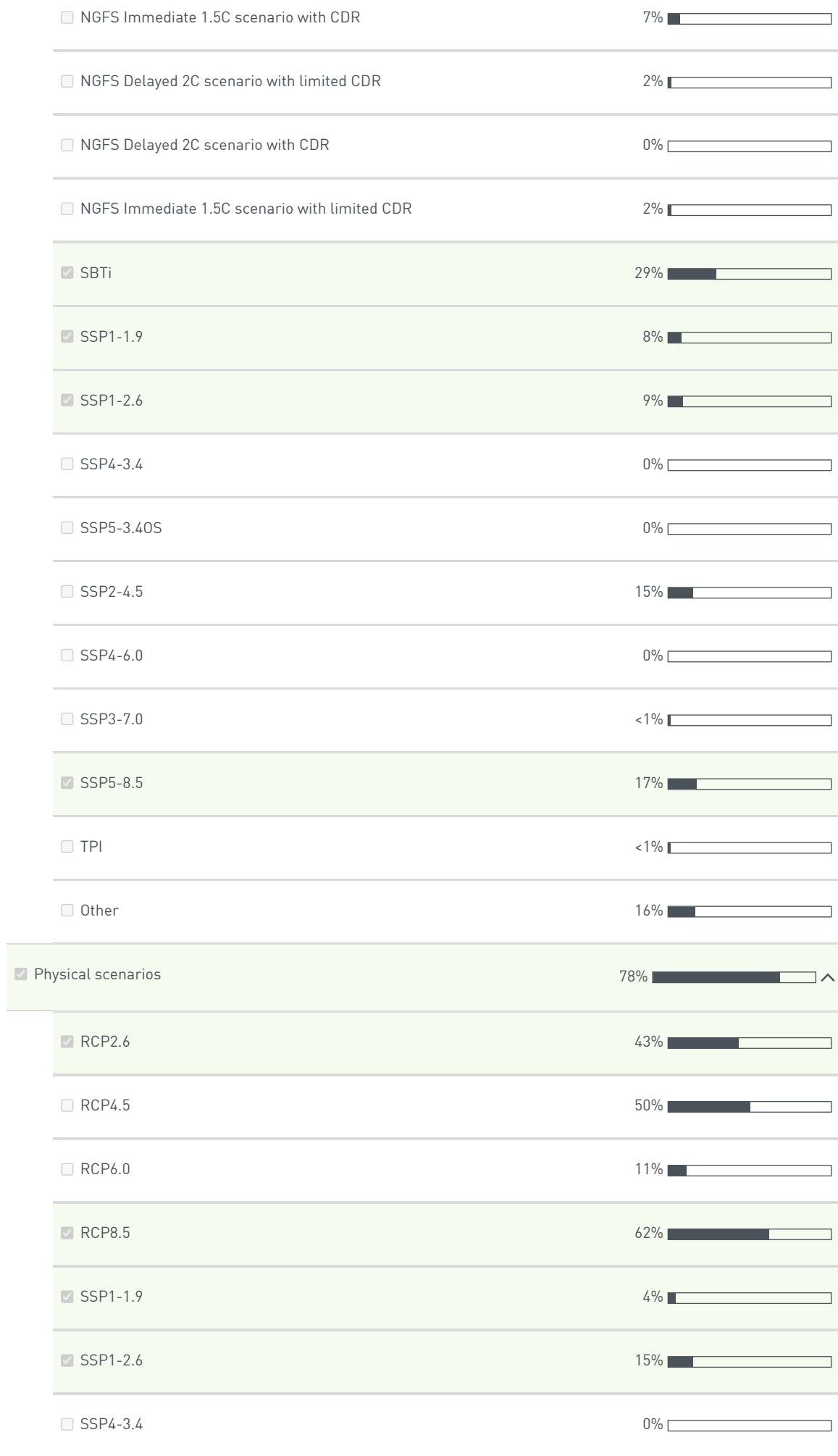
<input type="checkbox"/> IPR FPS	0% 
----------------------------------	--

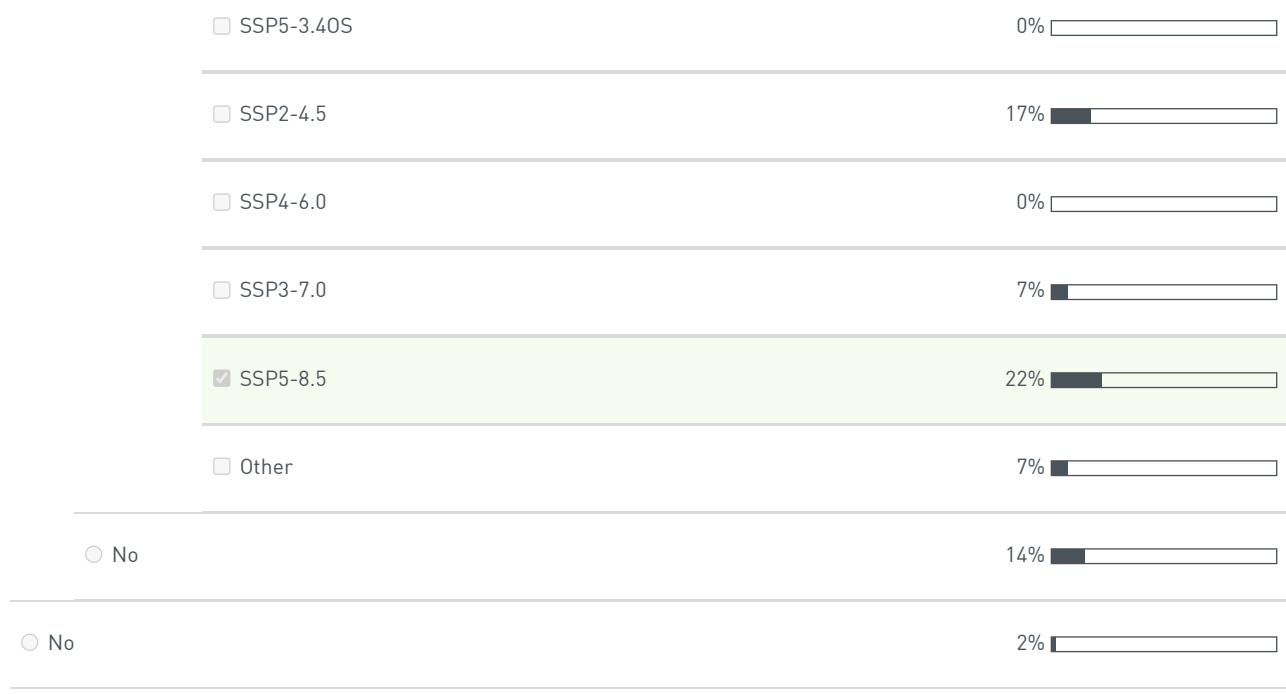
<input type="checkbox"/> NGFS Current Policies	4% 
--	--

<input type="checkbox"/> NGFS Nationally determined contributions	<1% 
---	---

<input type="checkbox"/> NGFS Immediate 2C scenario with CDR	<1% 
--	---

<input type="checkbox"/> NGFS Immediate 2C scenario with limited CDR	<1% 
--	---

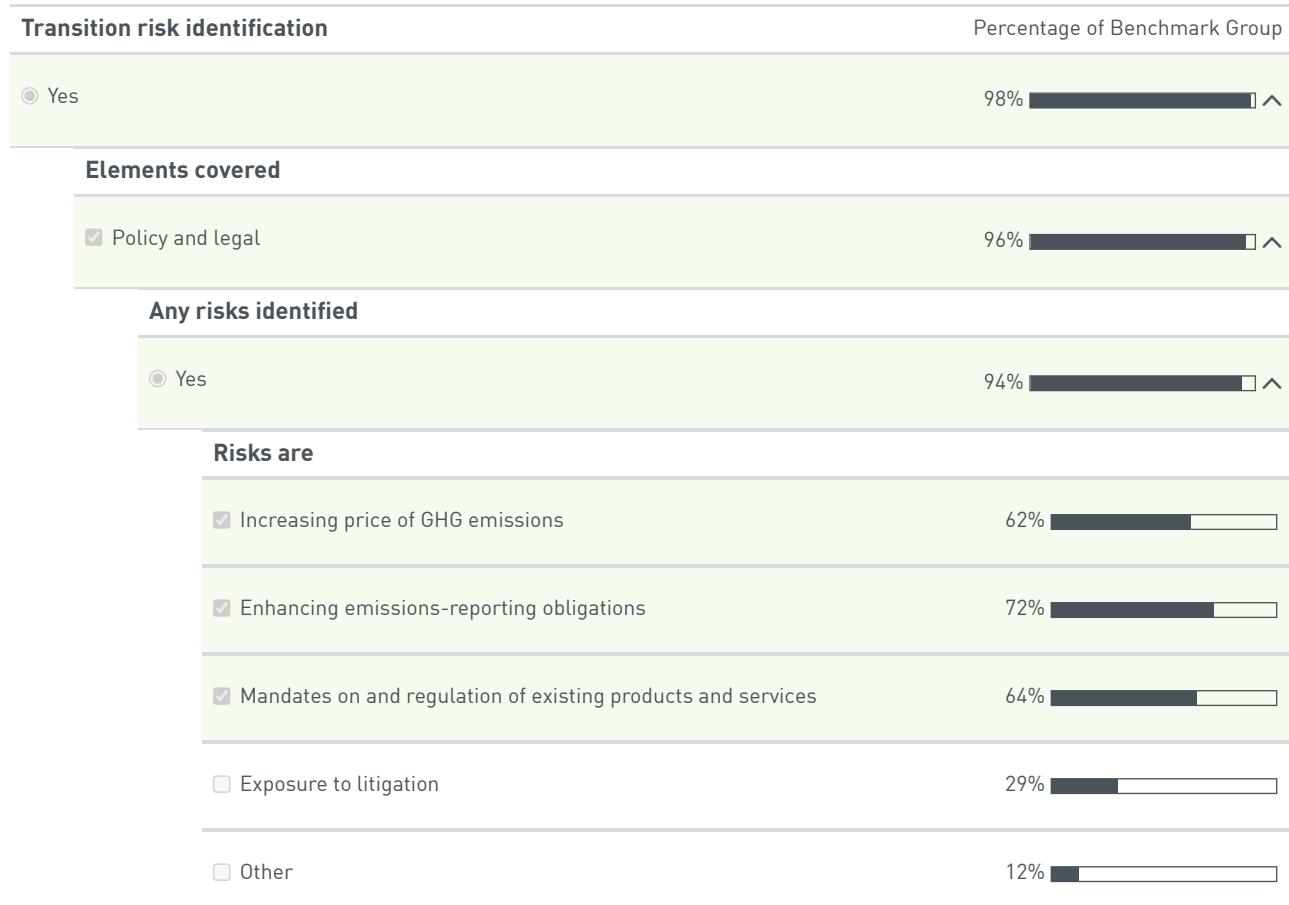


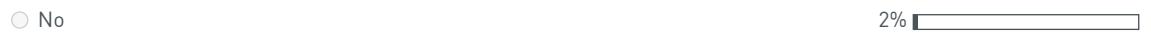


Additional context

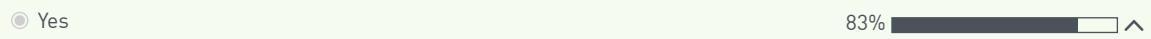
We've modelled the physical impacts of climate related risks including changes to precipitation and temperature patterns under 3 distinct scenarios out to 2100 and extrapolated the impacts associated with our organisation for the more relevant time frame of 2050. From this we have assessed the potential increase in climate related impacts on our buildings and operations such as flooding, water infiltration, storm damage, and overheating, and assessed the possible business implications including reduced occupancy and rental income, increased operating costs, increased maintenance and repair costs, reduced property valuations, and business disruption. In addition we've also looked at transitional risks with these scenarios assessing the impacts of increasing regulatory action and the various scenarios and how this may impact our ability to operate. We intend to undertake more complex and detailed modelling of specific climate related impacts annually going forward to increase our understanding of potential climate related risks and ensure these are then factored into our business planning and decision making.

RM6.1 Points: 0.5/0.5

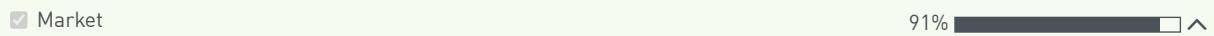
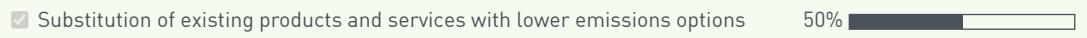




Any risks identified



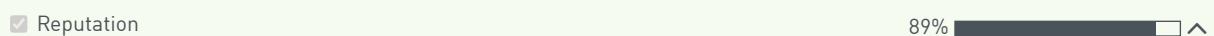
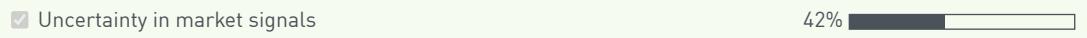
Risks are



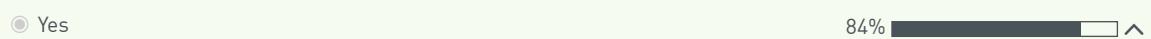
Any risks identified



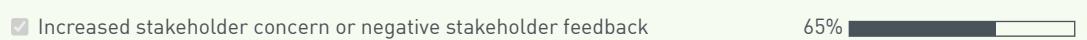
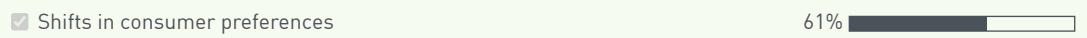
Risks are



Any risks identified



Risks are





Applicable evidence

Evidence provided

- <https://www.unitegroup.com/annual-report-and-accounts-2024>
- <https://www.unitegroup.com/sustainability/our-net-zero-pathway>

[ACCEPTED]

Processes for prioritizing transition risks

Climate related risks and other sustainability related risks are reviewed by the Executive Committee, and assessed on their basis of their potential likelihood and impact including financial, reputational, customer, operational, industry-wide, etc to assess the overall risk rating. We have also undertaken scenario based analysis of risks in line with the TCFD requirements. The "Risk Management" section of our 2024 Annual Report (pages 52 - 70, and 74) further elaborate on this. Prioritisation of transition risks is based on the outcome of an assessment of their potential impact on our business operations, including potential financial costs, reputational impact, operational impact, physical impact, H&S or wellbeing impact etc. as well as their likelihood. A scoring system is then used to determine overall risk rating based on potential severity and likelihood, to identify the highest priority risks. Individual Asset Transition Plans have been developed for every property in the portfolio based on detailed surveys, setting out the physical measure required to improve building performance to the levels needed to meet our science based 1.5 DegC aligned carbon targets and the 1.5 DegC CRREM Pathways, including full costing. This data combined with real life energy performance data and Energy Performance Certificate Ratings allows us to build a detailed picture of the potential stranding risk of each individual asset.



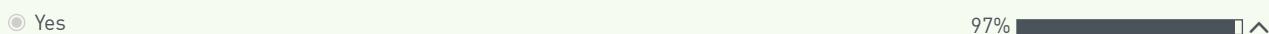
Additional context

Full details of our risk management strategy can be found in the Unite Students Annual Report 2024 from pages 52 - 70.

RM6.2 Points: 0.5/0.5

Transition risk impact assessment

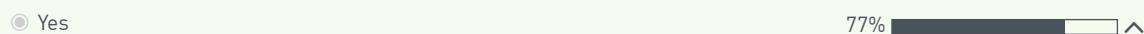
Percentage of Benchmark Group



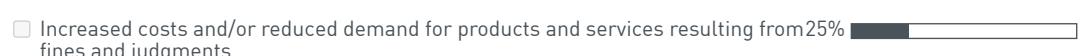
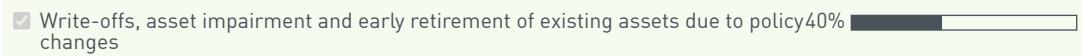
Elements covered



Any material impacts to the entity

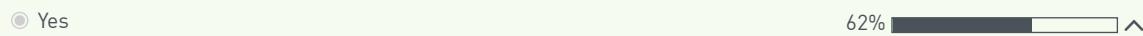


Impacts are

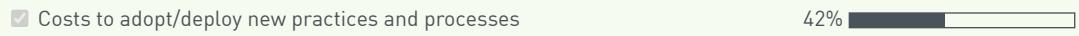
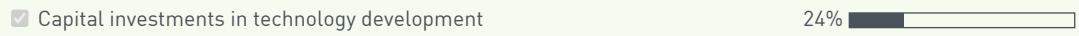
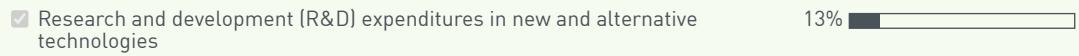




Any material impacts to the entity



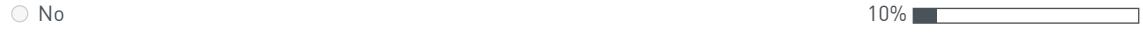
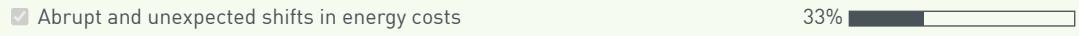
Impacts are



Any material impacts to the entity

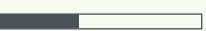


Impacts are



Any material impacts to the entity

Yes68%  ^**Impacts are**

<input checked="" type="checkbox"/> Reduced revenue from decreased demand for goods/services	45%  ^
<input type="checkbox"/> Reduced revenue from decreased production capacity	7%  ^
<input checked="" type="checkbox"/> Reduced revenue from negative impacts on workforce management and planning	12%  ^
<input checked="" type="checkbox"/> Reduction in capital availability	41%  ^
<input type="checkbox"/> Other	8%  ^

 No15%  ^**Applicable evidence**

Evidence provided

[ACCEPTED]

 <https://www.unitegroup.com/annual-report-and-accounts-2024> <https://www.unitegroup.com/wp-content/uploads/2023/12/Unite-Students-Sustainable-Construction-Framework.pdf>**Integration of transition risk identification, assessment, and management into the entity's overall risk management**

Climate related risks and other sustainability related risks are reviewed by the Executive board, and assessed on the basis of their potential likelihood and impact including financial , reputational, customer, operational, industry-wide etc to assess the overall risk rating. We have also undertaken scenario based analysis of risks in line with TCFD requirements. Our integrated risk management approach combines a top-down strategic view with a bottom-up operational view, the output from this approach is a number of strategic risks under 12 categories, one of which is "Sustainability / ESG" regarding external public commitments and regulatory requirements made regarding ESG and a second principal sustainability risk regarding mitigation of or preparing for the impact of climate-related physical and transition risks. The Unite Students Board conducts a twice-yearly dedicated risk review. As part of this focused risk review, the Board undertakes its assessment of the principal risks facing the Group, taking account of those that would threaten our business model, future performance, solvency or liquidity as well as the Group's strategic objectives. The Board considers both internal and external factors when assessing our risks. These factors impact our risk profile to varying degrees, and our year-end assessment of risk includes how these external factors may / have impacted and the action we must / are taking to mitigate them. This year we will be re-assessing these risks in detail.

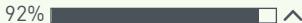
 No3%  ^**Additional context**

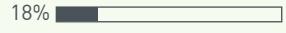
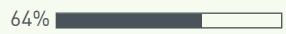
Full details of our risk management strategy can be found in the Unite Students Annual Report 2024 page 60.

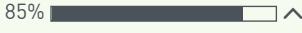
RM6.3 Points: 0.5/0.5**Physical risk identification**

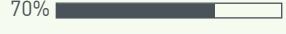
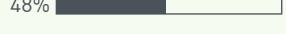
Percentage of Benchmark Group

 Yes99%  ^**Elements covered** Acute hazards99%  ^**Any acute hazards identified**

Yes92%  ↗**Factors are**

<input checked="" type="checkbox"/> Extratropical storm	18%	 ↗
<input checked="" type="checkbox"/> Flash flood	60%	 ↗
<input type="checkbox"/> Hail	30%	 ↗
<input checked="" type="checkbox"/> River flood	64%	 ↗
<input checked="" type="checkbox"/> Storm surge	33%	 ↗
<input type="checkbox"/> Tropical cyclone	10%	 ↗
<input type="checkbox"/> Other	41%	 ↗

 No7%  ↗ Chronic stressors90%  ↗**Any chronic stressors identified** Yes85%  ↗**Factors are**

<input checked="" type="checkbox"/> Drought stress	51%	 ↗
<input type="checkbox"/> Fire weather stress	23%	 ↗
<input checked="" type="checkbox"/> Heat stress	70%	 ↗
<input type="checkbox"/> Precipitation stress	32%	 ↗
<input checked="" type="checkbox"/> Rising mean temperatures	48%	 ↗
<input checked="" type="checkbox"/> Rising sea levels	42%	 ↗
<input type="checkbox"/> Other	13%	 ↗

 No6%  ↗**Applicable evidence**

Evidence provided

[ACCEPTED]

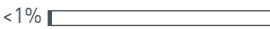
∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>**Physical risks prioritization process**



Climate related risk and other sustainability related risks are reviewed by the Executive board, and assessed on the basis of their potential likelihood and impact including financial, reputational, customer, operational, industry-wider etc to assess the overall risk rating. We have also undertaken scenario based analysis of risk in line with TCFD requirements. The "Risk Management" section of our Annual Report (pg 52 - 70) further elaborates on this and shows our risk management framework that helps and ensures resilience. Our TCFD Statement also summarises our approach to this on pg 63 - 64 of our Annual report. Prioritisation of transition risks is based on the outcome of an assessment of their potential impact on our business operations, including potential financial costs, reputational impact, operational impact, physical impact, H&S or wellbeing impact etc, as well as their likelihood. A scoring system is then used to determine overall risk rating based on potential severity and likelihood, to identify the highest priority risks.

