

BRITISH LAND SUSTAINABLE FINANCE FRAMEWORK

DNV ELIGIBILITY ASSESSMENT

Scope and objectives

The British Land Company Plc (henceforth referred to as “British Land” or “the Company”) is a leading UK Property Company that invests directly, and through joint ventures & funds, in commercial real estate. The Company’s portfolio is focused on mixed-use places, and its purpose is to *“create and manage outstanding places which deliver positive outcomes for all our stakeholders on a long term, sustainable basis”* (Places People Prefer). Approximately 64% of British Land’s portfolio comprises of London Campuses (Broadgate, Regent’s Place, Paddington Central, Canada Water). The remaining 36% of its portfolio focuses on Retail & Fulfilment (including Retail Parks and, moving forward, urban logistics), which complements the growth of online shopping. The assets that comprise this part of the portfolio are located all around the country.

British Land has established a sustainability strategy focused on two core areas, as listed below, that are aligned with the United Nations (UN) Sustainable Development Goals (SDGs) – specifically Goal 8 (Decent work & Economic Growth), Goal #12 (Responsible Consumption & Production), and Goal #17 (Partnerships for the Goals):

1. **Pathway to Net Zero** – to have a net zero carbon portfolio by 2030, and
2. **A Place-Based approach to social contribution** – to ensure local communities are core to its operations, and that British Land’s assets demonstrate a positive social impact.

As part of its commitment to achieve a net zero carbon portfolio by 2030, and to reduce both the embodied and operational carbon of its assets, British Land has committed to multiple initiatives. For instance, ensuring all developments delivered after April 2020 are to be net zero embodied carbon at completion, where practical, and conducting internal net zero carbon audits as part of a programme to identify energy efficiency interventions to improve the overall operational efficiency of its assets. British Land has also committed to designing out the use of fossil fuels, where possible. Its efforts to achieve net zero carbon can already be observed: in March 2021, British Land completed its first net zero carbon development at 100 Liverpool Street; in May 2021, a second net zero carbon development at 1 Triton Square at Regent’s Place was completed, which is currently on track to achieve a BREEAM Outstanding certification.

In addition, British Land is focused on delivering a positive social impact in the communities its assets are located. To deliver on this it has introduced a ‘Local Charter’ focused around five key areas: Connect (connecting customers, suppliers and community partners around priority local issues and opportunities); Education; Employment; Supporting local business; Wellbeing (putting British Land’s Wellbeing principles into practice).

British Land has developed a Sustainable Finance Framework (the “Framework”) under which it can raise finance of a sustainable nature (green, social and sustainability bonds and/or loans, and other debt instruments) to support its 2030 Sustainability Strategy, and deliver on its Environmental, Social, and Governance (ESG) agenda.

DNV Business Assurance Services UK Limited (“DNV”) has been commissioned by British Land to provide a review of the Framework against the International Capital Market Association (“ICMA”) 2021 Green Bond Principles (GBP) with June 2022 Appendix 1, the 2021 Social Bond Principles (SBP) with June 2022 Appendix 1, and the 2021 Sustainability Bond Guidelines 2021 (SBP). The Framework also refers to the Loan Market Association (“LMA”) 2021 Green Loan Principles (GLP) and the 2021 Social Loan Principles (SLP).

Our methodology to achieve this is described under ‘Work Undertaken’ below. DNV has not been commissioned to provide independent assurance or other audit activities. No assurance is provided regarding the financial performance of bonds and/or loans issued under the company’s Framework, the value of any investments, or the long-term environmental and/or societal benefits of the associated transactions. Our objective has been to provide an assessment that the Framework has met the criteria established on the basis set out below.

Responsibilities of the Management of British Land and DNV

The management of British Land has provided the information and data used by DNV during the delivery of this review. Our statement represents an independent opinion and is intended to inform British Land management and the other interested stakeholders of the Framework, as to whether the established criteria have been met based on the information provided to us. In our work we have relied on the information and the facts presented to us by British Land. DNV is not responsible for any aspect of the nominated assets referred to in this opinion and cannot be held liable if estimates, findings, opinions, or conclusions, are incorrect. Thus, DNV shall not be held liable if any of the information or data provided by British Land's management and used as a basis for this assessment were not correct or complete.