No

<1%



Additional context

[Not provided]

RM6.4 Points: 0.5/0.5

Physical risk impact assessment

Percentage of Benchmark Group

Yes

96%



Elements covered

Direct impacts

90%



Any material impacts to the entity

Yes

78%



Impacts are

Increased capital costs

70%



Other

10%



No

12%



Indirect impacts

90%



Any material impacts to the entity

Yes

73%



Impacts are

Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations

43%



Increased operating costs

54%



Reduced revenue and higher costs from negative impacts on workforce

12%



Reduced revenue from decreased production capacity

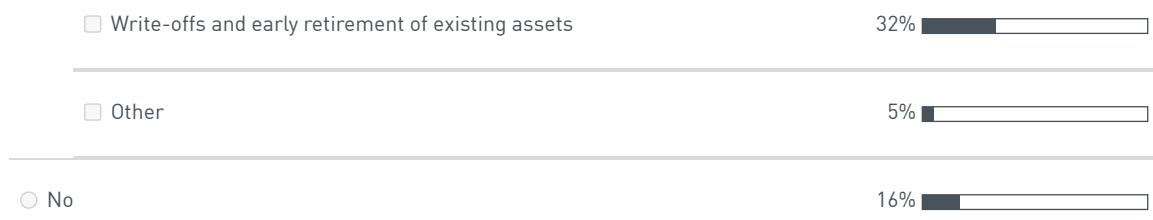
8%



Reduced revenues from lower sales/output

26%





Applicable evidence

Evidence provided

∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>

[ACCEPTED]

Integration of physical risk identification, assessment, and management into the entity's overall risk management

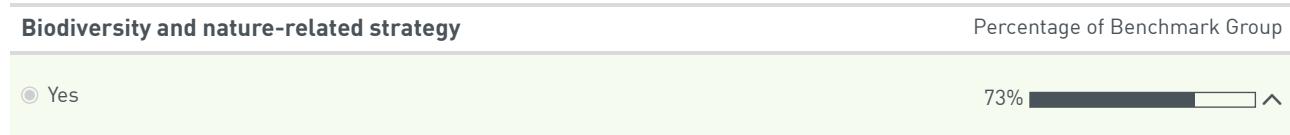
 Climate related risks and other sustainability related risks are reviewed by the Executive committee, and assessed on the basis of their potential likelihood and impact including financial, reputational, customer, operational, industry-wider, etc to assess the overall risk rating. We have also undertaken scenario based analysis of risks in line with TCFD requirements. The "Risk Management" section of our Annual Report (page 52 onwards) further elaborates on this and shows our risk management framework that helps and ensures resilience.



Additional context

[Not provided]

RM7 Not Scored



Dependencies, impacts, risks and opportunities of the entity's biodiversity and nature-related strategy

 We have an early stage biodiversity strategy outlined in our sustainable construction framework promoting biodiversity and maximising green infrastructure for other benefits including climate resilience. While this currently applies only to new construction activity, it provides a basis from which we could expand to cover standing assets. It sets KPIs and targets a minimum of 25% biodiversity net gain target and urban greening factor of 0.4 for all new developments.



Additional context

[Not provided]

Stakeholder Engagement

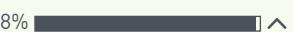
Employees

Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including employees and suppliers. This aspect identifies actions taken to engage with those stakeholders, as well as the nature of the engagement.

SE1 Points: 1/1

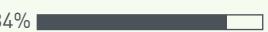
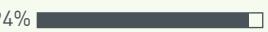
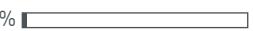
Employee training

Percentage of Benchmark Group

 Yes98%  ^

Percentage of employees who received professional training: 100%

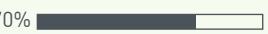
Percentage of employees who received ESG-specific training: 99%

ESG-specific training focuses on (multiple answers possible): Environmental issues84%  Social issues84%  Governance issues94%  No2% 

SE2.1 Points: 0.99/1

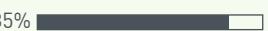
Employee satisfaction survey

Percentage of Benchmark Group

 Yes93%  ^**The survey is undertaken** Internally31%  By an independent third party70% 

Percentage of employees covered : 98%

Survey response rate: 84%

Quantitative metrics included Yes93%  ^**Metrics include** Net Promoter Score56%  Overall satisfaction score85%  Other

Engagement Score

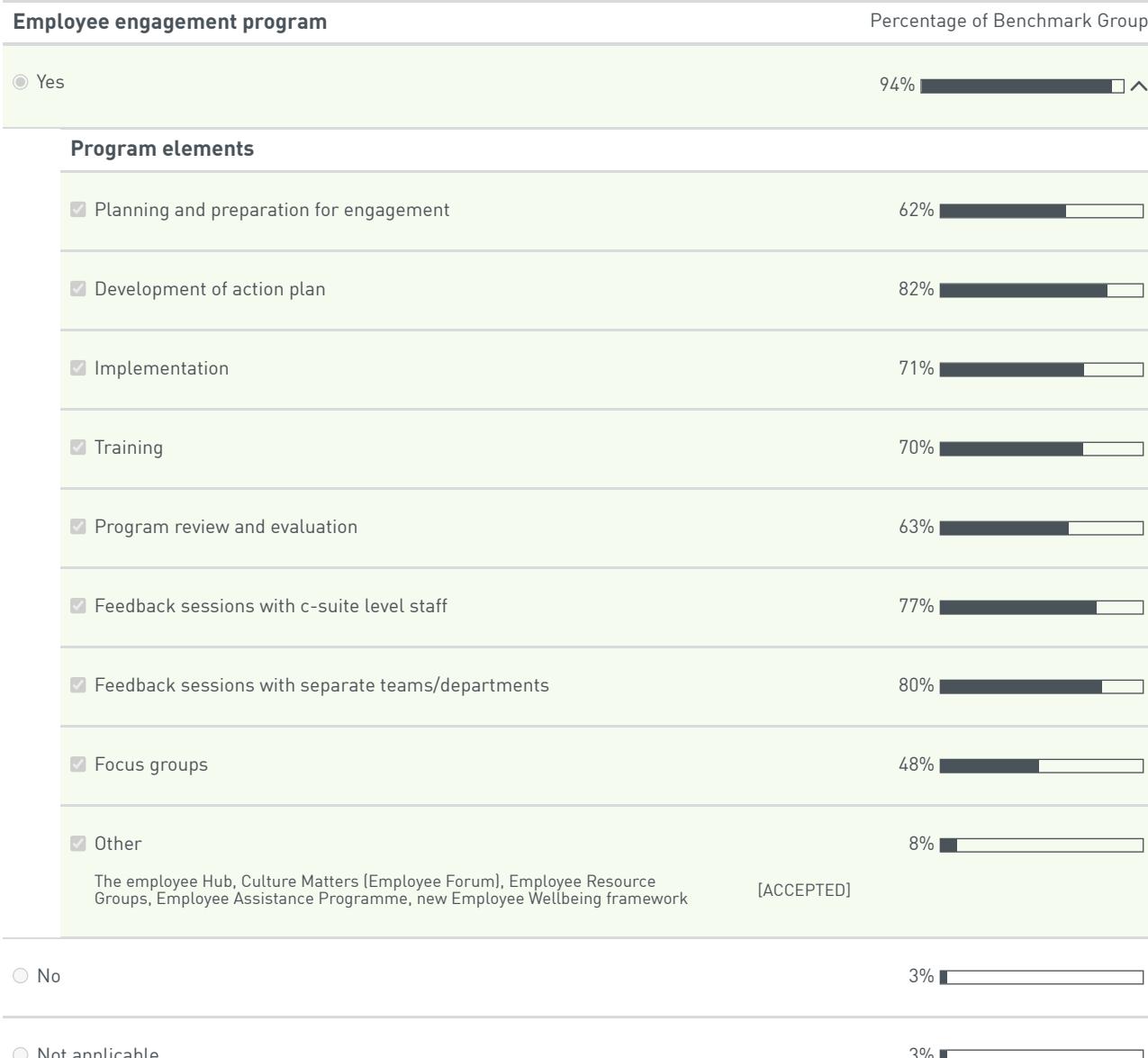
[ACCEPTED]

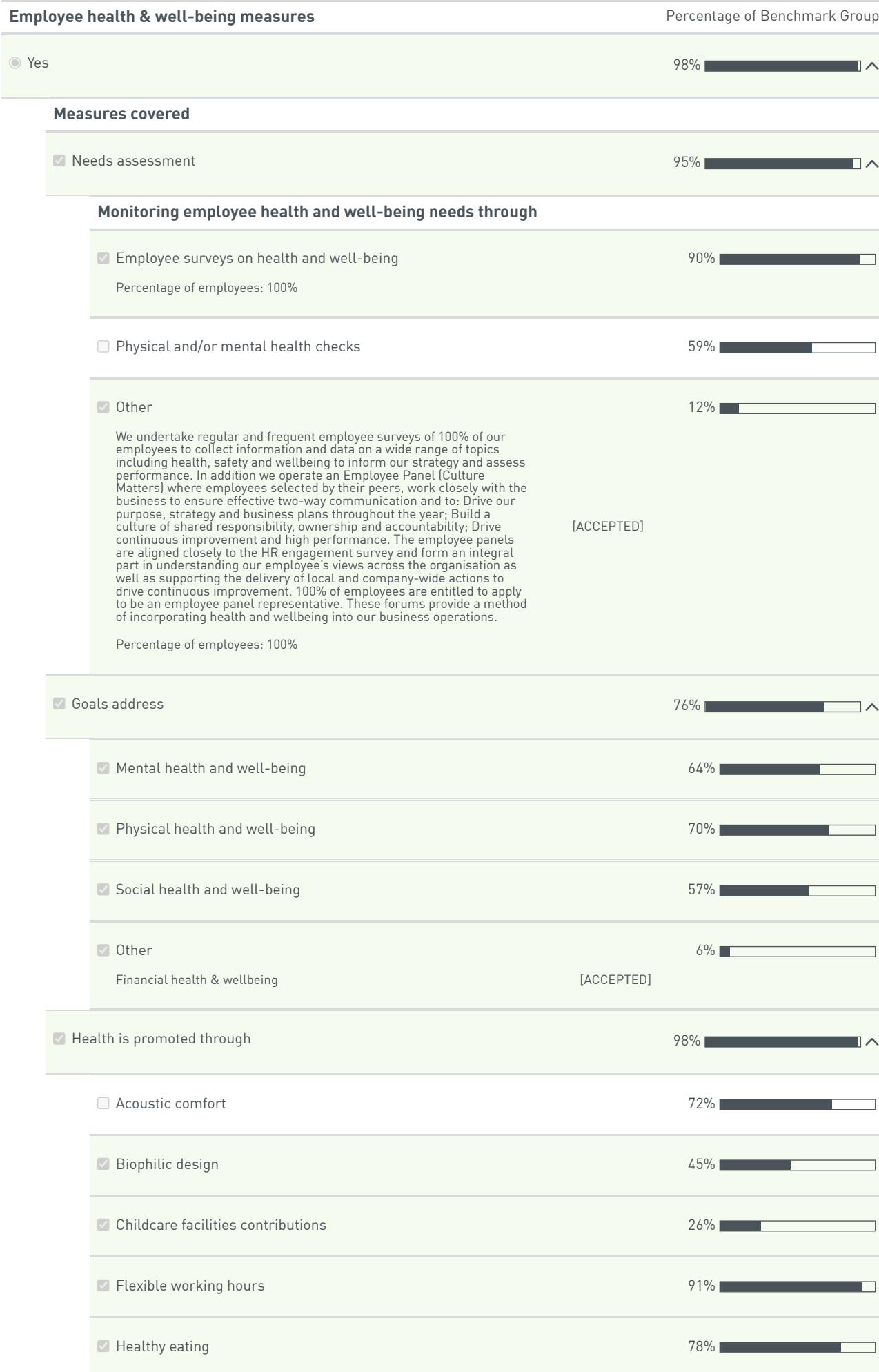
 No0% **Applicable evidence**

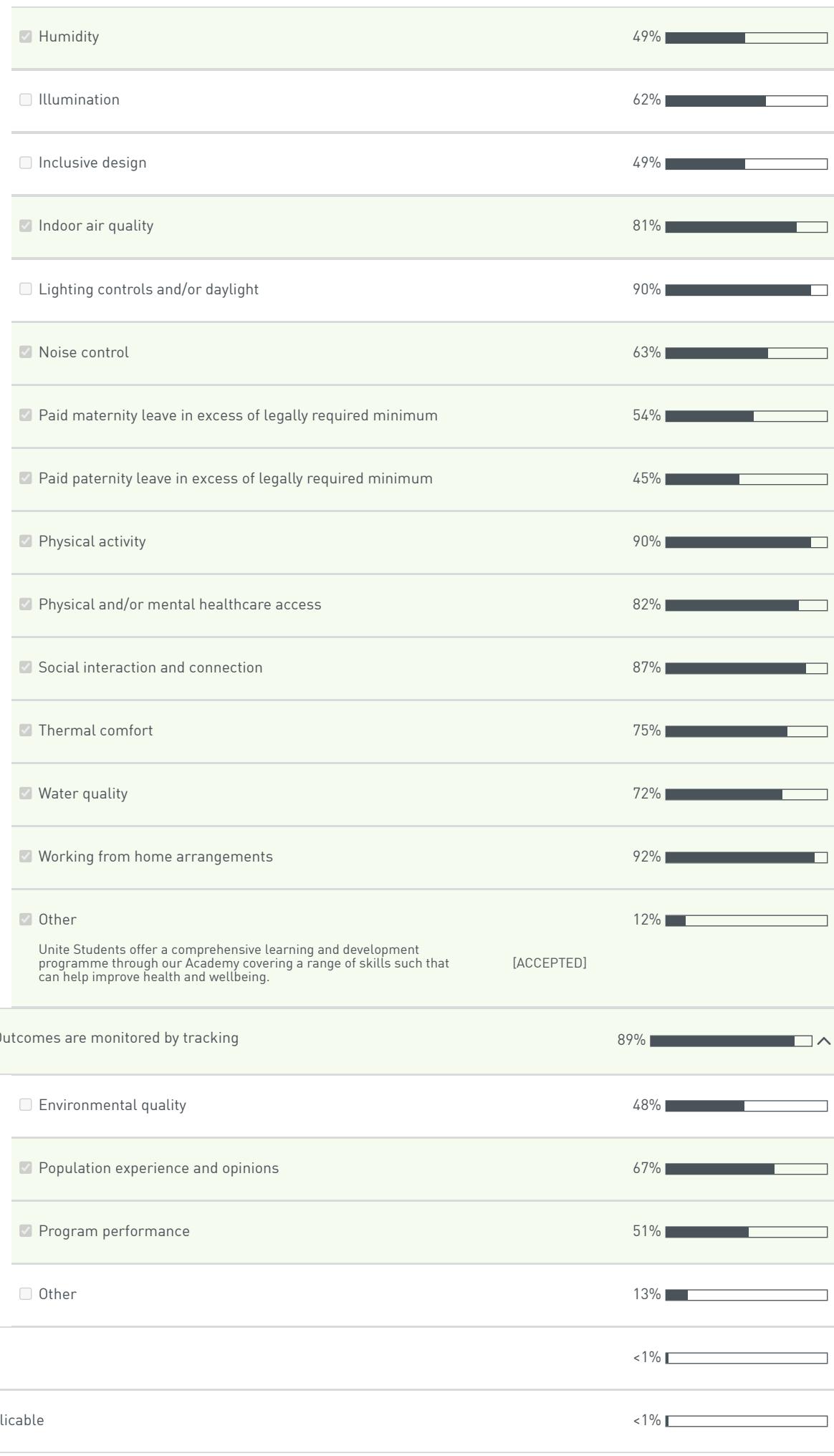
Evidence provided (but not shared with investors)

[ACCEPTED]

 No7% 

SE2.2 Points: 1/1**SE3.1** Points: 0.75/0.75

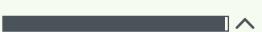
SE3.2 Points: 1.25/1.25



SE4 Points: 0.5/0.5

Employee safety indicators

Percentage of Benchmark Group

 Yes99%  ^**Indicators monitored** Work station and/or workplace checks81% 

Percentage of employees: 100%

 Absentee rate91% 

2.6%

 Injury rate92% 

3.57%

 Lost day rate80%  Other metrics37% 

RIDOR Accident Frequency Rate

[ACCEPTED]

Rate of other metric(s): 0.13%

Safety indicators calculation method

 Injury Rate and RIDOR are calculated based on the number of injuries divided by total number of hours worked x 100,000.

 No<1% 

SE5 Points: 0.25/0.5

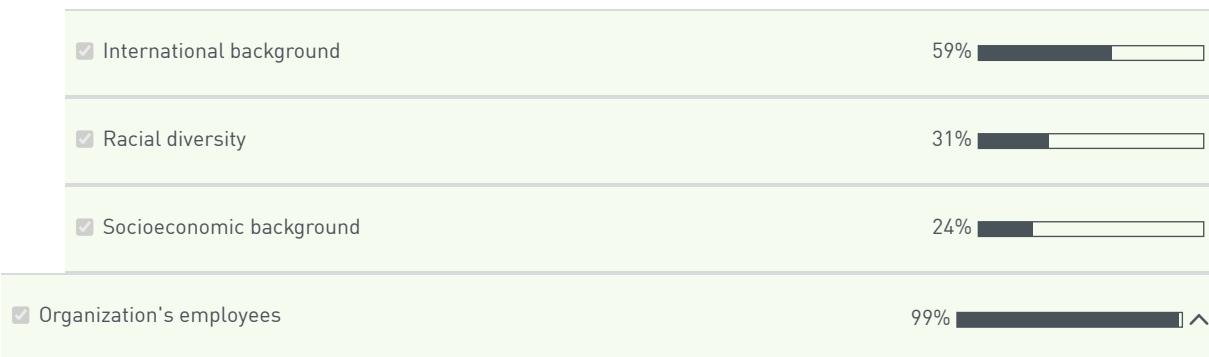
Human capital

Percentage of Benchmark Group

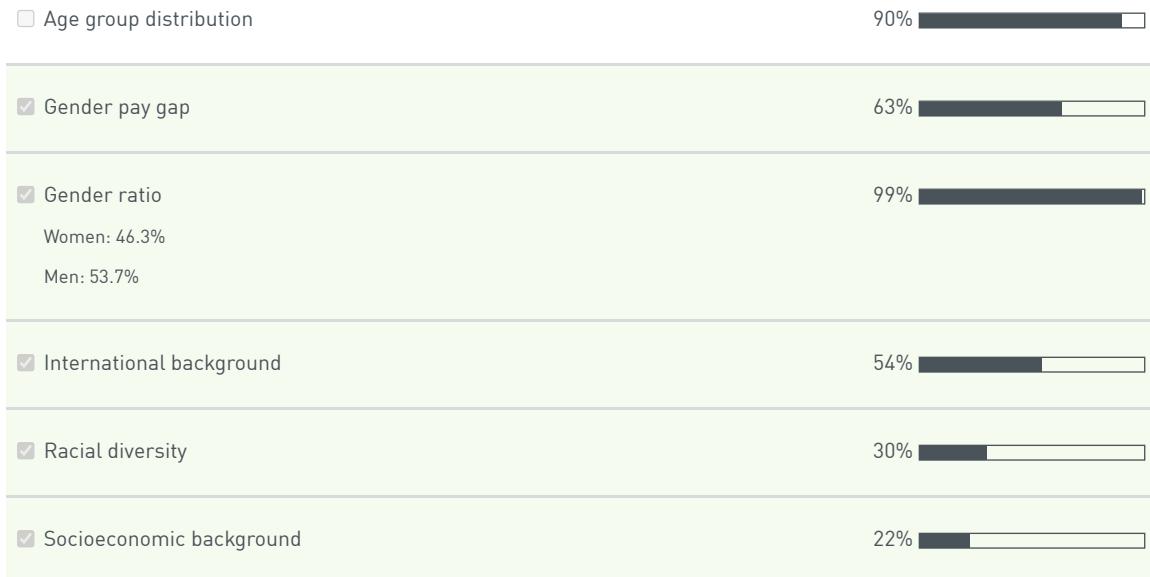
 Yes99%  ^ Entity's governance bodies99%  ^**Human capital metrics** Age group distribution89%  Board tenure81%  Gender pay gap56%  Gender ratio99% 

Women: 40%

Men: 60%



Human capital metrics



Additional context

 A range of DEI related metrics are monitored although due to the nature of some of these metrics it is on a voluntary basis, meaning data coverage is not complete. We have age data stored within our HR system and this is monitored by our HR team.

Applicable evidence

Evidence provided

- ∅ <https://gender-pay-gap.service.gov.uk/employers/13125>
- ∅ https://unitegroup.relayto.com/cdn/media/files/Unite%20SUS%202024_Final%20Interactive%20Web%20PDF_3db720250e98457bbc9b7ad
- ∅ <https://www.unitegroup.com/sustainability/sustainability-report-2024>
- ∅ <https://www.unitegroup.com/living-black-at-university>
- ∅ <https://www.unitegroup.com/wp-content/uploads/2021/03/Unite-Students-2024-Gender-Pay-Gap-Report-final.pdf>
- ∅ <https://www.unitegroup.com/annual-report-and-accounts-2024>

No

<1% 

Suppliers

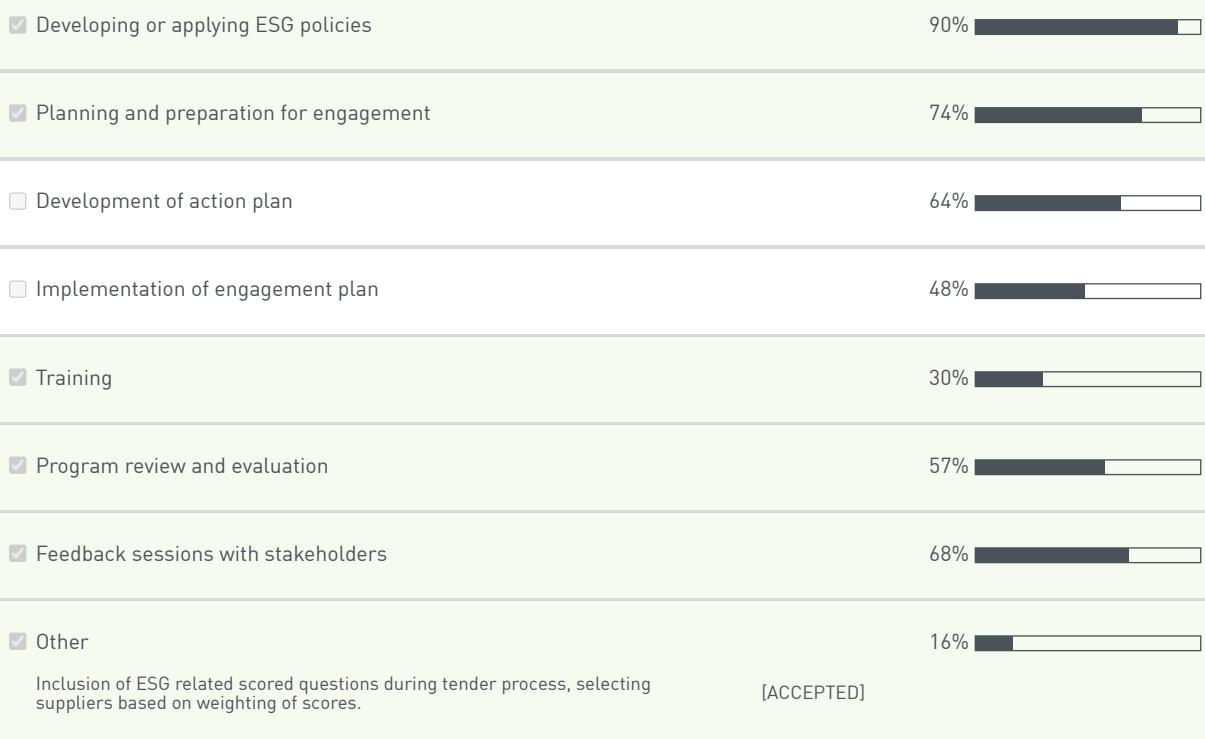
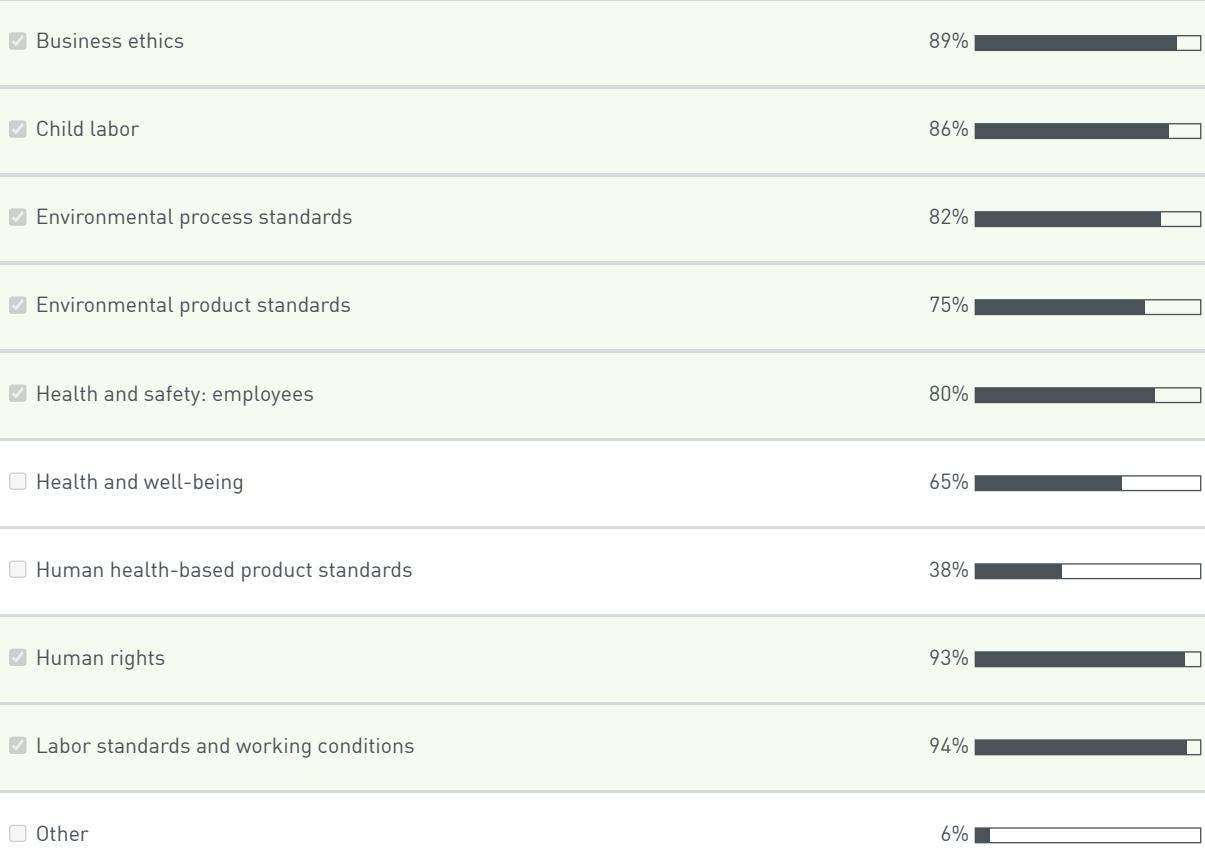
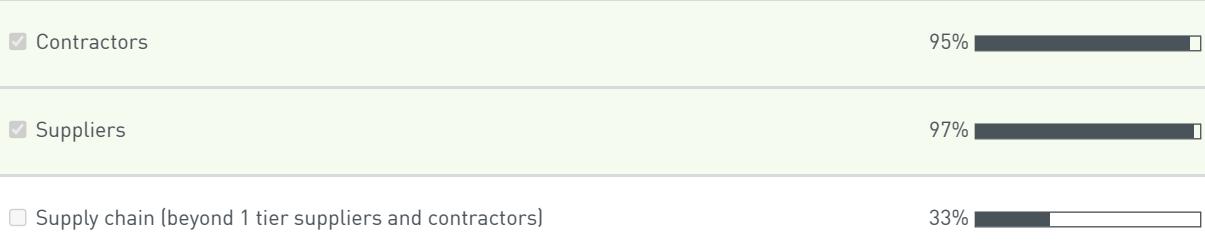
SE6 Points: 1.5/1.5

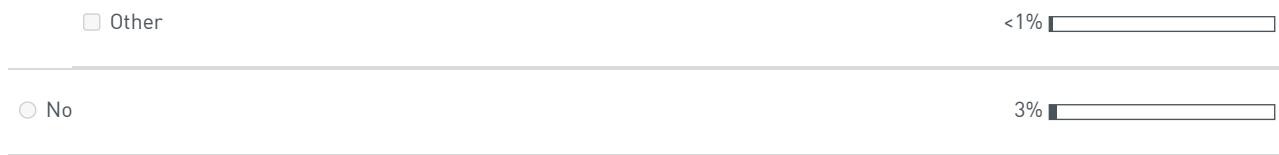
Supply chain engagement program

Percentage of Benchmark Group

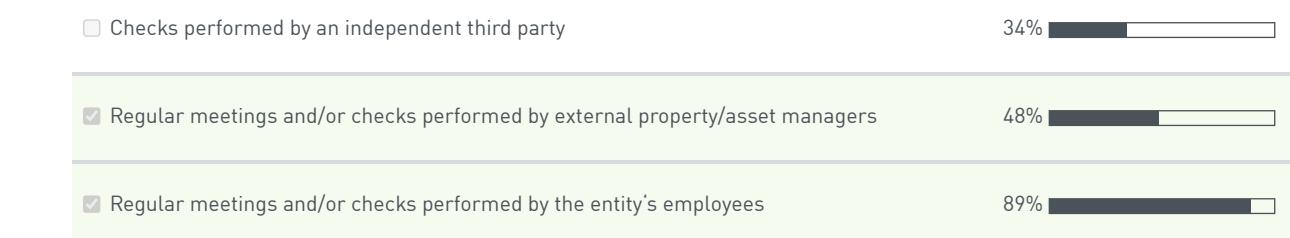
Yes

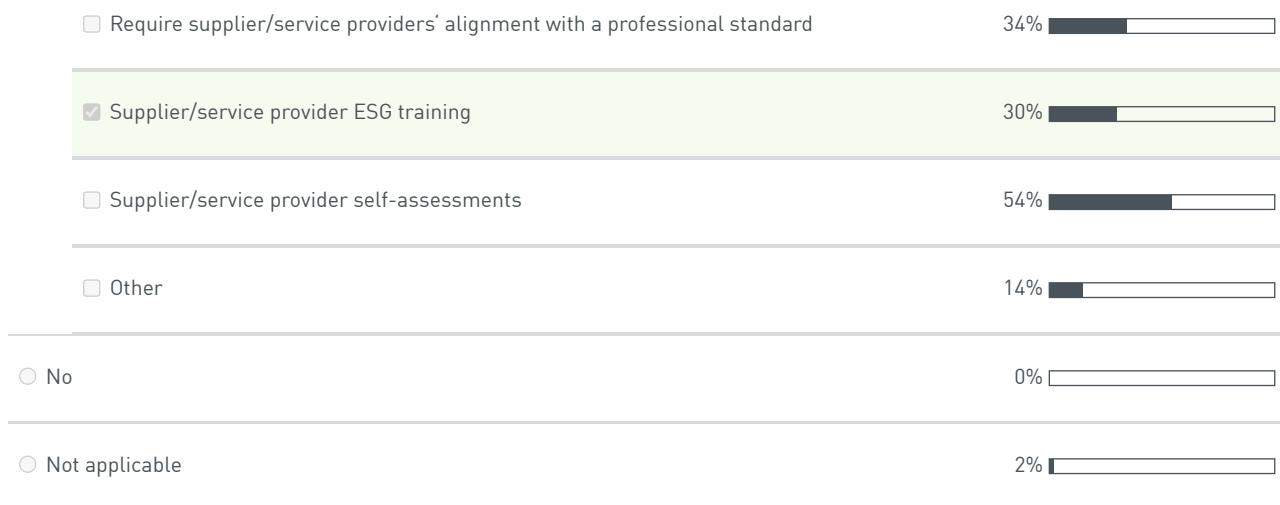
97%  ▲

Program elements**Topics included****External parties to whom the requirements apply**

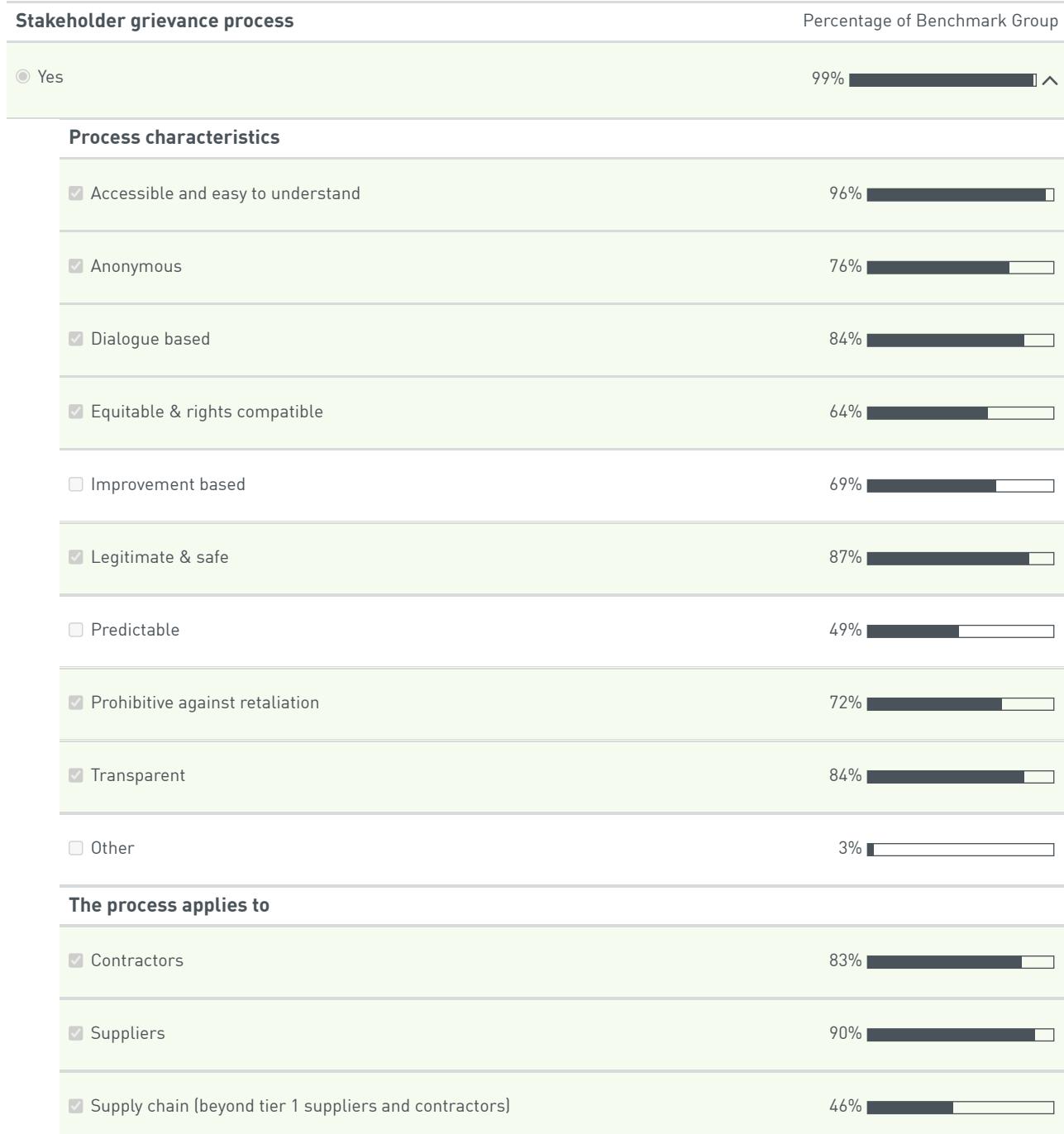
**SE7.1** Points: 1/1**Monitoring compliance of**

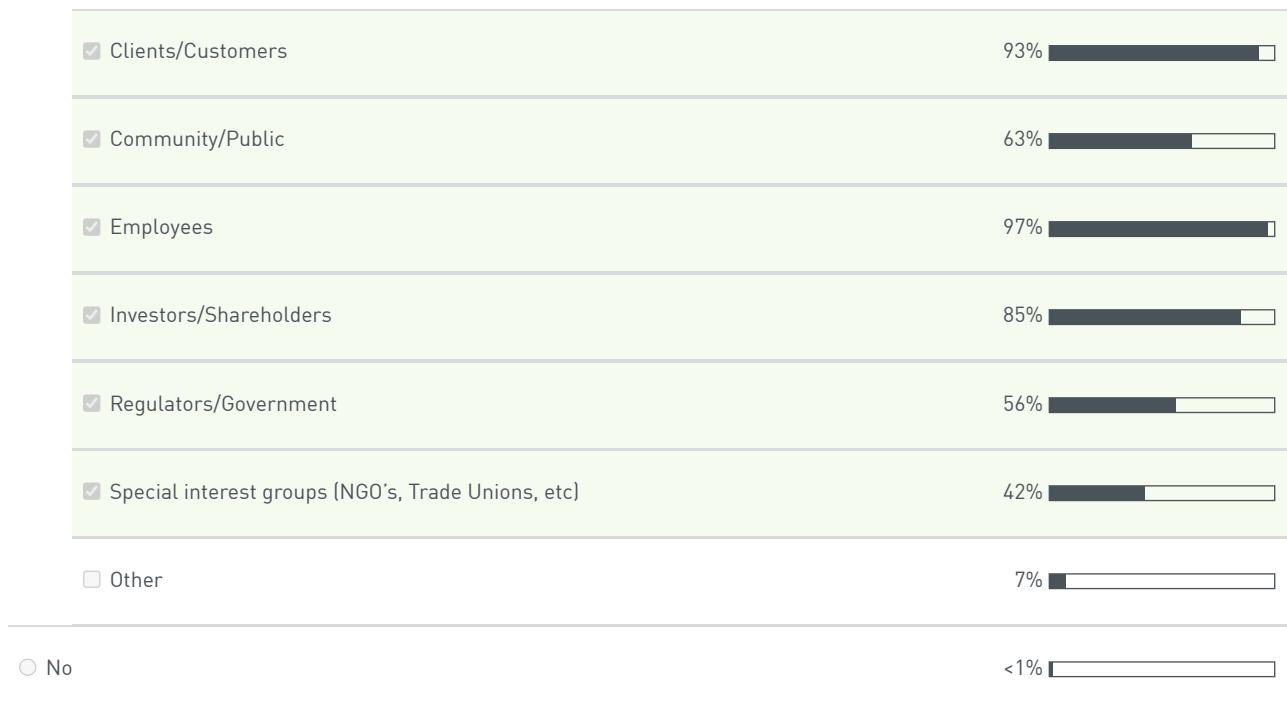
- [33%] Internal property/asset managers
- [8%] External property/asset managers
- [57%] Both internal and external property/asset managers
- [2%] No answer provided

Methods used**SE7.2** Points: 1/1**Methods used**



SE8 Points: 0.5/0.5





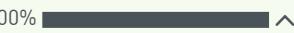
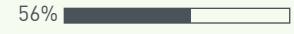
Performance

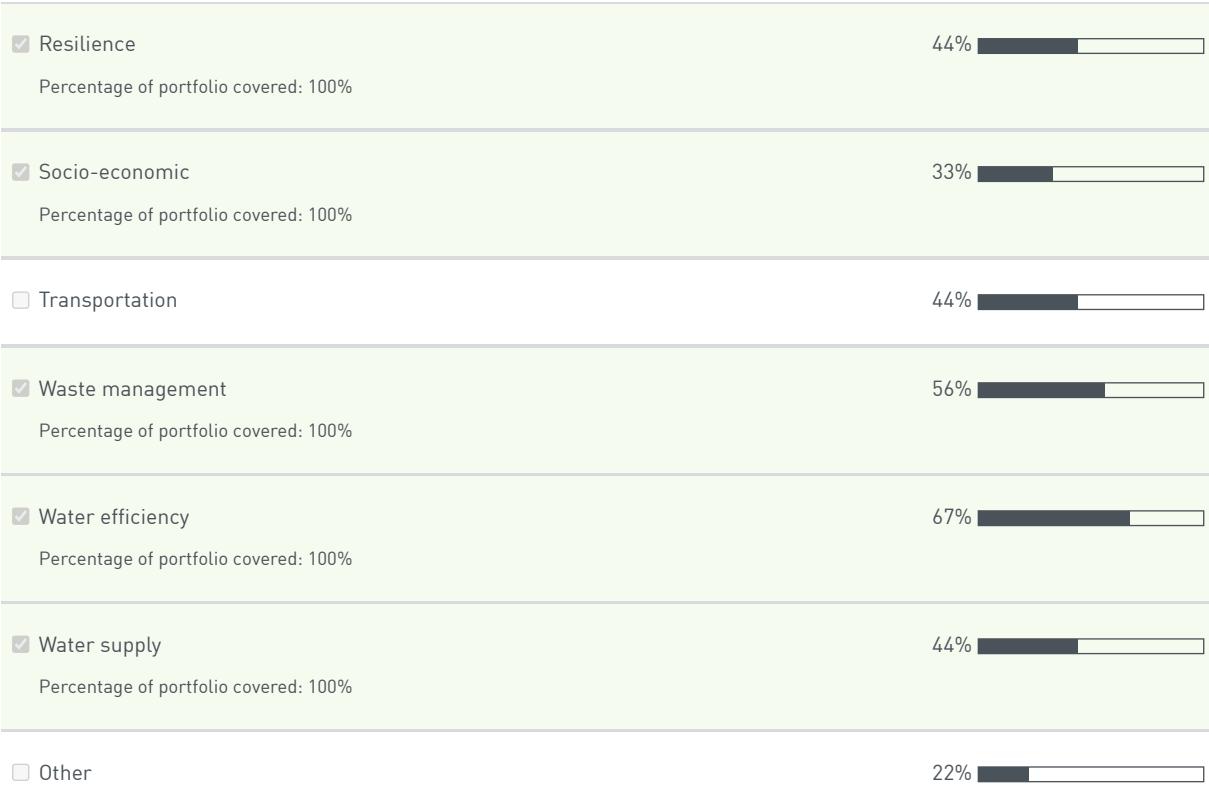
Risk Assessment

This aspect identifies the physical and transition risks that could adversely impact the value or longevity of the real estate assets owned by the entity. Moreover, it tracks the efficiency measures implemented by the entity over a period of three years.