Basis of DNV's opinion

We have adapted our eligibility assessment protocol to create a British Land-specific **Sustainable Finance Framework Eligibility Assessment Protocol** (henceforth referred to as "Protocol"). Our Protocol includes a set of suitable criteria that can be used to underpin DNV's opinion.

As per our Protocol, the criteria against which the Framework has been reviewed are grouped under the four Principles, as outlined below:

- **Principle One: Use of Proceeds.** The Use of Proceeds criteria are guided by the requirement that an issuer of a Green, Social, or Sustainability Bond/Loan must use the funds raised to finance or refinance eligible activities. The eligible activities should produce clear environmental and social benefits.
- **Principle Two: Process for Project Evaluation and Selection.** The Project Evaluation and Selection criteria are guided by the requirements that an issuer of a Green, Social, or Sustainability Bond/Loan should outline the process it follows, when determining eligibility of an investment using the proceeds and outline any impact objectives that it will consider.
- **Principle Three: Management of Proceeds.** The Management of Proceeds criteria are guided by the requirements that a Green, Social, or Sustainability Bond/Loan should be tracked within the issuing organisation, that separate portfolios should be created when necessary, and that a declaration of how unallocated funds will be handled should be made.
- **Principle Four: Reporting.** The Reporting criteria are guided by the recommendation that at least annual reporting to the bond/loan investors or lenders, should be made aware of the use of Green, Social, or Sustainability Bond/Loan proceeds, and that quantitative and/or qualitative performance indicators should be used where feasible.

Work undertaken

Our work has constituted of a high-level review of the available information provided to us by British Land, based on the understanding that this information was provided to us in good faith. We have not performed an audit or other tests to check the veracity of the information provided to us.

The work undertaken which has formed our opinion includes:

- The creation of a British Land specific Protocol, adapted to the purpose of the Framework, as described above;
- Assessment of documentary evidence provided by British Land on the Framework, supplemented by a high-level desktop research. These checks refer to current assessment best practices and standards methodology;
- A review of British Land's published material with regards to its environmental activities relating to the company;
- Discussions with British Land management, and a review of relevant documentation and evidence related to the criteria of the Protocol;
- Documentation of findings against each element of the criteria, as detailed in Schedule 2 of this opinion.

Our opinion as detailed below is a summary of these findings.

Findings and DNV's opinion

DNV's summary findings are listed below with further detail provided in [Schedule 2](#).

1. Principle One: Use of Proceeds.

British Land intends to use the net proceeds issued under the Framework to finance and/ or refinance a portfolio of qualifying projects (the "Sustainable Portfolio"). British Land has reported that it will raise sustainable, green, and/or social finance in an amount up to the value of the Sustainable Portfolio.

The Sustainable Portfolio will comprise primarily of "**Green Buildings**" that fall into **three distinct categories**:

Development Projects:

- Projects with approved capital expenditure of more than £5m that have achieved, or are expected to achieve, a minimum certification level of:
 - BREEAM Outstanding for Commercial Office property or EPC rating of B
 - BREEAM Excellent for Retail property or EPC rating of B
 - BREEAM Very Good for Logistics or EPC rating of B
 - Home Quality Mark (HQM) ONE 4 Star or The Code for Sustainable Homes (CfSH) 4 Star for Residential property or EPC rating of B, or
 - Any other equivalent or higher level of certification.

Acquisitions:

- The purchase of properties, or property-owning corporate structures that have achieved, or are expected to achieve, a minimum certification level of:
 - BREEAM Excellent for Commercial Office property or EPC rating of B
 - BREEAM Very Good for Retail property or EPC rating of B
 - BREEAM Very Good for Logistics or EPC rating of B
 - HQM ONE 4 Star or CfSH 4 Star for Residential property or EPC rating of B, or
 - Any other equivalent or higher level of certification.

Existing Sustainable Properties:

- Properties British Land own and manage that have achieved a minimum certification level of:
 - BREEAM In-Use Excellent for Commercial Office property or EPC rating of B
 - BREEAM In-Use Very Good for Retail property or EPC rating of B
 - BREEAM In-Use Very Good for Logistics or EPC rating of B
 - HQM 4 Star or CfSH 4 Star for Residential property or EPC rating of B, or
 - Any other equivalent or higher level of certification.

Within the Framework, British Land has also stated as it continues to undertake projects that support its sustainability strategy, it will also invest in "**Other Sustainable Projects**" of a capital or revenue nature that help renovate, improve, and/ or refurbish assets to enhance their green, social, and/ or sustainability performance. These may include the following eligible categories:

- Renewable Energy.
- Energy Efficiency.
- Sustainable Waste Management.
- Clean Transportation.
- Climate Change Adaption.
- Affordable basic infrastructure.

- Affordable Housing.

[Schedule 1](#) provides further information and the performance criteria for each eligible category and subcategory. We can also confirm that British Land has aligned its Sustainable Portfolio against the relevant UN SDGs.

DNV has reviewed the evidence provided and we can confirm that the debt to be raised will be used to finance projects that fall within its Sustainable Portfolio. In addition, because the funds are not specifically allocated to individual projects within its Sustainable Portfolio, identifying the proportion of new financing compared to refinancing, is therefore not applicable. In addition, we can confirm that the use of proceeds as described in the Framework are consistent with the categories as outlined in the GBPs, SBPs, SBGs, and the SLPs and the GLPs.

2. Principle Two: Process for Project Evaluation and Selection

DNV can confirm that British Land has a clear management structure in place for evaluating and selecting eligible green, social, and/ or sustainable projects. British Land has confirmed that the projects must fall under one of the eligible categories, as detailed in [Schedule 1](#) of this opinion.

We can also confirm that there is a robust decision-making process behind the approval of any eligible green, social and/ or sustainable project as detailed in the Framework. The review and sign-off of projects that meet the criteria as set out in the Framework will be undertaken by a “Sustainability Committee” who will meet on a periodic basis. This Committee comprises of senior managers from across the business and is chaired by the Chief Finance Officer (CFO) who is the Company’s Board Director. The Sustainability Committee is core to the business and oversees the operational delivery of British Land’s sustainability programme, including its Net Zero and Place Based approach to social contribution.

Prior to the final sign-off by the Sustainability Committee each subcategory - Development Projects, Acquisitions, Existing Sustainable Buildings and Other Sustainable Projects – will need to undergo a specific review and sign-off process as outlined in the Framework. Further detail on decision-making process for each subcategory can be found in the Framework.

DNV concludes that British Land has appropriately described the process of project evaluation and selection, and that this is consistent with the requirements as listed under the GBPs, SBPs, SBGs, and the SLPs and the GLPs.

3. Principle Three: Management of Proceeds.

DNV can confirm British Land has committed to maintaining a Sustainable Portfolio which, after adjustments for “Intervening Circumstances” (including, but not limited to, sales, repayments, and possible loss of certifications), exceeds the net proceeds drawn from outstanding Sustainable, Social and Green finance.

We can also confirm that in the case of Intervening Circumstances, as the applicable finance is outstanding British Land will continue to add projects to the Sustainable Portfolio, to ensure that over time, the value of the Sustainable Portfolio will rarely be less than the net proceeds from the outstanding finance. In cases where the proceeds remain outstanding, or temporarily exceed the value of the Sustainable Portfolio, British Land has reported they will be used to repay revolving credit facilities (including ESG-linked RCFs), or will be placed on deposit, which is in line with British Land’s financing policies. This will be monitored on its internal register. For so long as the finance remains outstanding, British Land will internally track the value of its Sustainable Portfolio on a portfolio basis.

DNV has reviewed the evidence provided and we can confirm that the proceeds arising from future issuances made under this Framework will be adequately managed. We can also confirm this is consistent with the requirements detailed under the GBPs, SBPs, SBGs, the SLPs and the GLPs.

4. Principle Four: Reporting.

British Land intends to report on the Sustainable Portfolio at least annually, at the category level and on an aggregated basis, for so long as the sustainable, green and/or social finance remains outstanding. British Land has

committed to reporting the amount raised and outstanding for each type of sustainable finance and the total amount included in the Sustainable Portfolio at the time of reporting, along with a breakdown per project category. The Framework also outlines in detail additional reporting metrics for each subcategory.

British Land has also committed to reporting on the impact of its Sustainable Portfolio, providing both quantitative and/or qualitative performance measures where feasible, for each category.

Metrics may include, for instance:

- Building certification (scheme and rating).
- Energy consumption (kWh) and/or intensity (kWh/m²).
- On-site renewable electricity capacity (kW) and/or generated (kWh).
- Carbon emissions (tCO₂e) and/or intensity (tCO₂e/m²).
- Waste recycled and/or diverted from landfill (%).
- Number of, or proportion of, Affordable housing dwellings.
- Jobs created and/or retained.
- A selection of project examples.