Values displayed in this Aspect account for the percentage of ownership at the asset level.

RA1 Points: 3/3

Risk assessments performed on standing investments portfolio	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100%  ^
Issues included	
<input type="checkbox"/> Biodiversity and habitat	22% 
<input checked="" type="checkbox"/> Building safety and materials Percentage of portfolio covered: 100%	67% 
<input checked="" type="checkbox"/> Climate/climate change adaptation Percentage of portfolio covered: 100%	56% 
<input checked="" type="checkbox"/> Contaminated land Percentage of portfolio covered: 100%	56% 
<input checked="" type="checkbox"/> Energy efficiency Percentage of portfolio covered: 100%	89% 
<input checked="" type="checkbox"/> Energy supply Percentage of portfolio covered: 100%	78% 
<input checked="" type="checkbox"/> Flooding Percentage of portfolio covered: 100%	89% 
<input checked="" type="checkbox"/> GHG emissions Percentage of portfolio covered: 100%	89% 
<input checked="" type="checkbox"/> Health and well-being Percentage of portfolio covered: 100%	33% 
<input type="checkbox"/> Indoor environmental quality	78% 
<input type="checkbox"/> Natural hazards	56% 
<input checked="" type="checkbox"/> Regulatory Percentage of portfolio covered: 100%	67% 



Aligned with



Use of risk assessment outcomes

 Risks are determined within the annual report and a bespoke risk tracker, which is aligned with TCFD, CDP, EPRA, SASB, and ESOS. The risks are mitigated by assessing their impact and then deciding actions going forwards, e.g. purchase renewable energy. Risks are raised to the Executive Committee as required then factored into planning and decisions made by the Executive Committee and wider business. This is also overseen by our Group Board Sustainability committee



RA2 Points: 2.9/3

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Energy	151	96%	847	89%
Water	151	96%	835	85%
Waste	154	99%	527	86%

RA3 Points: 0.5/1.5

Energy efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	0	0%	138	40%
Automation system upgrades / replacements	0	0%	46	27%
Management systems upgrades / replacements	0	0%	77	46%
Installation of high-efficiency equipment and appliances	1	1%	151	40%
Installation of on-site renewable energy	0	0%	89	23%
Occupier engagement / informational technologies	153	98%	277	58%
Smart grid / smart building technologies	0	0%	34	14%
Systems commissioning or retro-commissioning	0	0%	60	16%
Wall / roof insulation	0	0%	45	15%
Window replacements	0	0%	44	13%

RA4 Points: 0.5/1

Water efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	55	24%	140	27%
Cooling tower	0	0%	0	0%
Drip / smart irrigation	0	0%	24	21%
Drought tolerant / native landscaping	0	0%	141	40%
High efficiency / dry fixtures	106	53%	208	37%
Leak detection system	0	0%	1	1%
Metering of water subsystems	0	0%	46	17%
On-site waste water treatment	0	0%	0	0%
Reuse of storm water and/or grey water	0	0%	16	23%

RA5 Points: 0.5/0.5

Waste management measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Composting landscape and/or food waste	0	0%	100	49%
Ongoing waste performance monitoring	154	99%	260	88%
Recycling	154	99%	553	95%
Waste stream management	154	99%	549	83%
Waste stream audit	68	46%	115	40%

Tenants & Community

Tenants/Occupiers

This aspect identifies actions to engage with tenants and community, as well as the nature of the engagement.

TC1 Points: 1/1

Tenant engagement program	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	89% <div style="width: 89%;"></div> ^
Engagement methods	
<input checked="" type="checkbox"/> Building/asset communication	78% <div style="width: 78%;"></div> ^
 <ul style="list-style-type: none"> <input checked="" type="radio"/> [78%] >75, <100% <input type="radio"/> [22%] No answer provided 	
<input type="checkbox"/> Feedback sessions with individual tenants	44% <div style="width: 44%;"></div>
<input type="checkbox"/> Provide tenants with feedback on energy/water consumption and waste	44% <div style="width: 44%;"></div>
<input checked="" type="checkbox"/> Social media/online platform	67% <div style="width: 67%;"></div> ^
 <ul style="list-style-type: none"> <input checked="" type="radio"/> [67%] >75, <100% <input type="radio"/> [33%] No answer provided 	
<input checked="" type="checkbox"/> Tenant engagement meetings	56% <div style="width: 56%;"></div> ^
 <ul style="list-style-type: none"> <input type="radio"/> [22%] 0%, <25% <input checked="" type="radio"/> [33%] >75, <100% <input type="radio"/> [44%] No answer provided 	
<input checked="" type="checkbox"/> Tenant ESG guide	78% <div style="width: 78%;"></div> ^
 <ul style="list-style-type: none"> <input checked="" type="radio"/> [78%] >75, <100% <input type="radio"/> [22%] No answer provided 	
<input checked="" type="checkbox"/> Tenant ESG training	44% <div style="width: 44%;"></div> ^



- [11%] 0%, <25%
- [33%] ≥75, <100%
- [56%] No answer provided

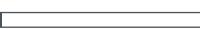
Tenant events focused on increasing ESG awareness

56%  ▲



- [11%] 0%, <25%
- [44%] ≥75, <100%
- [44%] No answer provided

Other

11%  ▲

Program description and methods used to improve tenant satisfaction

 We undertake extensive insight research including engaging with tenants to understand their views and feelings on a wider range of topics including ESG related issues such as wellbeing and mental health, safety, diversity, social integration, affordability and access see: <https://www.unitegroup.com/wp-content/uploads/2024/04/Unit-AR23-Web-Ready-PDF.pdf> <https://www.unitegroup.com/tackling-climate-change> <https://www.unitegroup.com/articles/environmental-sustainability-psba> <https://unitestudents.podbean.com/e/s07e03-the-future-of-social-impact-in-higher-education/> <https://unitestudents.podbean.com/e/s07e02-the-future-of-race-and-inclusion-in-student-accommodation/> <https://unitestudents.podbean.com/e/s07e015-what-does-sustainable-construction-of-student-accommodation-look-like/> <https://unitestudents.podbean.com/e/s07e01-the-future-of-environmental-sustainability-in-student-accommodation/> We also run an award winning tenant engagement programme called Positive Impact in conjunction with the National Union of Students. This includes working with Student Ambassadors and student Positive Impact Consultants who volunteer to help engage their fellow tenants, as well as a range of online content, support and events to promote and encourage sustainable living habits. <https://www.unitegroup.com/sustainability/positive-impact> <https://www.unitestudents.com/about-us/unique-opportunities> - small job offers for students

No

11%  ▲

TC2.1 Points: 1/1

Tenant satisfaction survey

Percentage of Benchmark Group

Yes

100%  ▲

The survey is undertaken

Internally

33%  ▲

By an independent third party

78%  ▲

Percentage of tenants covered: 100%

Survey response rate: 12%

Quantitative metrics included

Yes

89%  ▲

Metrics include

Net Promoter Score

67%  ▲

Overall satisfaction score

56%  ▲

Satisfaction with communication

44%  ▲



Applicable evidence

Evidence provided (but not shared with investors)

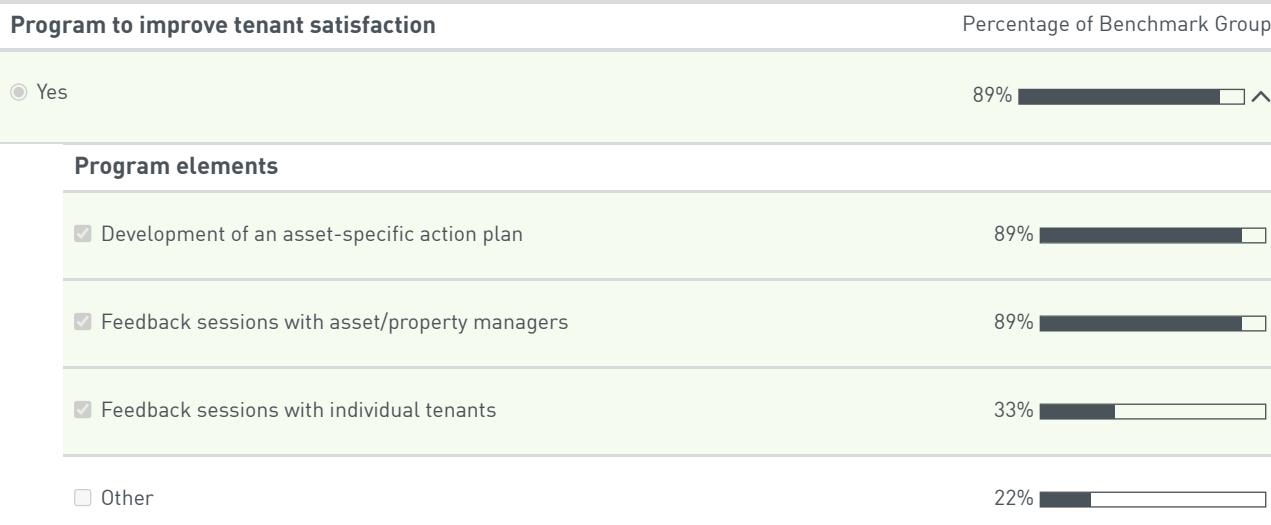
[ACCEPTED]

- ∅ <https://www.unitegroup.com/wp-content/uploads/2024/04/Unite-AR23-Web-Ready-PDF.pdf>
- ∅ <https://www.unitegroup.com/applicant-index-report>
- ∅ <https://www.unitegroup.com/wp-content/uploads/2023/04/Annual-Report-2022.pdf>

No

0%

TC2.2 Points: 1/1



Program description

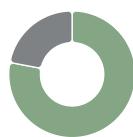
Senior Leadership team (ExCo and Operations Performance Team) have reviewed results at a property and city level to identify thematic areas of focus including: noise levels, creating a strong sense of community and wellbeing. As a result, we're reviewing our noise complaints process and the Ambassador Programme to support our students and look forward to seeing improvements in the next survey. Customer feedback is used in a number of ways. Individual comments are passed to city teams to service recovery where consent is provided. This allows local teams to work with individuals to understand issues and resolve where possible, it also highlights themes and trends. Customer feedback discussions have taken place in all cities to discuss the context behind the scores and comments to understand where improvements could be made, where the service provided could be developed, and what is causing our staff problems which then impact on customers. Customer feedback is used to drive service improvements and new service developments. This is achieved through project groups involving staff members of all levels up to the director. Senior management has been involved in in-depth discussions with detractors to further their understanding of the problems our students have faced and how we can improve our handling of issues. Customer insight is led from the top, with all senior management using feedback to reinforce the importance of the customer experience and how it is everyone's responsibility to deliver on this.

No

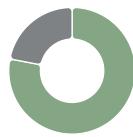
11%

Not applicable0% **TC3** Points: 1.5/1.5**Fit-out & refurbishment program for tenants on ESG**

Percentage of Benchmark Group

 Yes89%  **Characteristics of the program included** Fit-out and refurbishment assistance for meeting the minimum fit-out standards78%  

[78%] >75, <100%
 [22%] No answer provided

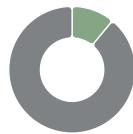
 Tenant fit-out guides56%  Minimum fit-out standards are prescribed78%  

[78%] >75, <100%
 [22%] No answer provided

 Procurement assistance for tenants44%  Other11% 

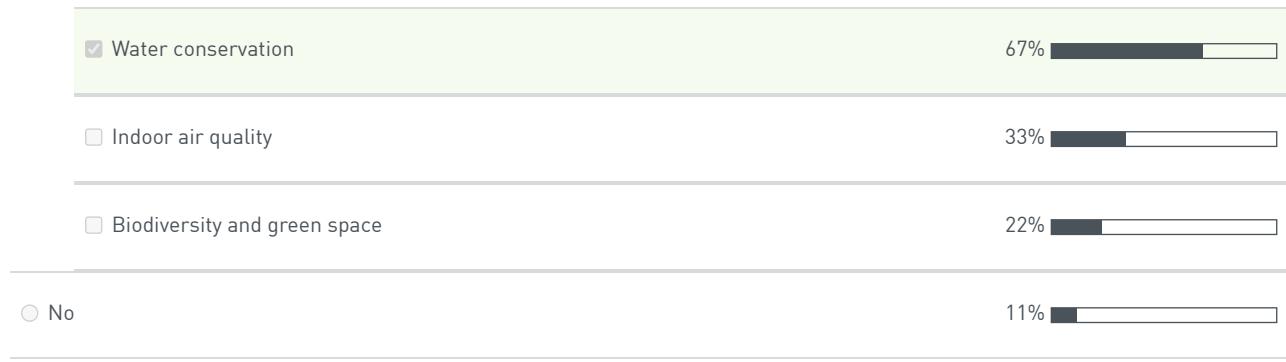
At Unite Students we are responsible for the refurbishment and maintenance of our student accommodation. Our Energy & Environment Team work with our Procurement and Estates Teams to produce dilapidation and condition reports on a regular basis which identify the elements of our assets that need to be replaced and upgraded. We then operate a planned preventive maintenance programme to service and replace building systems and appliances with more efficient alternatives. A refurbishment programme then takes place over the summer where our buildings are upgraded accordingly ensuring sustainability measures as considered in any new development project. We also have a dedicated Energy Efficiency and Water Efficiency programmes which focus solely on delivering energy and water efficiency improvements to our estate. Details of how we do this are set out in our Development and Refurbishment policy <https://www.unitegroup.com/wp-content/uploads/2023/06/ENP-03-Development-and-Refurbishment-Sustainability-Policy-2023.pdf>

[ACCEPTED]

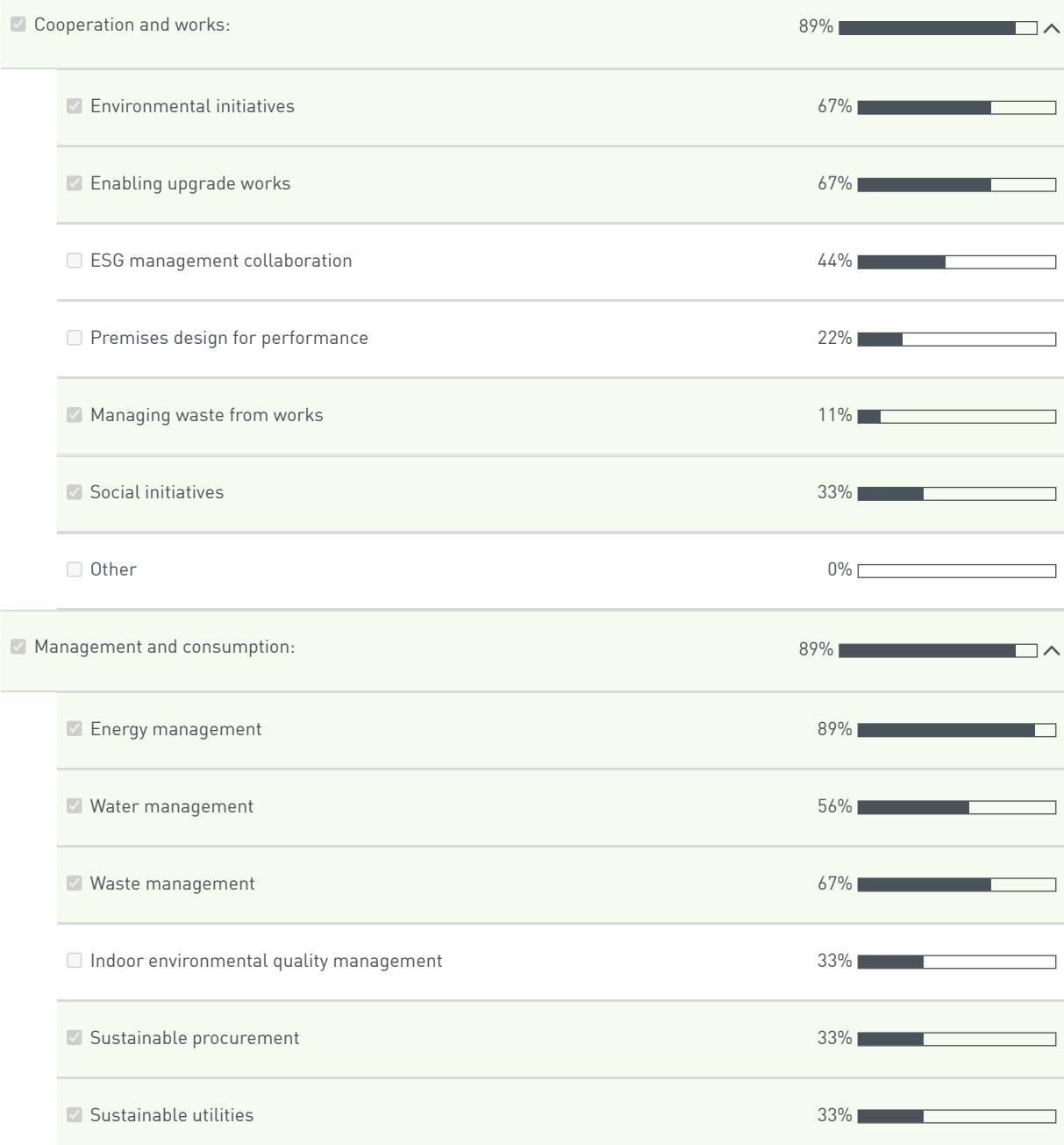


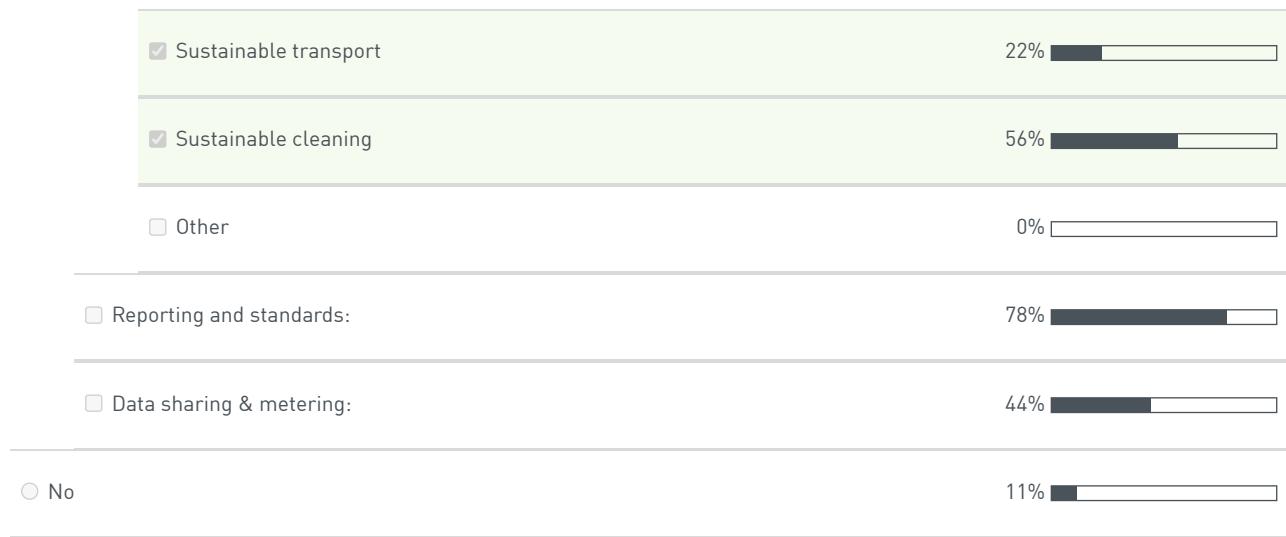
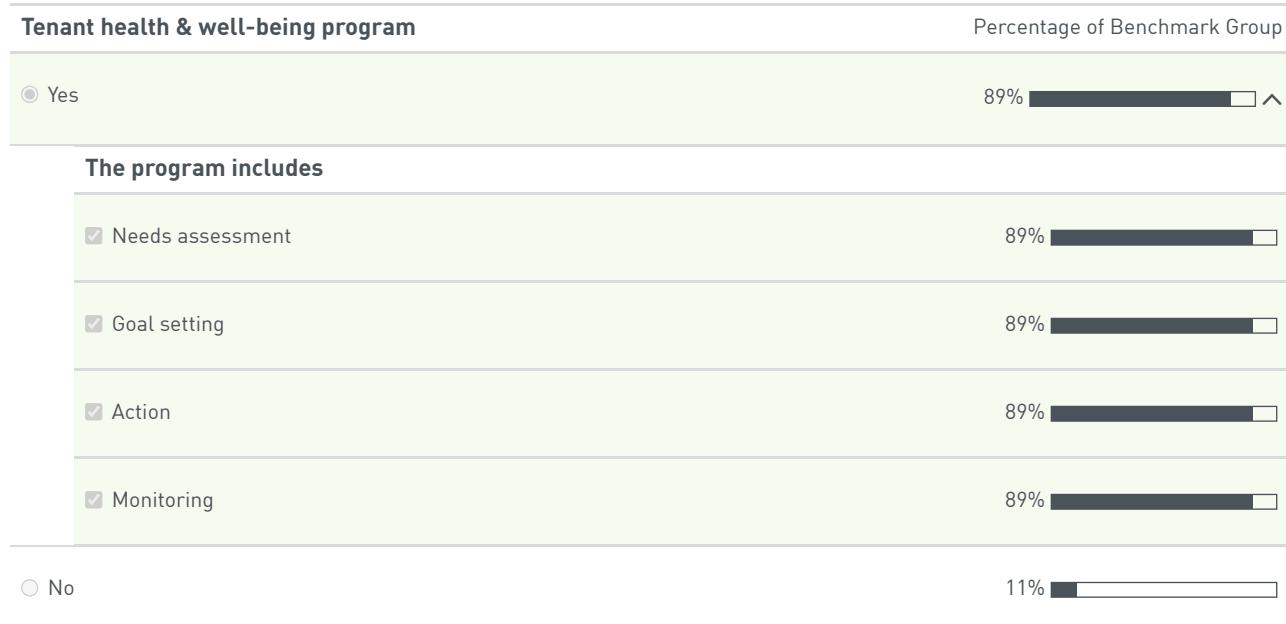
[11%] >75, <100%
 [89%] No answer provided

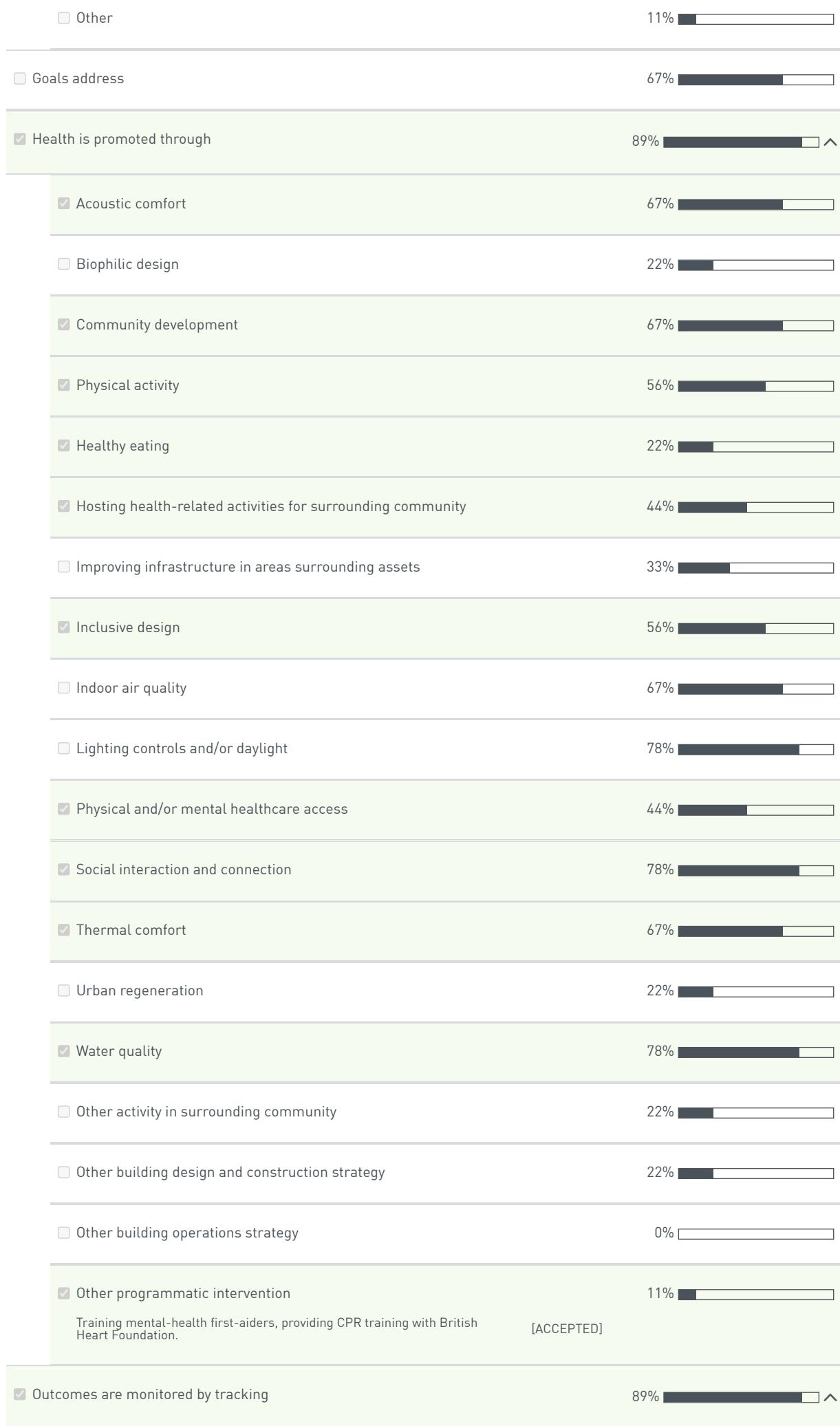
Select ESG Topics covered in the program (multiple answers possible) Upfront carbon emissions22%  Energy efficiency89%  Waste management56% 



TC4 Points: 1/1.5

**Topics included**

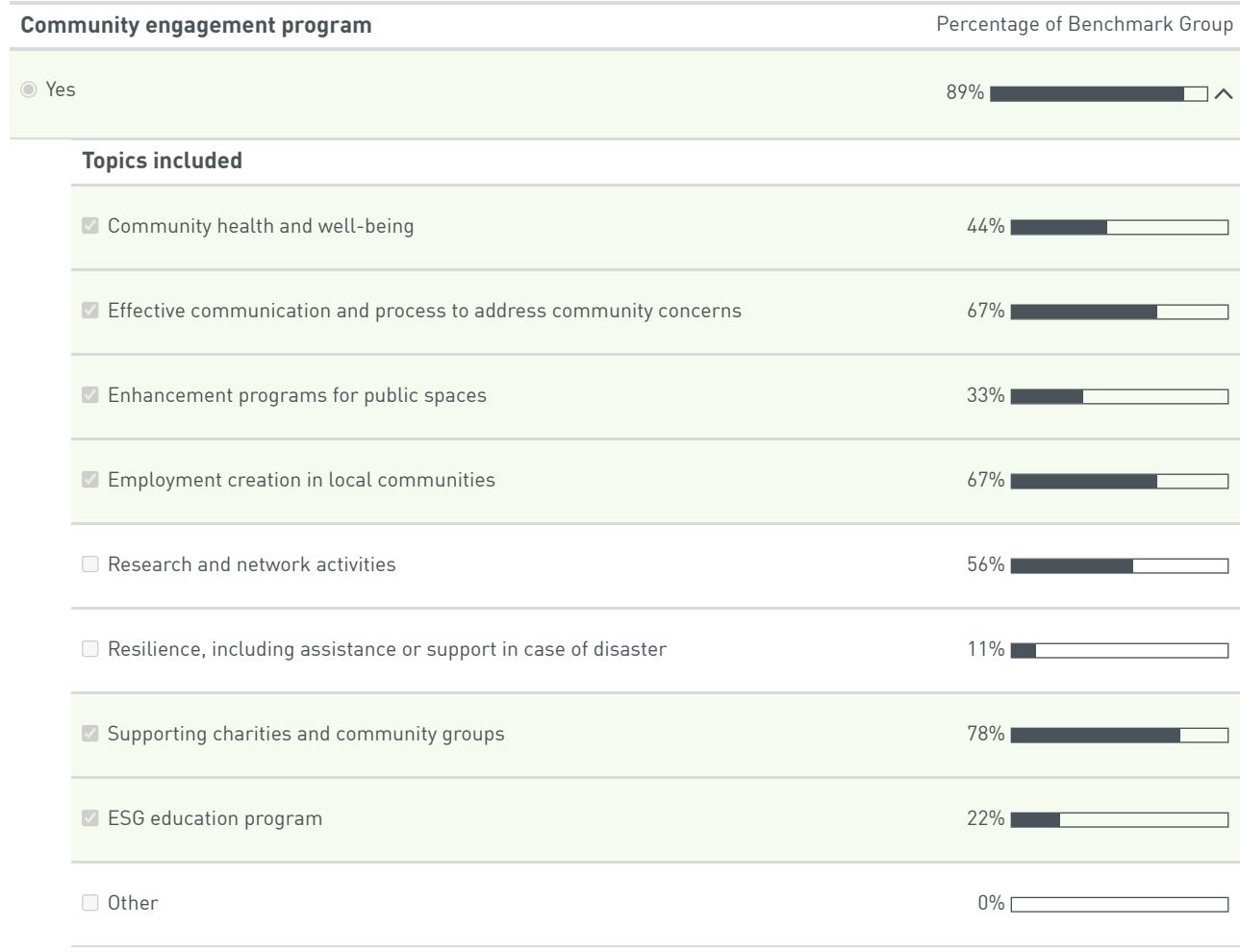
**TC5.1** Points: 0.75/0.75**TC5.2** Points: 1.25/1.25





Community

TC6.1 Points: 2/2

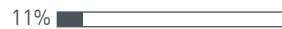


Program description

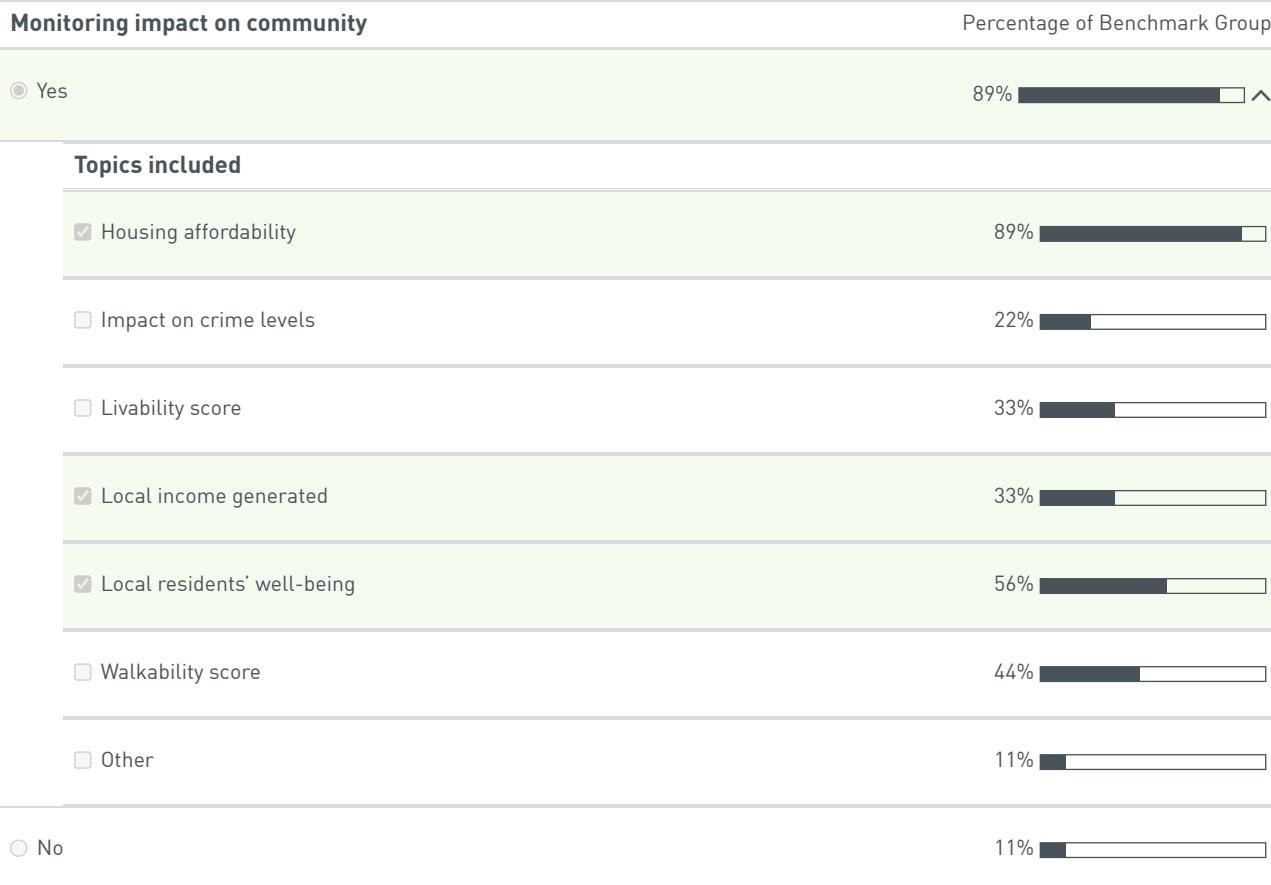
 Unite runs the Positive Impact program in partnership with the NUS in all properties. With this program, students can organise Silver and Gold Community projects to work towards supporting a local community objective whilst supporting an operational aim. For the support of local charities, the COTY program operates on an academic year calendar. Each June, our city teams nominate local charities within that city to support and once nominations have been collated, city teams then vote for the charity they want to support. Throughout the year, the city will then run fundraising activities to support the charity, and also look at whether there are other ways they can support them e.g. volunteering, use of meeting space, or accommodation. For volunteering, all employees (whether part-time or full time) and able to take 8 hours (1 full day) out of the business a year to volunteer with a local charitable organisation. Our volunteering figures and positive impact statistics

can be seen on page 35 of our sustainability report; https://www.unitegroup.com/wp-content/uploads/2024/04/Unite-SR23-Web-Ready-PDF_080424.pdf Our sustainable construction framework sets out how we plan to enhance public spaces, making them adaptable for all; <https://www.unitegroup.com/wp-content/uploads/2023/12/Unite-Students-Sustainable-Construction-Framework.pdf>

No

11% 

TC6.2 Points: 1/1



Data Monitoring & Review

Review, verification and assurance of ESG data

Submitting ESG data for third-party review improves data quality and provides investors with confidence regarding the integrity and reliability of the reported information. This aspect recognizes the existence and level of third party review of energy, GHG emissions, water, and waste data.

MR1 Points: 1.75/1.75



Using scheme

- [11%] AA1000AS
- [22%] ISAE 3000
- [67%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 No

0%

 Not applicable

0%

MR2 Points: 1.25/1.25**External review of GHG data**

Percentage of Benchmark Group

 Yes

89%

 Externally checked

0%

 Externally verified

56%

 Externally assured

33%

Using scheme

- [11%] AA1000AS
- [22%] ISAE 3000
- [67%] No answer provided

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

 No

11%

 Not applicable

0%

MR3 Points: 1.25/1.25**External review of water data**

Percentage of Benchmark Group

 Yes

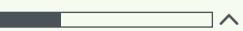
89%

 Externally checked

0%

 Externally verified

56%

Externally assured33%  ^

Using scheme

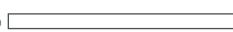


- [11%] AA1000AS
- [22%] ISAE 3000
- [67%] No answer provided

Applicable evidence

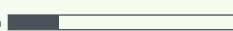
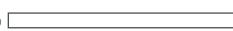
Evidence provided (but not shared with investors)

[ACCEPTED]

 No11%  Not applicable0% **MR4** Points: 0/1.25

External review of waste data

Percentage of Benchmark Group

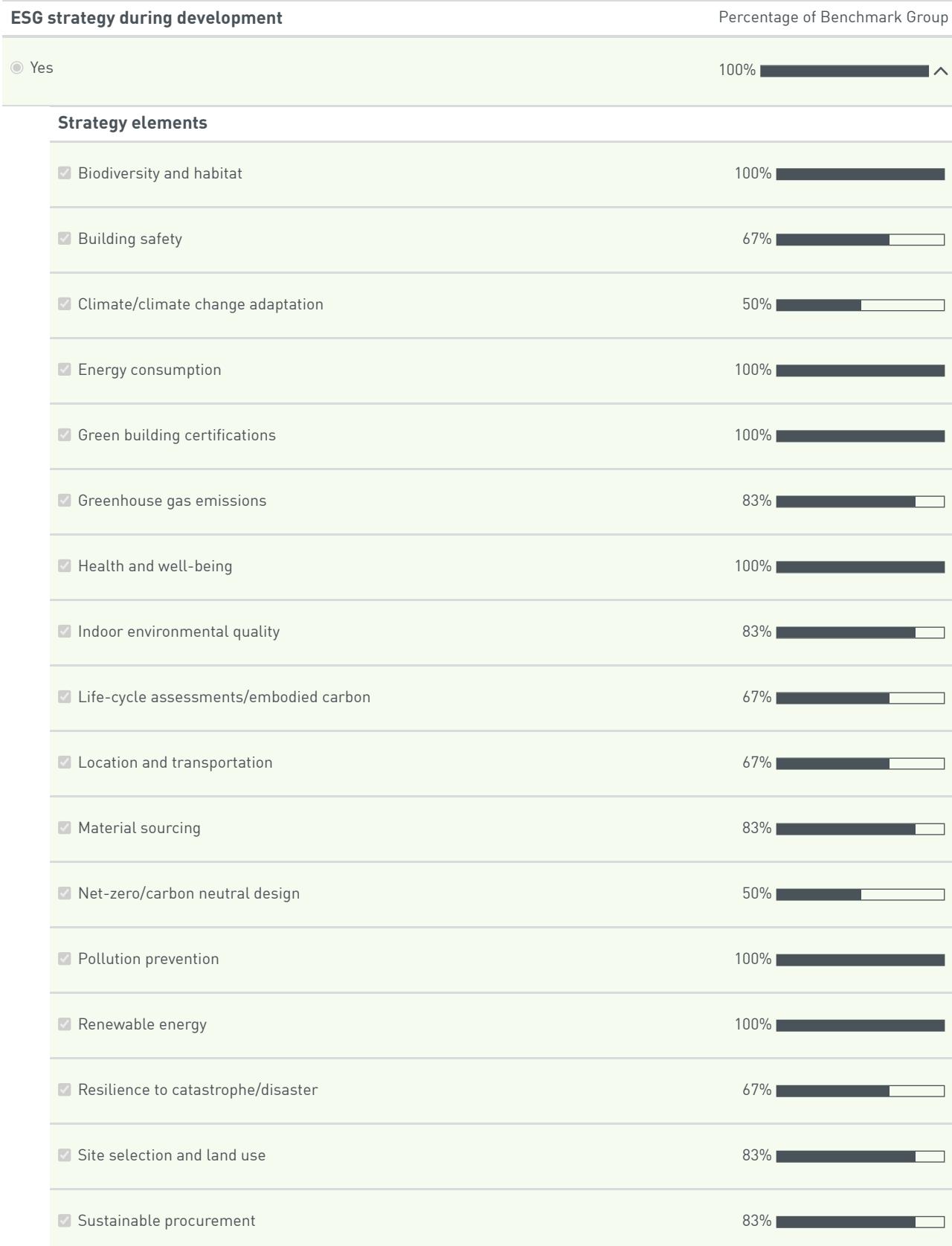
 Yes78%  No22%  Not applicable0% 

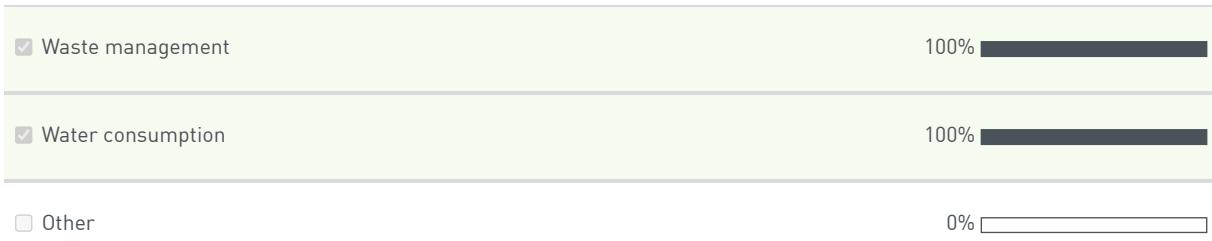
Development

ESG Requirements

Integrating ESG requirements into construction activities can help mitigate the negative impact on ecological systems, and at the same time improve the environmental efficiency of buildings in the operational phase. This aspect assesses the entity's efforts to address ESG-issues during the design, construction, and site development of new buildings.

DRE1 Points: 4/4





The strategy is



[83%] Publicly available
 [17%] Not publicly available

Applicable evidence

Evidence provided

[ACCEPTED]

- ∅ <https://www.unitegroup.com/wp-content/uploads/2023/05/Sustainable-Procurement-Policy.pdf>
- ∅ <https://www.unitegroup.com/wp-content/uploads/2023/12/Unite-Students-Sustainable-Construction-Framework.pdf>
- ∅ https://www.unitegroup.com/wp-content/uploads/2021/12/38271_UniteStudents_NetZero.pdf
- ∅ <https://www.unitegroup.com/articles/unite-students-commences-work-on-its-greenest-ever-new-build-property>
- ∅ <https://www.unitegroup.com/unite-students-development-and-refurbishment-sustainability-policy>

Business strategy integration

 The most significant environmental impact from new developments is the embodied carbon associated with construction and the operational carbon emissions when in use. Ambitious reductions in these are targeted through our net zero carbon pathway which is aligned with the RIBA Climate Challenge benchmarks for both embodied carbon and operational energy consumption. We also target BREEAM Excellent and EPC A rating for all new builds to help optimise other aspects of sustainability performance including waste and water consumption.