DNV can confirm that British Land has committed to producing appropriate reporting on the green and social impacts of the investments to be made under this Framework, and that this is consistent with the requirements set out under the GBPs, SBPs, SBGs, the SLPs and the GLPs.

On the basis of the information provided by British Land and the work undertaken, it is DNV's opinion that the Framework meets the criteria established in the Protocol and that it is aligned with the stated definition of green bonds within the Green Bond Principles (GBP), social bonds within the Social Bond Principles (SBP), the Sustainability Bond Guidelines (SBG), social loans within the Social Loan Principles (SLP) and green loans within the Green Loan Principles (GLP).

for DNV Business Assurance Services UK Limited

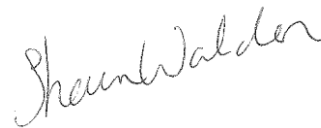
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About DNV


Driven by our purpose of safeguarding life, property and the environment, DNV enables organisations to advance the safety and sustainability of their business. Combining leading technical and operational expertise, risk methodology and in-depth industry knowledge, we empower our customers' decisions and actions with trust and confidence. We continuously invest in research and collaborative innovation to provide customers and society with operational and technological foresight. With our origins stretching back to 1864, our reach today is global. Operating in more than 100 countries, our 12,000 professionals are dedicated to helping customers make the world safer, smarter and greener.






SCHEDULE 1: DESCRIPTION OF CATEGORIES TO BE FINANCED THROUGH THE FRAMEWORK

Green Buildings Project Categories	Description of activities	UN SDG alignment	BREEAM Categories
<p>Development Projects</p>	<ul style="list-style-type: none"> Projects with approved capital expenditure of more than £5m that have achieved, or are expected to achieve, a minimum certification level of: <ul style="list-style-type: none"> BREEAM Outstanding for Commercial Office property or EPC rating of B BREEAM Excellent for Retail property or EPC rating of B BREEAM Very Good for Logistics or EPC rating of B Home Quality Mark ONE (HQM ONE) 4 Star or The Code for Sustainable Homes (CfSH) 4 Star for Residential property or EPC rating of B, or Any other equivalent or higher level of certification. 	  	<p>All</p>
<p>Acquisitions</p>	<ul style="list-style-type: none"> The purchase of properties, or property-owning corporate structures that have achieved, or are expected to achieve, a minimum certification level of: <ul style="list-style-type: none"> BREEAM Excellent for Commercial Office property or EPC rating of B BREEAM Very Good for Retail property or EPC rating of B BREEAM Very Good for Logistics or EPC rating of B HQM ONE 4 Star or CfSH 4 Star for Residential property or EPC rating of B, or Any other equivalent or higher level of certification. 	  	<p>All</p>

<p>Existing Sustainable Properties</p>	<ul style="list-style-type: none"> • Properties British Land own and manage that have achieved a minimum certification level of: <ul style="list-style-type: none"> - BREEAM In-Use Excellent for Commercial Office property or EPC rating of B - BREEAM In-Use Very Good for Retail property or EPC rating of B - BREEAM In-Use Very Good for Logistics or EPC rating of B - HQM ONE 4 Star or CfSH 4 Star for Residential property or EPC rating of B, or - Any other equivalent or higher level of certification. 	  	<p>All</p>
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Eligible Green Project Categories	Description of activities	UN SDG alignment	BREEAM Categories
<p>Renewable Energy</p>	<ul style="list-style-type: none"> Onsite renewable energy generation. Examples may include solar panel installation, fuel cells. Offsite renewable energy purchases. For example, corporate power purchase agreements. 	 	<p>Energy Pollution</p>
<p>Energy Efficiency</p>	<ul style="list-style-type: none"> Buildings that demonstrate energy efficiency metrics above market performance. Examples may include Net Zero Carbon buildings in line with UKGBC's energy performance standards for Net Zero. Peak load demand reduction, such as renewables with on-site battery storage. Building energy retrofits, such as projects that improve unit EPC ratings. 	 	<p>Energy Pollution</p>
<p>Sustainable Waste Management</p>	<ul style="list-style-type: none"> Buildings that demonstrate waste management metrics above prevailing building codes/ market practices, such as construction activities. 	 	<p>Waste</p>
<p>Clean Transportation</p>	<ul style="list-style-type: none"> Support multiple types of transit modes. This may include, for example, accessibility by public transport, cyclist facilities. Incorporate clean transportation infrastructure such as electric vehicle charging stations. 		<p>Transport Pollution</p>

Climate Change Adaptation	<ul style="list-style-type: none">• Asset Resiliency, which may include future adaptation with variations in use and functionality.		All
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Eligible Social Project Categories	Description of activities	Target population	UN SDG alignment	BREEAM Categories
<p>Affordable basic infrastructure</p>	<ul style="list-style-type: none"> • Support multiple types of transit modes. • Onsite renewable energy generation. • Incorporate clean transportation infrastructure. • Onsite sustainable water and wastewater management 	<ul style="list-style-type: none"> • Public transportation passengers • Onsite energy users 	  	<p>Transport Energy Pollution</p>
<p>Affordable housing</p>	<ul style="list-style-type: none"> • Affordable housing assets and investments. 	<ul style="list-style-type: none"> • Lower- and middle-income households and key workers 	 	<p>N/A</p>

SCHEDULE 2: BRITISH LAND SUSTAINABLE FINANCE FRAMEWORK ELIGIBILITY ASSESSMENT PROTOCOL

1. Use of Proceeds

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
1a	Types of Financing Framework	<p>The Green/Social/Sustainability Bond must fall in one of the following categories, as defined by the Green/Social/Sustainability Bond Principles & Guidelines:</p> <ul style="list-style-type: none"> • Use of Proceeds Bond • Use of Proceeds Revenue Bond • Project Bond • Securitised Bond <p>Green/Social Loans are defined as any type of loan instrument made available exclusively to finance or re-finance, in whole or in part, new and/or existing Eligible Green/Social Projects.</p>	<p>Discussions with British Land and review of the following documents:</p> <ul style="list-style-type: none"> • British Land’s Sustainable Finance Framework 	<p>DNV can confirm that the Framework outlines the type of debt instruments expected to be issued as green, social, or sustainability debt, including:</p> <ul style="list-style-type: none"> • Green, Social and/ or Sustainability Bonds. • Green and/or Social Loans. • Other debt including, but not limited to: Private Placements, Revolving Credit Facilities (inc. Revolving Credit Facilities (RFCs), Bank Loans, and Commercial Paper. <p>We can confirm that the specific type of instruments to be issued will need to be further assessed on an individual basis. We can also confirm that the instruments to be issued under this Framework will need support the advancement of the UN SDGs, as indicated in Schedule 1.</p>
1b	Green / Social / Sustainable Project Categories	<p>The cornerstone of a Green/Social/Sustainability Bond/Loan is the utilisation of the proceeds which should be appropriately described in the legal documentation for the security.</p>	<p>Discussions with British Land and review of the following documents:</p> <ul style="list-style-type: none"> • British Land’s Sustainable Finance Framework 	<p>We can confirm the Framework appropriately describes the Utilisation of Proceeds (“UoP”) and the Eligible Sustainable Project Categories to be financed, in part or in full, that define British Land’s portfolio of qualifying projects (the “Sustainable Portfolio”):</p> <p>Eligible Green Building Categories:</p> <ul style="list-style-type: none"> • Renewable Energy. • Energy Efficiency. • Sustainable Waste Management. • Clean Transportation. • Climate Change Adaptation. <p>Eligible Other Sustainable Categories:</p> <ul style="list-style-type: none"> • Affordable Basic Infrastructure.

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
				<ul style="list-style-type: none"> Affordable Housing. <p>The Framework also outlines clear performance criteria to determine eligibility. The specific utilisation of the proceeds for each issuance, and the relevant legal documentation, will need to be further assessed on an individual basis to ensure alignment with the Framework.</p>
1c	Green / Social / Sustainable benefits	All designated Green/Social/Sustainable Project categories should provide clear environmentally sustainable, and/or social benefits, which where feasible, will be quantified or assessed by the issuer.	<p>Discussions with British Land and review of the following documents:</p> <ul style="list-style-type: none"> British Land’s Sustainable Finance Framework British Land’s Net Zero Pathway British Land’s Sustainability Accounts 2022 British Land’s Sustainability Vision 2030 Case Study: 1 Triton Square 	<p>British Land has a corporate purpose of “to create and manage outstanding places which deliver positive outcomes for all our stakeholders on a long term, sustainable basis”. It has a commitment to deliver a net positive impact on the environment and the communities in which it operates. As part of this, it has pledged to have a Net Zero Carbon portfolio by 2030.</p> <p>This target includes the following commitments:</p> <ul style="list-style-type: none"> Net zero embodied carbon at practical completion for all developments delivered after April 2020. A 50% reduction in embodied carbon in new developments, to below 500 kg CO2e per m³ from 2030. A 75% reduction in operational carbon intensity across our portfolio by 2030. A 25% improvement in whole building energy efficiency of existing assets by 2030. Operation in line with the UKGBC 2030 targets for all new developments by 2030. Design out fossil fuels where possible for all new developments Beyond 2030, aim to align portfolios performs in line with the UKGBC’s Paris Proof 2050 targets. <p>To have a positive social impact on the communities in which its assets are located, it has a Local Charter in place that focusses on five key themes:</p>