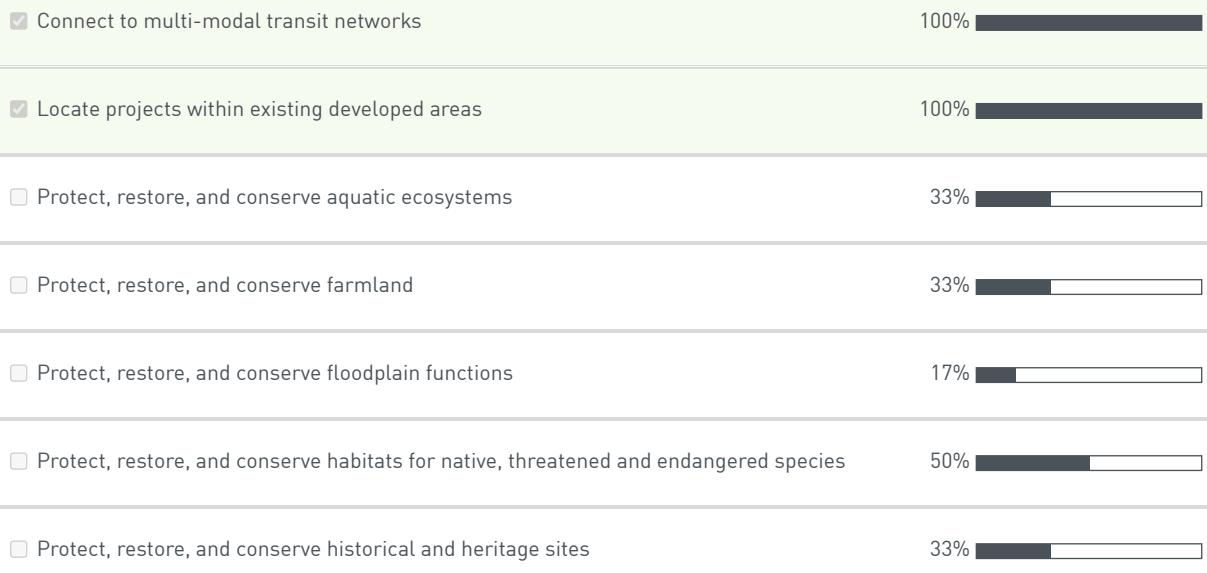
No

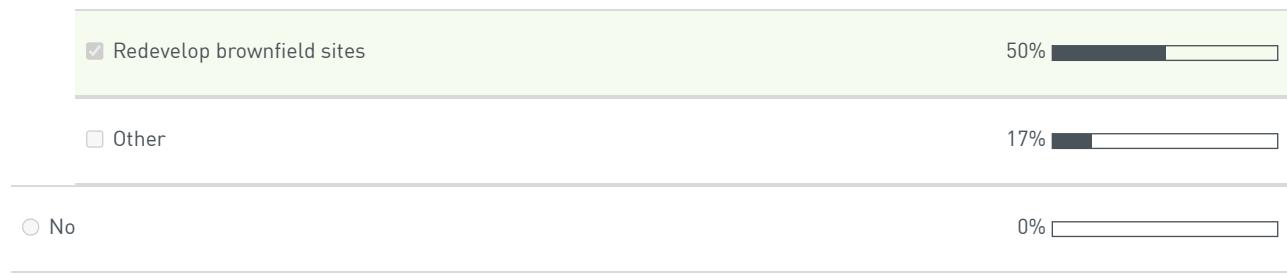
0%

DRE2 Points: 4/4

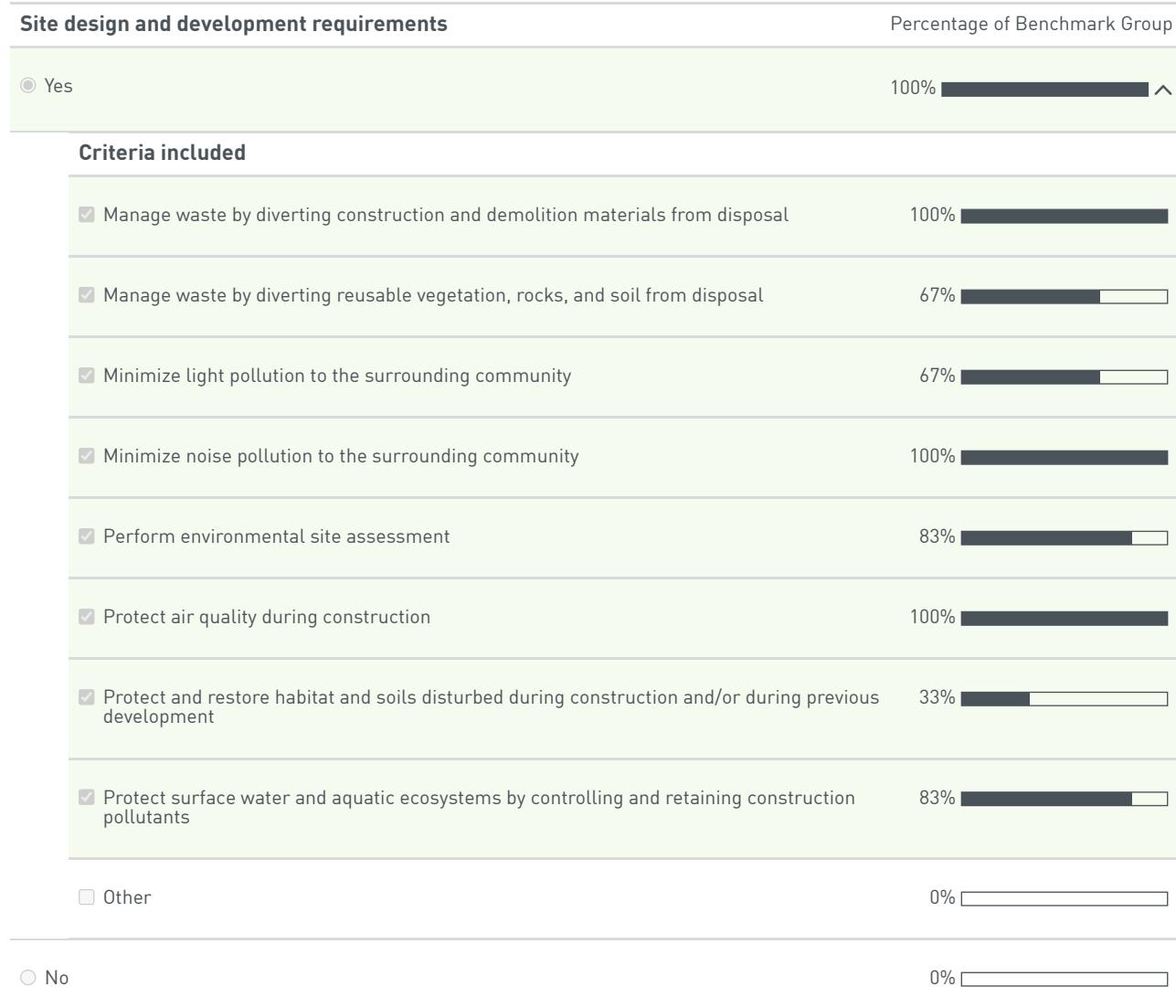


Criteria included





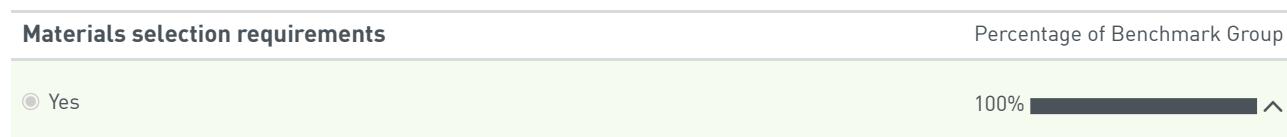
DRE3 Points: 4/4

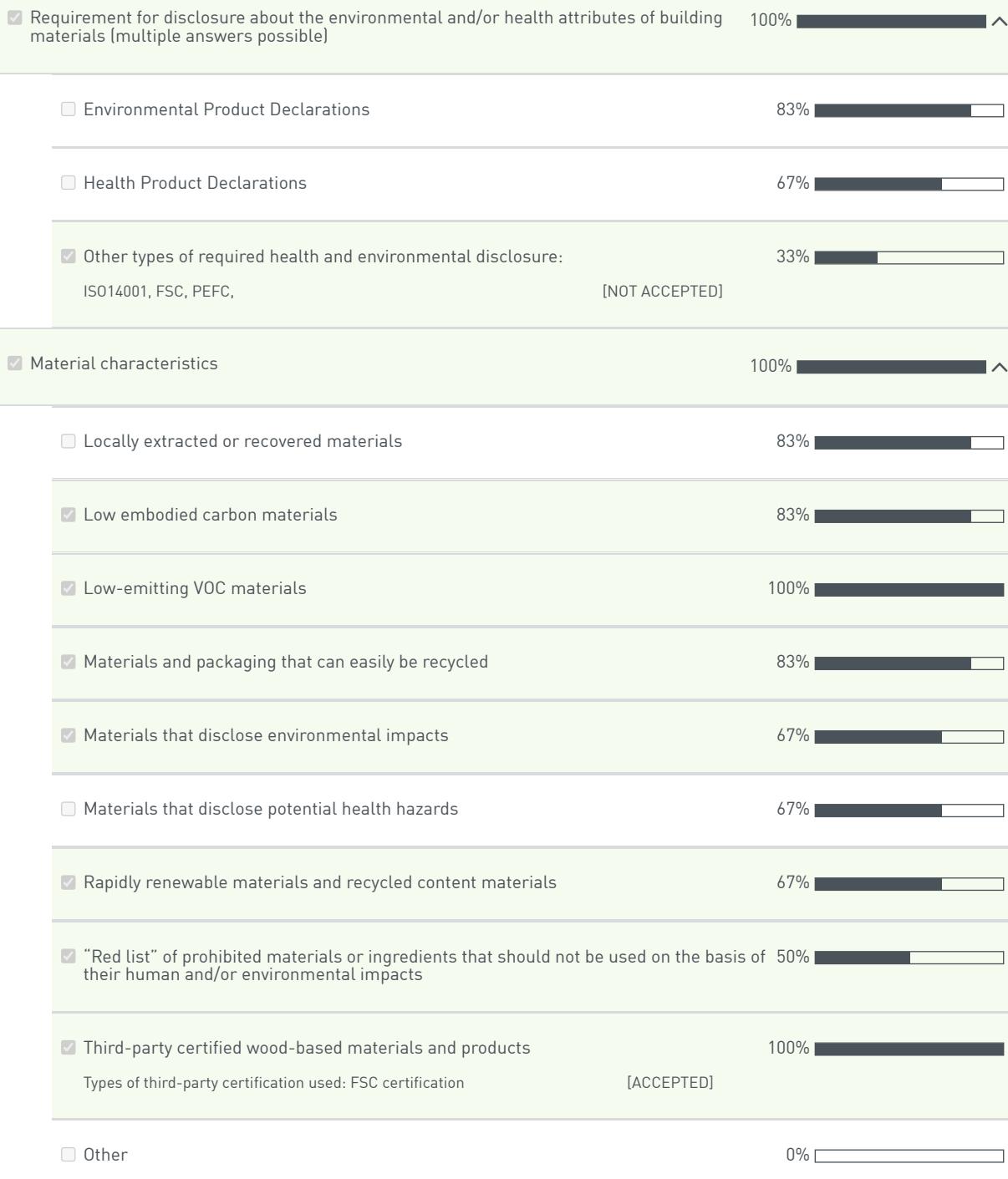


Materials

Consideration of the environmental attributes of materials during the design of development projects can reduce the overall life cycle emissions. In addition, consideration of health attributes for materials affects the on-site health and safety of personnel and health and well-being of occupants once the development is completed. This aspect assesses criteria on material selection related to (1) environmental and health attributes and (2) life cycle emissions, as well as disclosure on embodied carbon emissions.

DMA1 Points: 4/4



Issues addressed**Applicable evidence**

Evidence provided

[ACCEPTED]

- ∅ <https://www.unite-group.co.uk/sustainability/targeting-net-zero-carbon-assets-and-operations-2030>
- ∅ <https://www.unitegroup.com/wp-content/uploads/2023/12/Unite-Students-Sustainable-Construction-Framework.pdf>

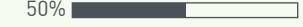
 No 0% **DMA2** Not Scored**Embodied carbon**

Percentage of Benchmark Group

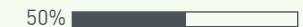
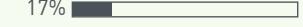
Yes50%  ^

Percentage of projects for which embodied carbon was measured during the year: 100%

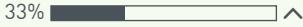
Select the life cycle stages included in scope:

<input checked="" type="checkbox"/> A1	50%  ^
<input checked="" type="checkbox"/> A2	50%  ^
<input checked="" type="checkbox"/> A3	50%  ^
<input checked="" type="checkbox"/> A4	50%  ^
<input checked="" type="checkbox"/> A5	33%  ^

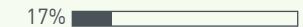
Select the building layers included in the scope:

<input checked="" type="checkbox"/> Substructure	50%  ^
<input checked="" type="checkbox"/> Superstructure	50%  ^
<input checked="" type="checkbox"/> Envelope	50%  ^
<input checked="" type="checkbox"/> Finishes	50%  ^
<input checked="" type="checkbox"/> Building services (MEP)	33%  ^
<input checked="" type="checkbox"/> Other External landscaping, Fixtures, fittings and equipment, Demolition,	17%  ^

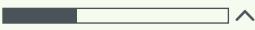
Does the entity measure the embodied carbon of its new construction projects completed during the year?

<input checked="" type="radio"/> Yes	33%  ^
Average embodied carbon intensity (kgCO2e/m ²): 671	
Total embodied carbon emissions (kgCO2e): 5525685	
Percentage of new construction projects included: 100%	
<input type="radio"/> No	0%  ^
<input type="radio"/> Not applicable	17%  ^

Does the entity measure the embodied carbon of its major renovation projects completed during the year?

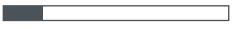
<input type="radio"/> Yes	0%  ^
<input checked="" type="radio"/> No	17%  ^
<input type="radio"/> Not applicable	33%  ^

Has the entity disclosed the embodied carbon emissions of its development projects?

Yes33%  ^**Applicable evidence**

Evidence provided (but not shared with investors)

[ACCEPTED]

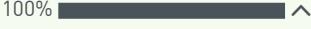
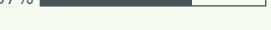
https://unitegroup.relayto.com/cdn/media/files/SyiTdlrRqGgfcksN2qG_UNITE_STUDENTS_AR24_BOOK_WEB.pdf No17%  ^**Explain the embodied carbon calculation method applied and the results of the assessment (maximum 250 words)**

 Whole life embodied carbon was calculated using OneClick LCA (Lifecycle Carbon Assessment) tool for new builds in line with the Royal Institute of Chartered Surveyors (RICS) version 2 whole life carbon professional statement to guidance. Embodied carbon at Bromley Place, our new development that completed in 2024 was 671 kg/m2.

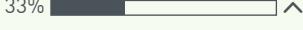
 No50%  ^

Building Certifications

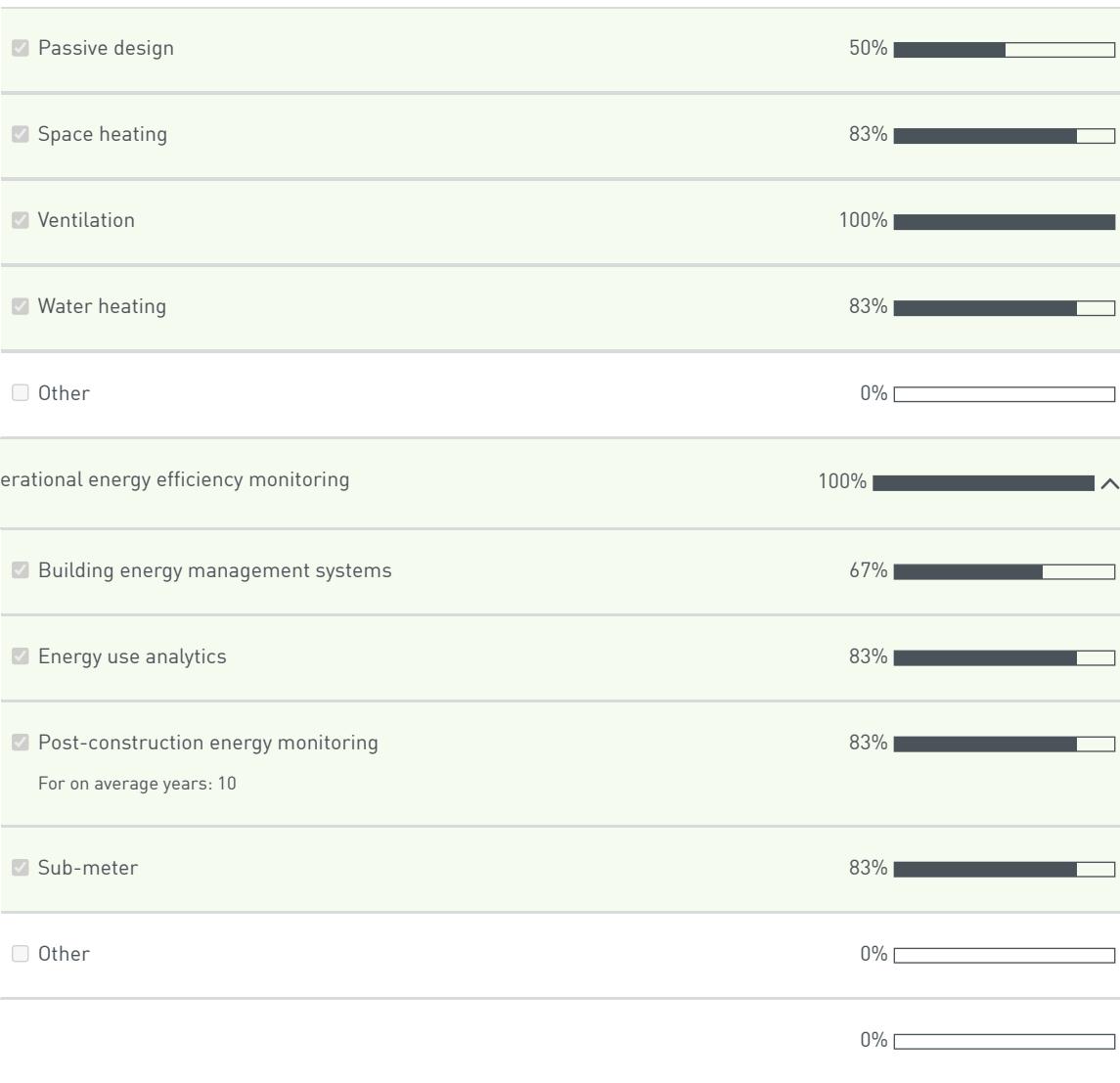
DBC1.1 Points: 4/4

Green building standard requirements	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100%  ^
Requirements	
<input type="checkbox"/> Projects required to align with requirements of a third-party green building rating system	17%  ^
<input type="checkbox"/> Projects required to achieve certification with a green building rating system	33%  ^
<input checked="" type="checkbox"/> Projects required to achieve a specific level of certification	67%  ^
Percentage of portfolio covered: 100%	
Green building rating systems: BREEAM	[FULL POINTS]
Level of certification: Excellent	[FULL POINTS]
<input type="radio"/> No	0%  ^