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
				<ul style="list-style-type: none"> • Connect – connecting customers, suppliers and community partners around priority local issues and opportunities • Education • Employment • Supporting local business • Wellbeing – putting our Wellbeing principles into practice <p>DNV can confirm that the Framework outlines the overarching environmental, social, and sustainable benefits that will be realised by any debt instrument that is issued under the Framework. The specific quantifiable and qualitative benefits (where relevant) of each issuance will need to be agreed on a case-by-case basis and will be subject to further assessment.</p> <p>British Land has also outlined potential reporting metrics it may use to report on the environmental and/ or social impact from the different projects it will finance, as detailed in Section 4a.</p>

2. Process for Project Evaluation and Selection

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
2a	Investment-decision process	The issuer of a Green/Social/Sustainability Bond/Loan should outline the decision-making process it follows to determine the eligibility of projects using Bond/Loan proceeds.	Discussions with British Land and review of the following documents: <ul style="list-style-type: none"> • British Land’s Sustainable Finance Framework • British Land Sustainability Governance Committee (online, click here) 	<p>DNV can confirm that British Land has a clear management structure in place for evaluating and selecting eligible green, social and/or sustainable projects. British Land has confirmed that projects must fall under one of the eligible categories as detailed in Schedule 1 of this opinion, and that they must support progress towards the UN SDGs.</p> <p>There is a clear and robust decision-making process behind the approval of any eligible green, social and/ or sustainable</p>

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
				<p>projects, as detailed in the Framework. The review and sign-off of projects that meet the criteria in the Framework will be undertaken by a “Sustainability Committee” who will meet on a period basis. This Committee comprises of senior managers from across the business and is chaired by the Chief Finance Officer (CFO) who is the Company’s Board Director. The Sustainability Committee is core to the business and oversees the operational delivery of British Land’s sustainability programme, including its Net Zero and Place Based approach to social contribution.</p> <p>Prior to the final sign-off by the Sustainability Committee, each subcategory - Development Projects, Acquisitions, Existing Sustainable Buildings, and Other Sustainable Projects – will undergo a specific review and sign-off process, as detailed in the Framework, that needs to be followed before they are put forward for inclusion within British Land’s Sustainable Portfolio. Further detail on this for each subcategory can be found in the Framework.</p> <p>We can conclude that the Framework appropriately describes the process of Project Evaluation and Selection, and that specific issuances will need to be further assessed on a case-by-case basis.</p>
2b	Issuer’s governance framework	In addition to the information disclosed by an issuer on its Green/Social/Sustainability Bond/Loan process, criteria and assurances, investors may also take into consideration the quality of the issuer’s overall framework and performance regarding environmental sustainability.	<p>Discussions with British Land and review of the following documents:</p> <ul style="list-style-type: none"> • British Land’s Sustainable Finance Framework • British Land’s Net Zero Pathway • British Land’s Sustainability Accounts 2022 • British Land’s Sustainability Vision 2030 • Case Study: 1 Triton Square 	DNV concludes that based on the information provided this is in line with British Land’s wider approach to managing sustainability.

3. Management of proceeds

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
3a	Tracking procedure	The gross proceeds of a Green/Social/Sustainability Bond/Loan should be credited to a sub-account, moved to a sub-portfolio, or otherwise tracked by the issuer in an appropriate manner and attested to by a formal internal process that will be linked to the issuer's lending and investment operations for Green/Social/Sustainable Projects.	Discussions with British Land and review of the following documents: <ul style="list-style-type: none"> British Land's Sustainable Finance Framework 	DNV can confirm that British Land will internally track the value of its Sustainable Portfolio and the value of net proceeds outstanding under the Framework on a portfolio basis, for as long as the finance remains in place.
3b	Tracking procedure	So long as the Green/Social/Sustainability Bonds/Loans are outstanding, the balance of the tracked proceeds should be periodically reduced by amounts matching eligible Green/Social/Sustainable investments or loan disbursements made during that period.	Discussions with British Land and review of the following documents: <ul style="list-style-type: none"> British Land's Sustainable Finance Framework 	DNV can confirm that British Land has stated the value of its Sustainable Portfolio will rarely be less than the net proceeds outstanding under such finance. British Land has also reported that it intends to maintain the value which, after adjustments for "Intervening Circumstances" (i.e. including, but not limited to sales, repayments and possible loss of certifications), exceed the net proceeds outstanding. In the case where "Intervening Circumstances" are outstanding, then the Company will continue to add projects to its Sustainable Portfolio for as long as the amount remains in place.
3c	Temporary holdings	Pending such investments or disbursements to Eligible Projects, the issuer should make known to investors the intended types of temporary investment instruments for the balance of unallocated proceeds.	Discussions with British Land and review of the following documents: <ul style="list-style-type: none"> British Land's Sustainable Finance Framework 	British Land has confirmed if the amount of net proceeds outstanding under this Framework temporarily exceed the value of the Sustainable Portfolio, then all or a portion of the net proceeds outstanding, may be used at British Land's discretion. We can also confirm that this will be done in accordance with British Land's existing internal financing policies. In addition, we can confirm that any proceeds outstanding may be used to repay revolving credit facilities (including ESG-Linked revolving credit facilities) or placed on a deposit.

4. Reporting

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
4a	Periodical reporting	In addition to reporting on the use of proceeds and the temporary investment of unallocated proceeds, issuers should provide at least annually a list of projects to which the Bond proceeds, and where appropriate Loan proceeds, have been allocated including - where possible, with regards to confidentiality and/or competitive considerations - a brief description of the projects and the amounts disbursed, as well as the expected environmental, social and/or sustainable impact.	Discussions with British Land and review of the following documents: <ul style="list-style-type: none"> British Land's Sustainable Finance Framework 	<p>British Land has committed to annual reporting on both the allocation and impact of the proceeds within its Sustainable Portfolio at the category level, and on an aggregated basis, for as long as the finance remains outstanding.</p> <p>The Allocation Reporting will be included in British Land's annual reporting and will include the following details:</p> <ul style="list-style-type: none"> The amount raised and outstanding for each type of sustainable finance The total amount included in the Sustainable Portfolio at the time of reporting, along with a breakdown per project category. For each project category the following will also be reported on: <ul style="list-style-type: none"> <i>Development Projects</i> – the expected certification, Practical Completion date, ownership proportion, current value, and cost to come <i>Acquisitions</i> – the certification, ownership proportion, and total cost Existing Sustainable Buildings – the certification, ownership proportion, and latest overall valuation of the category of Existing Sustainable Buildings, and <i>Other Sustainable Projects</i> – the total value of the category and examples. <p>DNV can confirm that British Land will endeavour to report on any material changes in a timely manner (e.g. modifications to the Framework). We can also confirm that as part of British Land's annual reporting, it has also committed to Impact Reporting at the category level of the Sustainable Portfolio. The Company will provide information around the environmental and/ or social impacts of the qualifying projects</p>

Ref.	Criteria	Requirements	Work Undertaken	DNV Findings
				<p>within its Sustainable Portfolio as funded by the proceeds, in a quantitative and/ or qualitative manner, where feasible.</p> <p>Measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Building certification (scheme and rating). • Energy consumption (kWh) and/ or intensity (kWh/m2). • On-site renewable electricity capacity (kW) and/ or generated (kWh). • Carbon emissions (tCO2e) and/ or intensity (tCO2e/m2). • Waste recycled and/ or diverted from landfill (%). • Number of, or proportion of, Affordable housing dwellings. • Jobs created and/ or retained; and • A selection of project examples. <p>DNV can confirm British Land's intent to seek external verification of its data for both the allocation and impact of the projects on an annual basis at the category level, as part of its annual reporting. We can also confirm that this is line with the requirements of the ICMA and LMA Principles.</p>