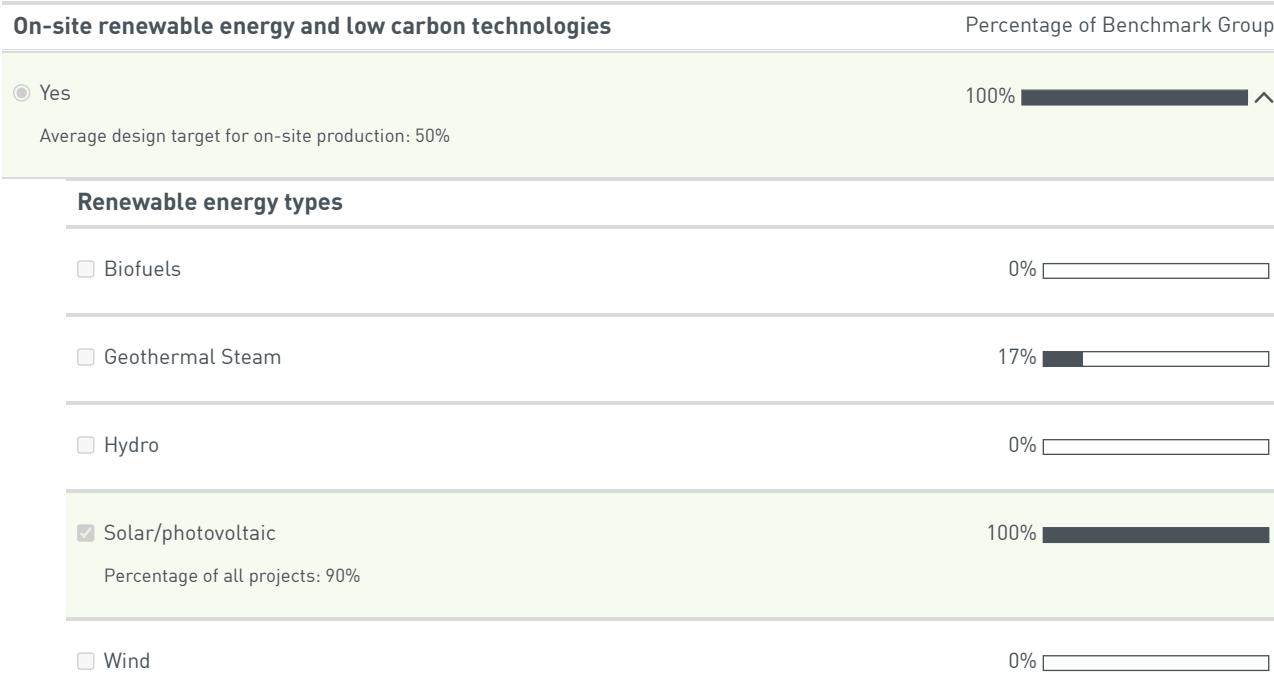
DBC1.2 Points: 9/9

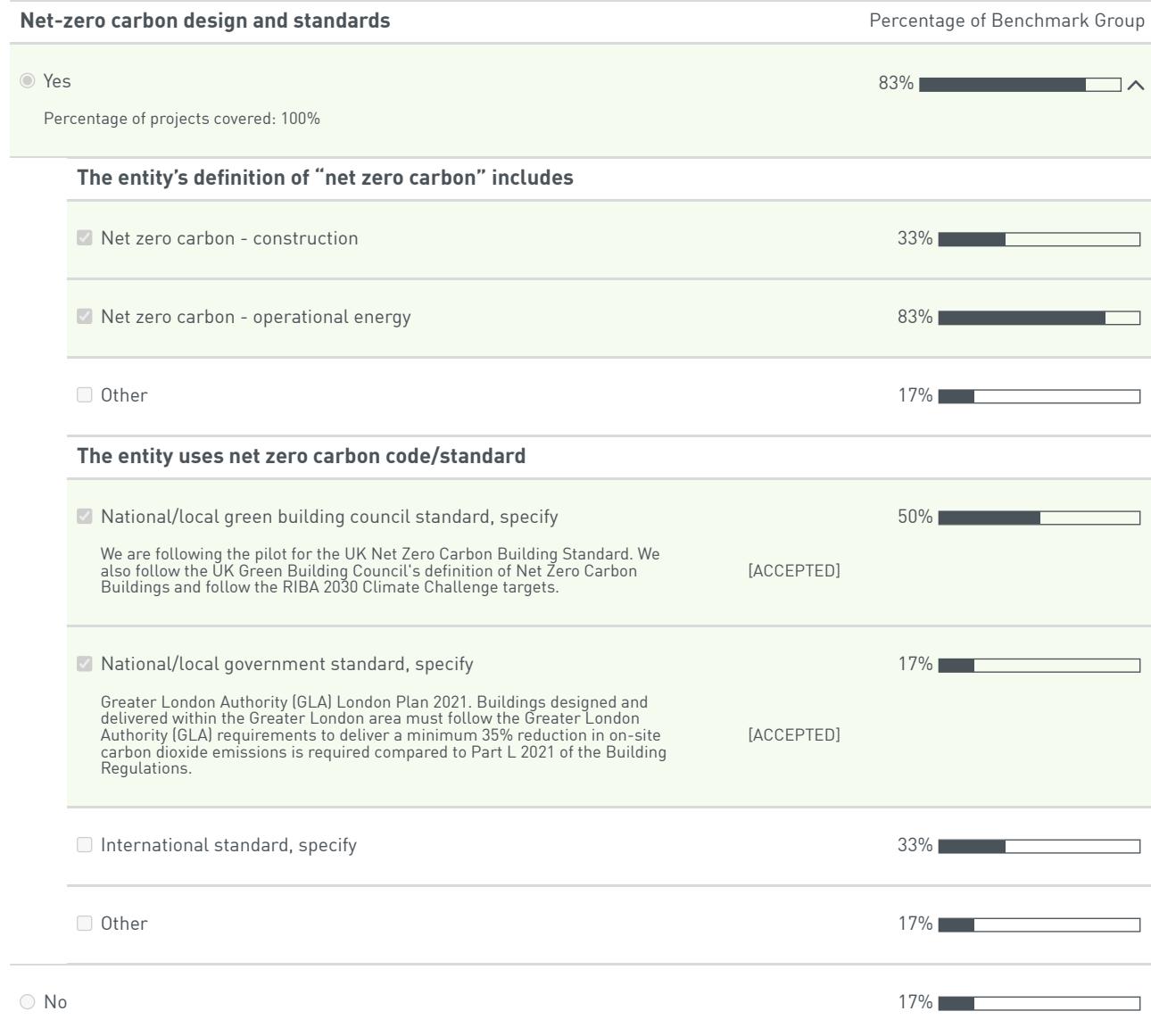
Green building certifications	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	83%  ^
Certification schemes used	
<input checked="" type="checkbox"/> Projects registered to obtain a green building certificate	33%  ^

Scheme name / Sub-Scheme Name	Area Certified (m ²)	% Portfolio Certified by Floor Area 2024	Number of Assets	% of GAV Certified - Optional 2024
BREEAM New Construction	363,747	100	14	100
<input type="checkbox"/> Projects that obtained a green building certificate or official pre-certification		50%		
<input type="radio"/> No		17%		
<input type="radio"/> Not applicable		0%		
Energy				
<p>This aspect describes the entity's strategy to integrate energy efficiency measures, incorporate on-site renewable energy generation and approach to define and achieve net-zero energy performance throughout design and construction activities.</p>				
DEN1 Points: 6/6				
Energy efficiency requirements Percentage of Benchmark Group				
<input checked="" type="radio"/> Yes		100%		
<input checked="" type="checkbox"/> Requirements for planning and design		100%		
<input checked="" type="checkbox"/> Development and implementation of a commissioning plan		67%		
<input checked="" type="checkbox"/> Integrative design process		83%		
<input checked="" type="checkbox"/> To exceed relevant energy codes or standards		100%		
<input checked="" type="checkbox"/> Maximum energy use intensity post-occupancy		33%		
<input type="checkbox"/> Other		0%		
<input checked="" type="checkbox"/> Energy efficiency measures		100%		
<input type="checkbox"/> Air conditioning		17%		
<input checked="" type="checkbox"/> Commissioning		83%		
<input checked="" type="checkbox"/> Energy modeling		67%		
<input checked="" type="checkbox"/> High-efficiency equipment and appliances		100%		
<input checked="" type="checkbox"/> Lighting		100%		
<input checked="" type="checkbox"/> Occupant controls		67%		



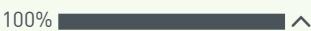
DEN2.1 Points: 6/6



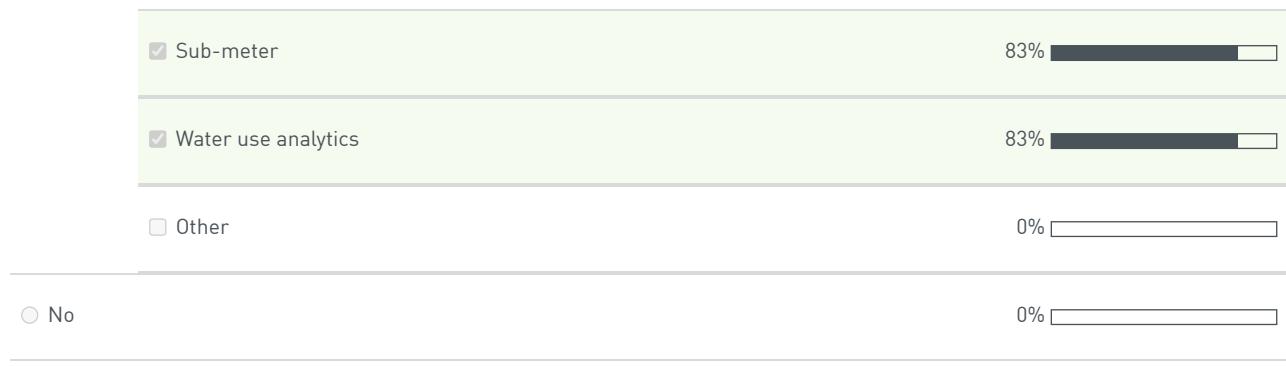
**DEN2.2** Points: 2/2**Water Conservation**

This aspect describes the entity's strategy to integrate water conservation measures in development projects.

DWT1 Points: 5/5

Yes100%  ^**Strategy elements** Requirements for planning and design include 100%  ^ Development and implementation of a commissioning plan 33%  Integrative design for water conservation 33%  Requirements for indoor water efficiency 100%  Requirements for outdoor water efficiency 67%  Requirements for process water efficiency 17%  Requirements for water supply 100%  Requirements for minimum water use intensity post-occupancy 50%  Other 0%  Common water efficiency measures include 100%  ^ Commissioning of water systems 67%  Drip/smart irrigation 33%  Drought tolerant/low-water landscaping 67%  High-efficiency/dry fixtures 100%  Leak detection system 67%  Occupant sensors 0%  On-site wastewater treatment 50%  Reuse of stormwater and greywater for non-potable applications 67%  Other 0%  Operational water efficiency monitoring 100%  ^ Post-construction water monitoring 50% 

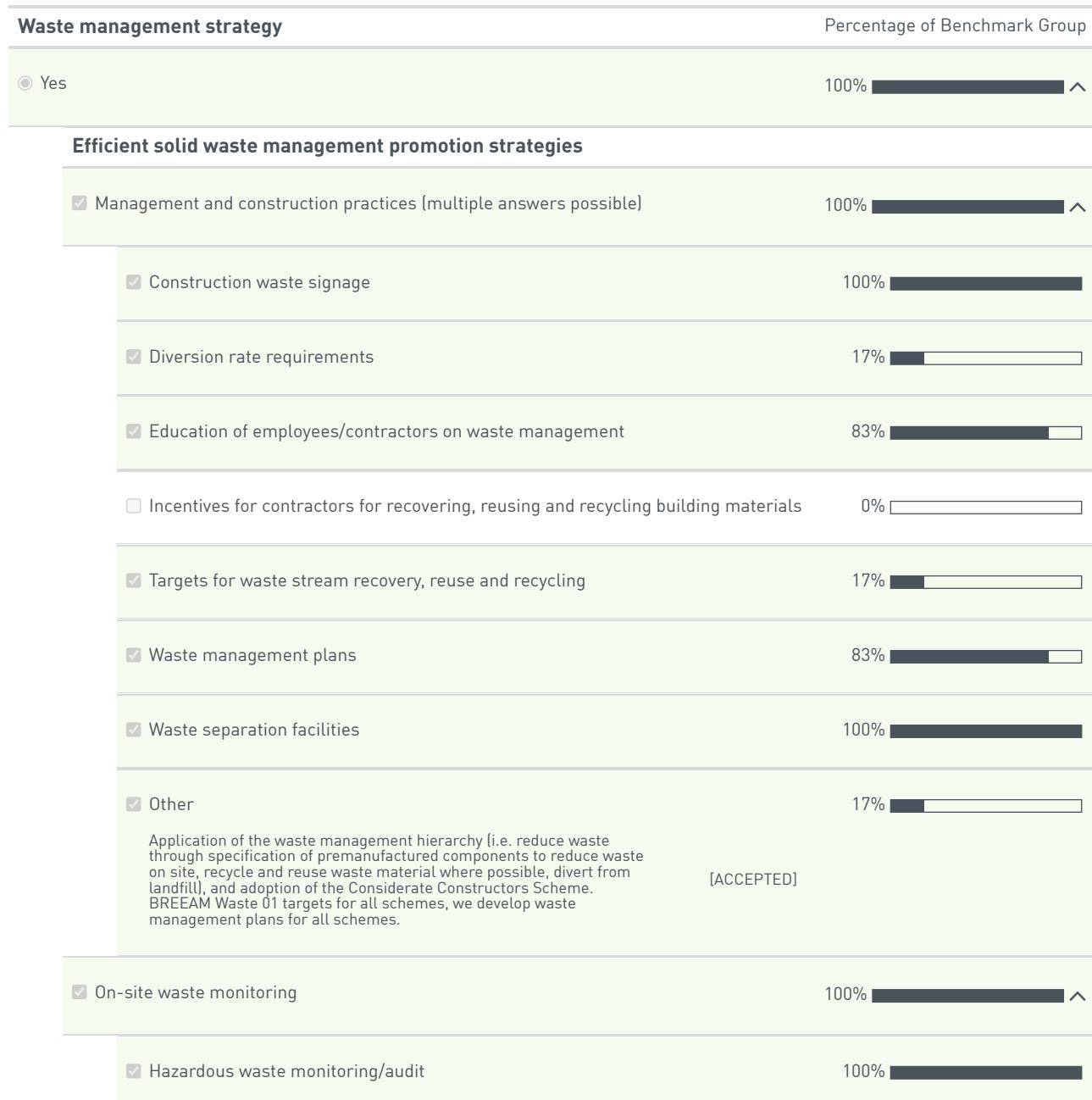
For on average years: 10

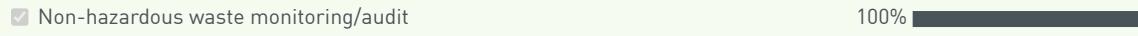


Waste Management

This aspect describes the entity's strategy to integrate efficient on-site waste management during the construction phase of its development projects.

DWS1 Points: 5/5





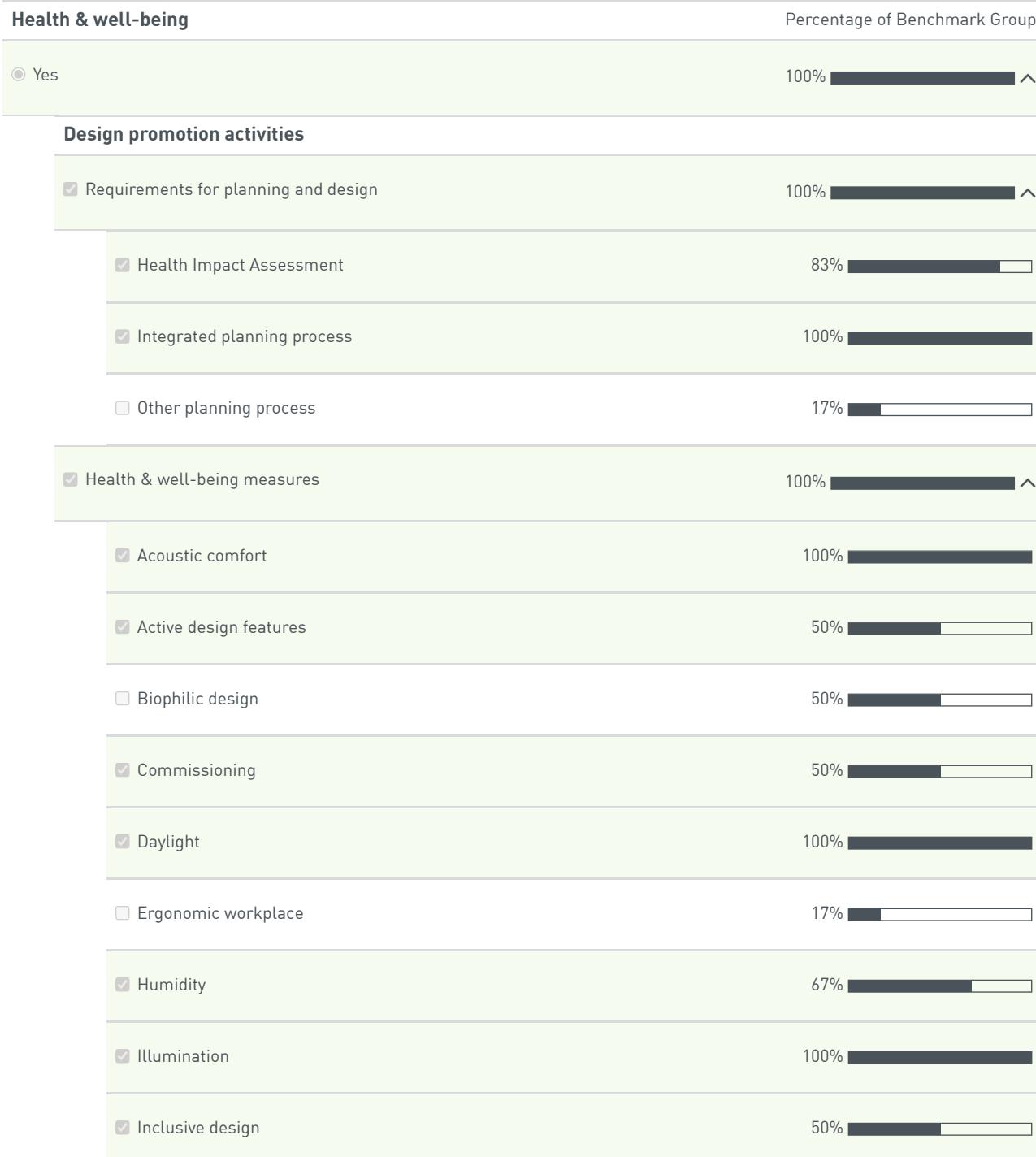
<input type="radio"/> No	0% 
--------------------------	--

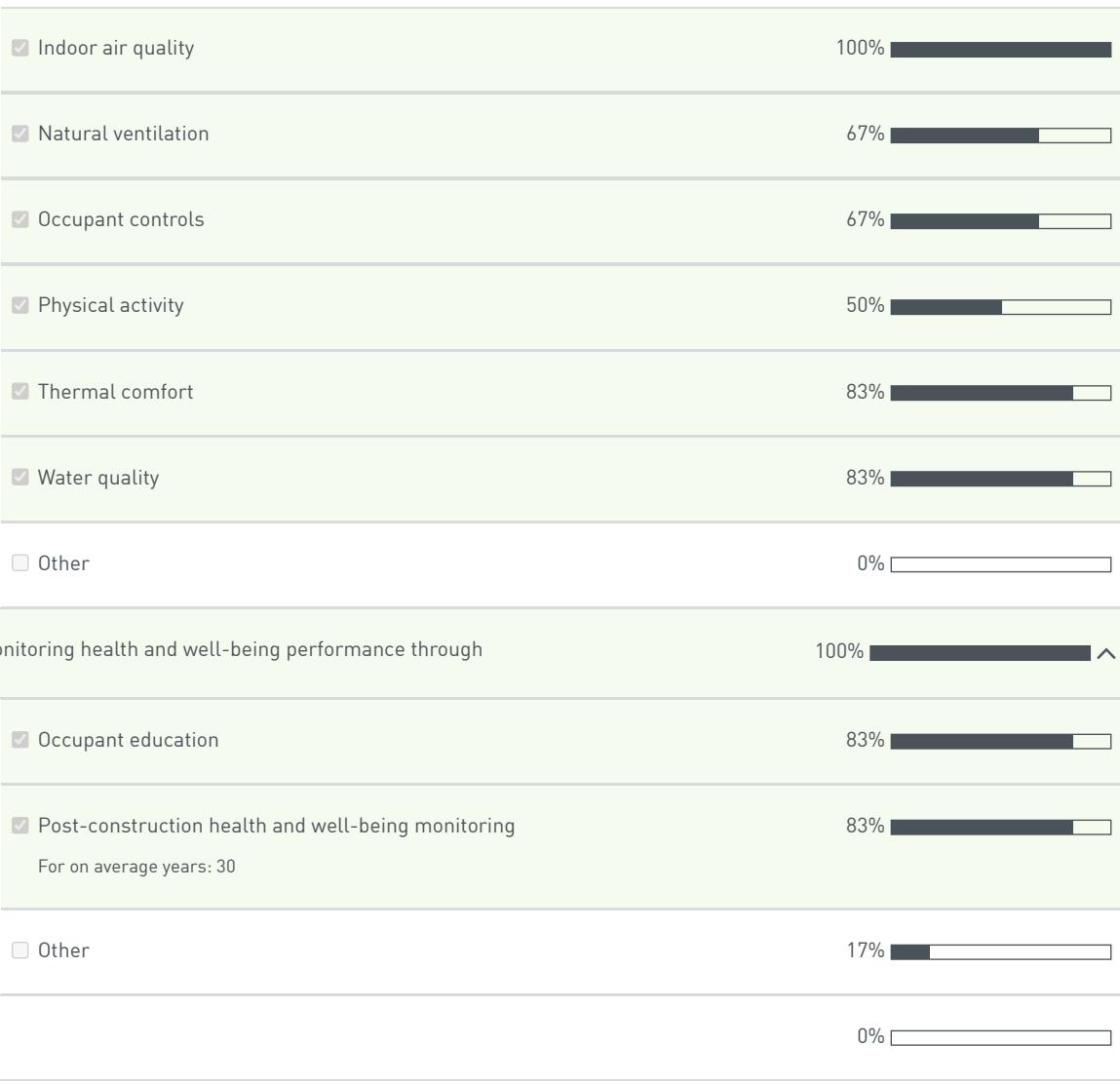
Stakeholder Engagement

Health, Safety & Well-being

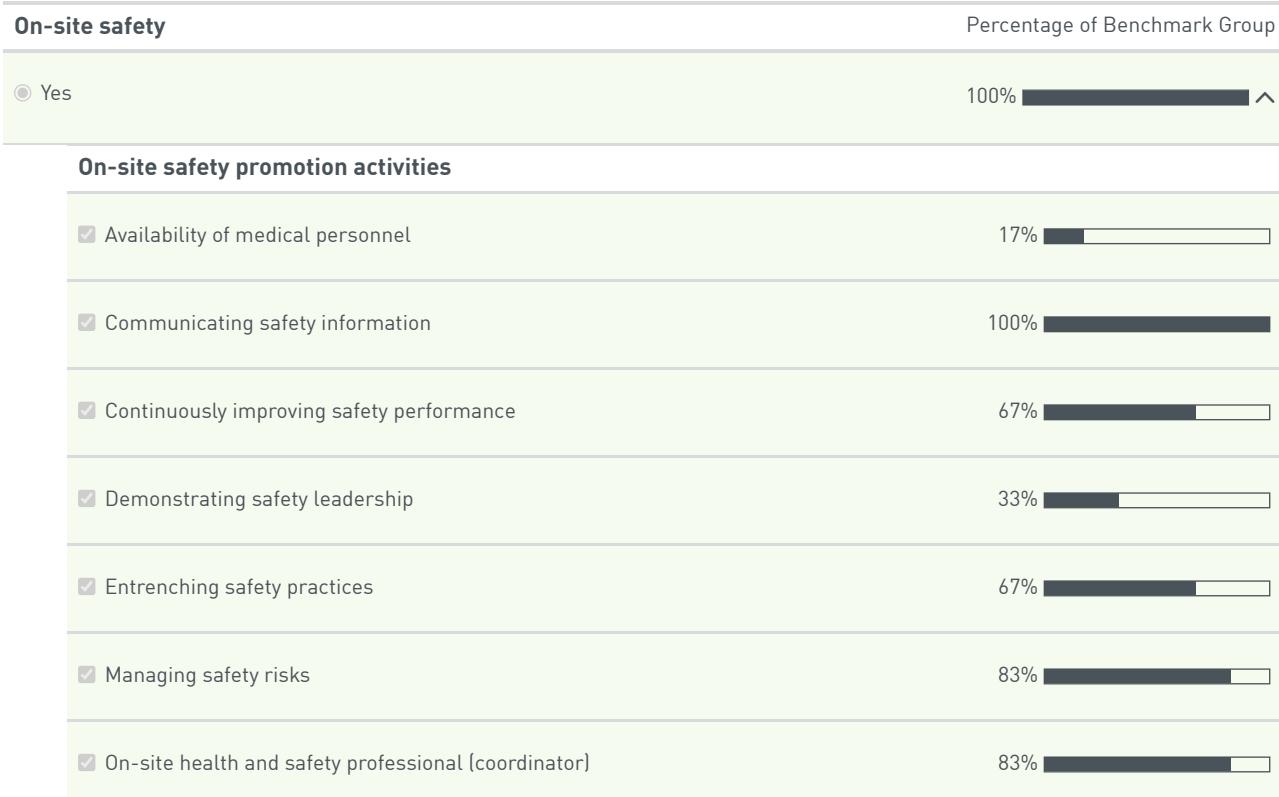
This aspect identifies actions to engage with contractors and community, as well as the nature of the engagement during the project development phase.

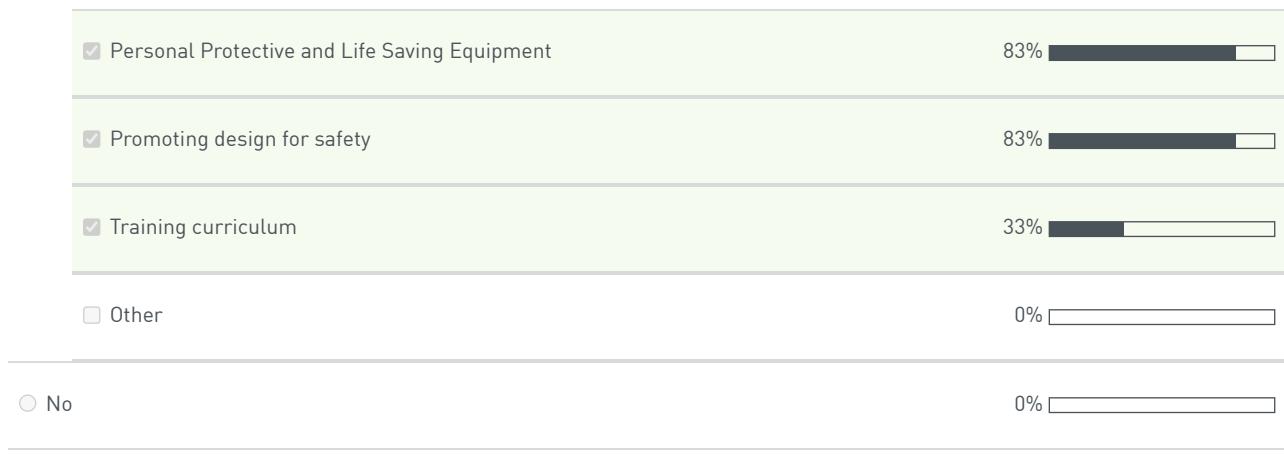
DSE1 Points: 2/2



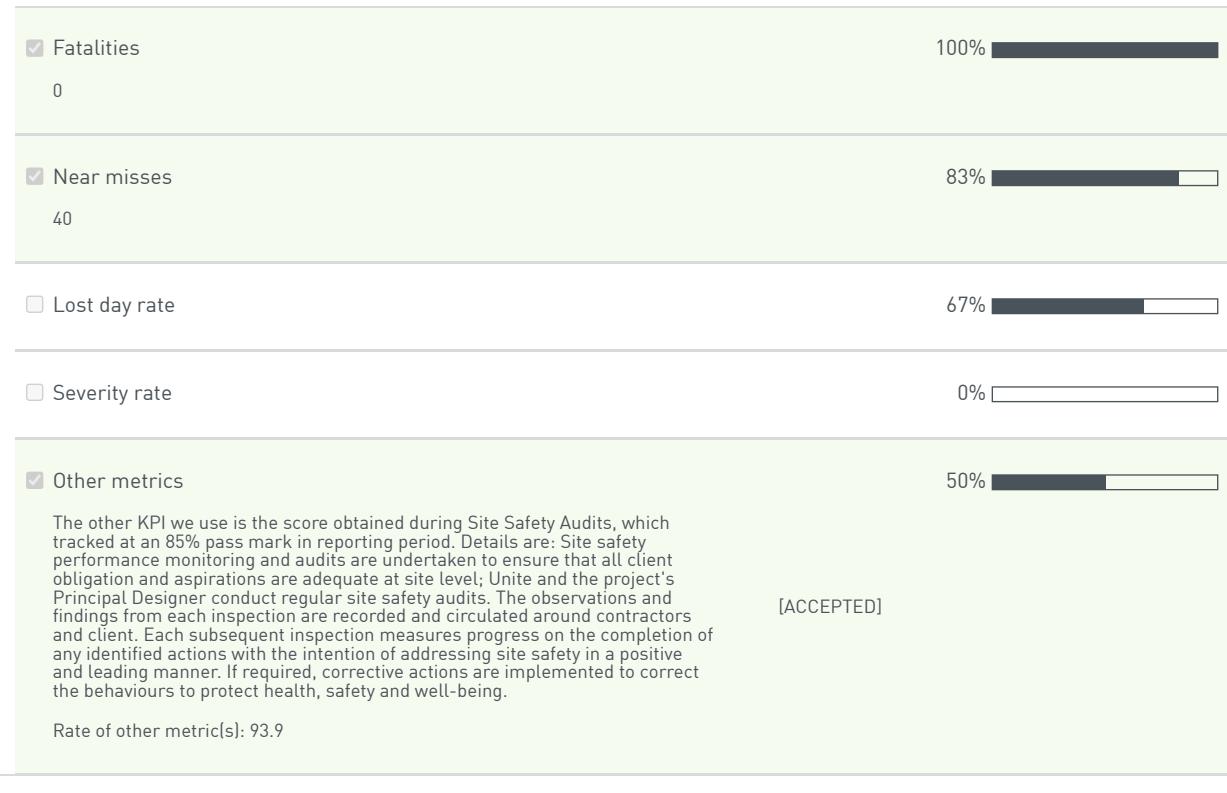


DSE2.1 Points: 1.5/1.5



**DSE2.2** Points: 1.5/1.5**Explain the injury rate calculation method (maximum 250 words)**

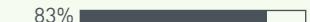
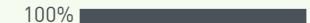
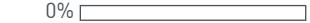
 This is the Injury Frequency Rate is for construction site reportable e.g. RIDDORS injuries rate based on number of injuries per 100,000 total hours worked.



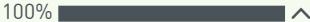
[ACCEPTED]

Supply Chain

DSE3.1 Points: 2/2

Contractor ESG requirements	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100%  ^
Percentage of projects covered: 100%	
Topics included	
<input checked="" type="checkbox"/> Business ethics	100% 
<input checked="" type="checkbox"/> Child labor	100% 
<input checked="" type="checkbox"/> Community engagement	33% 
<input checked="" type="checkbox"/> Environmental process standards	67% 
<input checked="" type="checkbox"/> Environmental product standards	67% 
<input checked="" type="checkbox"/> Health and well-being	67% 
<input checked="" type="checkbox"/> Human rights	100% 
<input type="checkbox"/> Human health-based product standards	33% 
<input checked="" type="checkbox"/> Occupational safety	83% 
<input checked="" type="checkbox"/> Labor standards and working conditions	100% 
<input type="checkbox"/> Other	0% 
<input type="radio"/> No	0% 

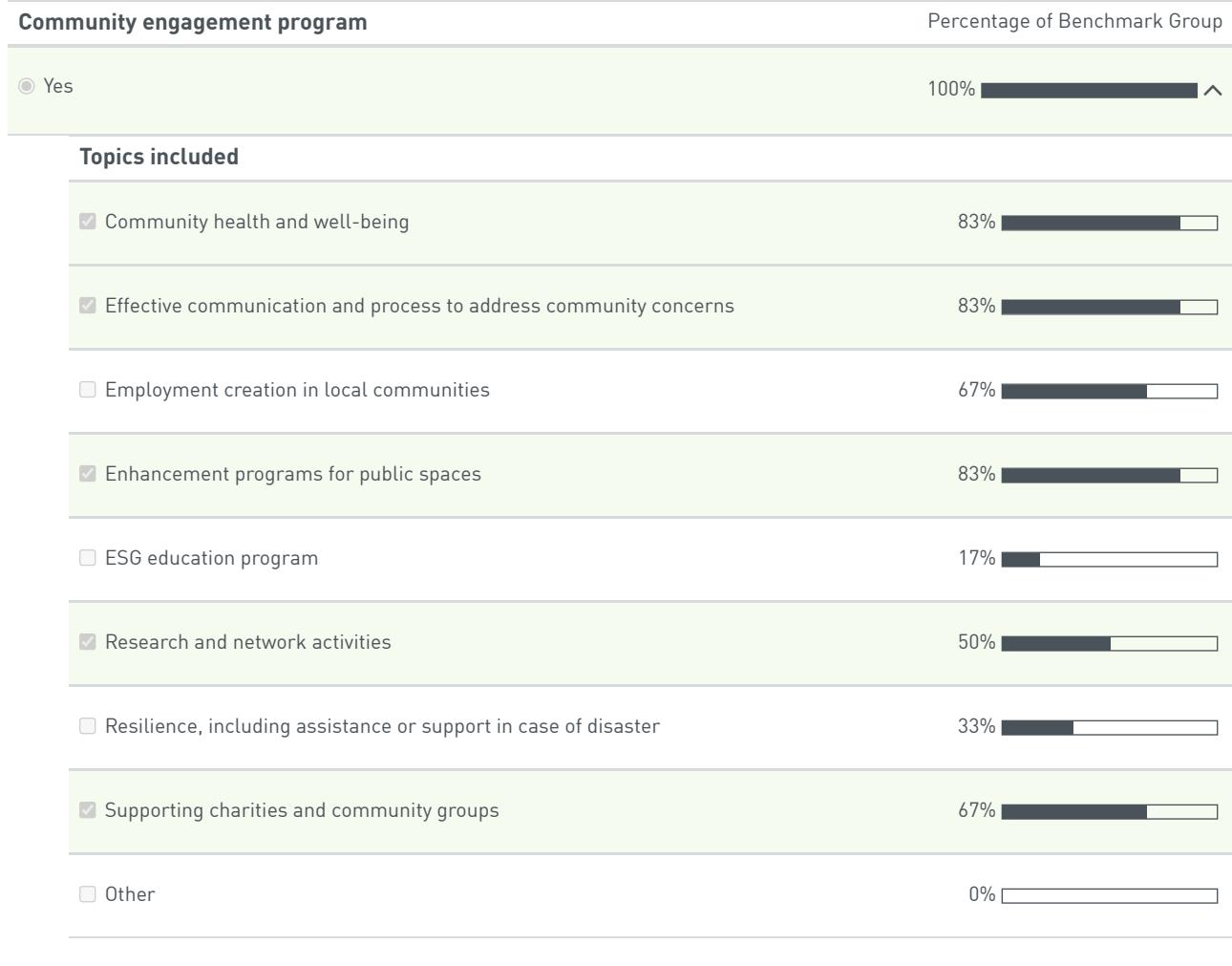
DSE3.2 Points: 2/2

Contractor monitoring methods	Percentage of Benchmark Group
<input checked="" type="radio"/> Yes	100%  ^
Methods used	
<input type="checkbox"/> Contractor ESG training	17% 
<input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction	83% 



Community Impact and Engagement

DSE4 Points: 2/2

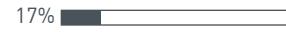
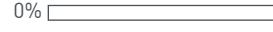


Program description

 Public spaces within Unite developments are often provided for free to local communities and charities. In addition, Community Engagements are hosted for each new development to listen to the concerns and ideas of local people.

No0% **DSE5.1** Points: 2/2**Community impact assessment**

Percentage of Benchmark Group

 Yes100%  ^**Assessed areas of impact** Housing affordability100%  Impact on crime levels0%  Livability score33%  Local income generated33%  Local job creation17%  Local residents' well-being67%  Walkability score50%  Other0%  No0% **DSE5.2** Points: 2/2**Community impact monitoring**

Percentage of Benchmark Group

 Yes100%  ^**Monitoring process includes** Analysis and interpretation of monitoring data33%  Development and implementation of a communication plan50%  Development and implementation of a community monitoring plan33%  Development and implementation of a risk mitigation plan83%  Identification of nuisance and/or disruption risks100%  Identification of stakeholders and impacted groups67% 

Management practices to ensure accountability for performance goals and issues identified during community monitoring 0% 

Other 0% 

Process description

 Assessments of the likely impact of development activity including identification of potential impacted stakeholder groups and likely impacts are scoped early in development process typically at the planning stage. This may include impacts on, for example, daylight, traffic, noise, open space, access, environmental impacts, biodiversity, air quality, local utilities, anti-social behaviour, local history and heritage, affordability etc.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No 0% 

Targets

This indicator assesses the entity's existence of a credible upfront embodied carbon target for its development projects, and if the target is aligned with an external target-setting framework. GRESB does not assess the ambition level of this target.

Upfront embodied carbon targets guide the entity towards measurable improvements and are key determinants to integrate material performance and alternative construction methods into construction work to reduce the total upfront embodied carbon footprint.

DT1 Not Scored

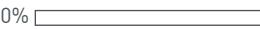
Embodied carbon Targets

Percentage of Benchmark Group

Yes 50%  

Aligned external target-setting framework

Yes 50%  

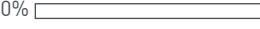
WorldGBC: Net Zero Carbon Buildings Commitment 0% 

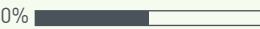
Carbon Leadership Forum (US) 0% 

American Institute of Architects 2030 0% 

BR18 (Denmark) 0% 

GreenMark 0% 

Green Star 0% 

Other 50%  

RIBA (Royal Institute of British Architects) 2030 Climate Challenge. UK Net Zero Carbon Building Standard pilot

No0%  No50% 

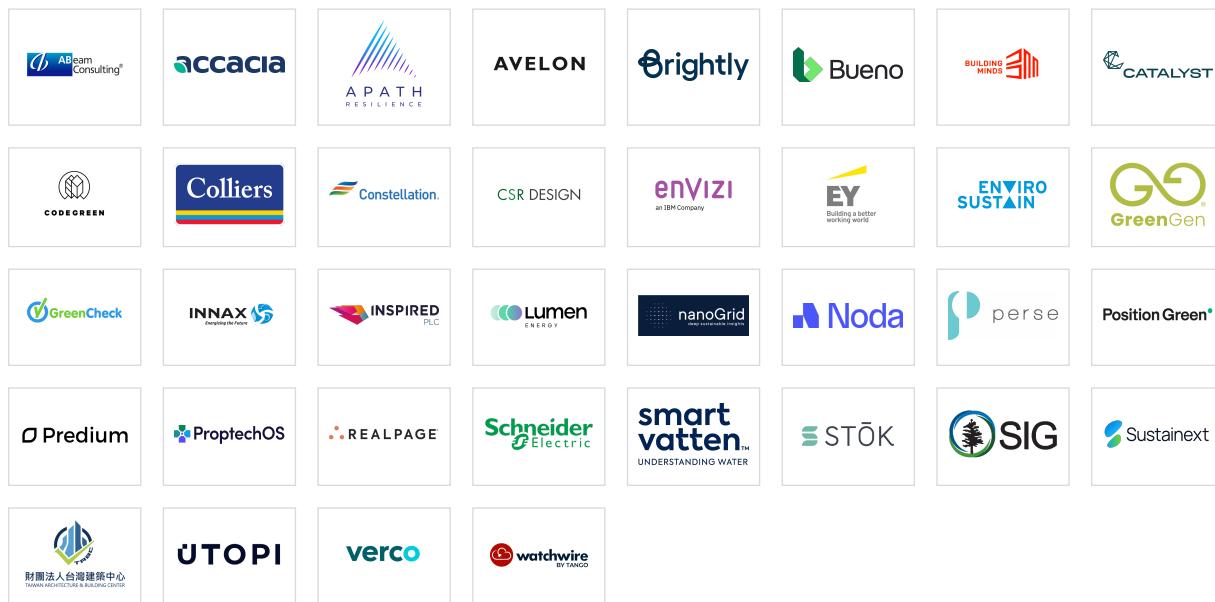
GRESB Partners

GRESB Assessment Partners provide a range of services to help participants complete their Assessment, including consulting, advisory, and data management. Additionally, only GRESB Partners, Participants, and Investor Members have access to the GRESB Helpdesk, staffed by the GRESB Member Success Team and dedicated to providing timely and responsive support to help members navigate the GRESB Assessment process.

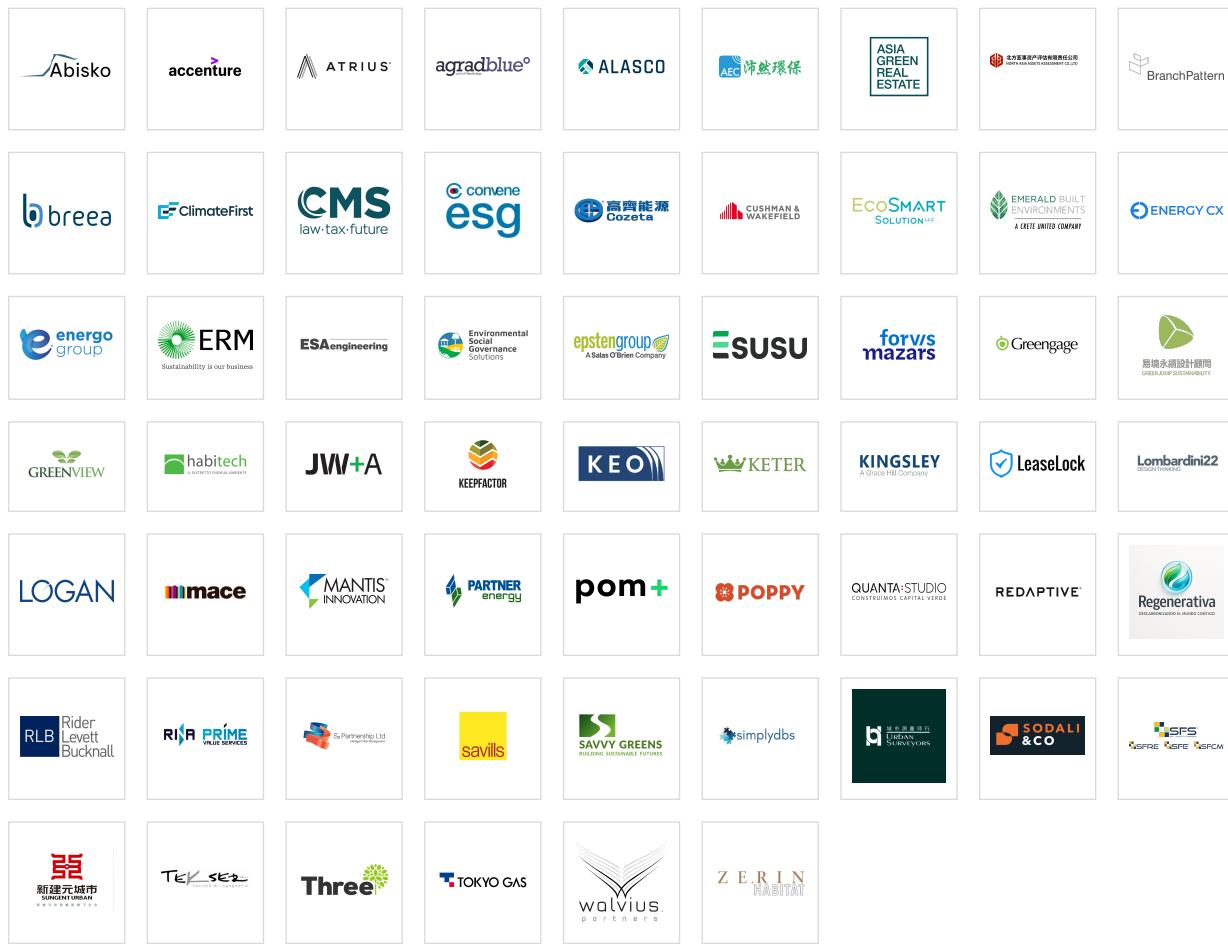
Global Partners



Premier Partners



Partners



API Partners

GRESB Assessment Partners at the Global and Premier levels are eligible to connect to the GRESB Portal via an API. Partners who have successfully established this API capability are designated as GRESB API Partners. Beyond the API Partners listed below for 2025, several other Assessment Partners are on track to achieve this capability ahead of the 2026 reporting cycle. Active GRESB API Partners are always listed in our Partner Directory for easy reference.

