



Langtree

Carbon Reduction Plan

Langtree Property Partners – Carbon Reduction Plan

Publication date: 30th April 2026

Commitment to achieving Net Zero

Langtree Property Partners is committed to achieving Net Zero emissions by 2045.

Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Baseline Year: April 2022 – March 2023

Additional Details relating to the Baseline Emissions calculations.

Langtree conducts an annual carbon footprint analysis and has developed a carbon reduction roadmap. We are continuously developing this roadmap through a programme of identifying energy and carbon reduction opportunities via site audits and improving the quality of the scope 3 measurement over time.

The baseline year for the carbon footprint analysis is 1 April 2022 to 31 March 2023 and the measurement includes all scope 1 and 2 emissions and partial scope 3 emissions.

The initial priority for reducing emissions has been focussed on Scope 1 and 2 emissions the carbon reduction roadmap is being developed to include a roadmap to extend the measurement of scope 3 emissions in future years.

Baseline year emissions:

EMISSIONS	TOTAL (tCO ₂ e)
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Scope 1	54.56
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Scope 2	99.29**
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Scope 3 (Included Sources)	<p>*This figure is based on the UK government emissions factors, however, please note that Langtree purchases 100% renewable electricity for all its managed sites.</p> <p>**Please note that in last year's carbon reduction plan the scope 2 figure was 97.15. This has increased slightly in this year's plan due to updating the reporting methods used to ensure the most accurate scope 2 usage is reported for Langtree.</p>
	5.15
	Category 6: Business travel, in employees' own vehicles, for 1 site only
Total Emissions	159.01

Current Emissions Reporting

Reporting Year: April 2024 – March 2025	
EMISSIONS	TOTAL (tCO₂e)
Scope 1	42.84
Scope 2	<p>60.62*</p> <p>*This figure is based on the UK government emissions factors, however, please note that Langtree purchases 100% renewable electricity for all its managed sites.</p>
Scope 3 (Included Sources)	<p>17.66</p> <p>0.07: Category 5: Waste generated in operations</p> <p>2.93: Category 6: Business travel, in employees own vehicles</p> <p>14.66: Category 7: Employee commuting</p> <p>Current emissions data has been developed since the Baseline was produced to includes Scope 3 emissions, relating to Categories 5, 6 and 7. Note that category 4 & 9</p>

Total Emissions	(upstream and downstream transportation and distribution) are not applicable / material to Langtree's business type.)
	121.11

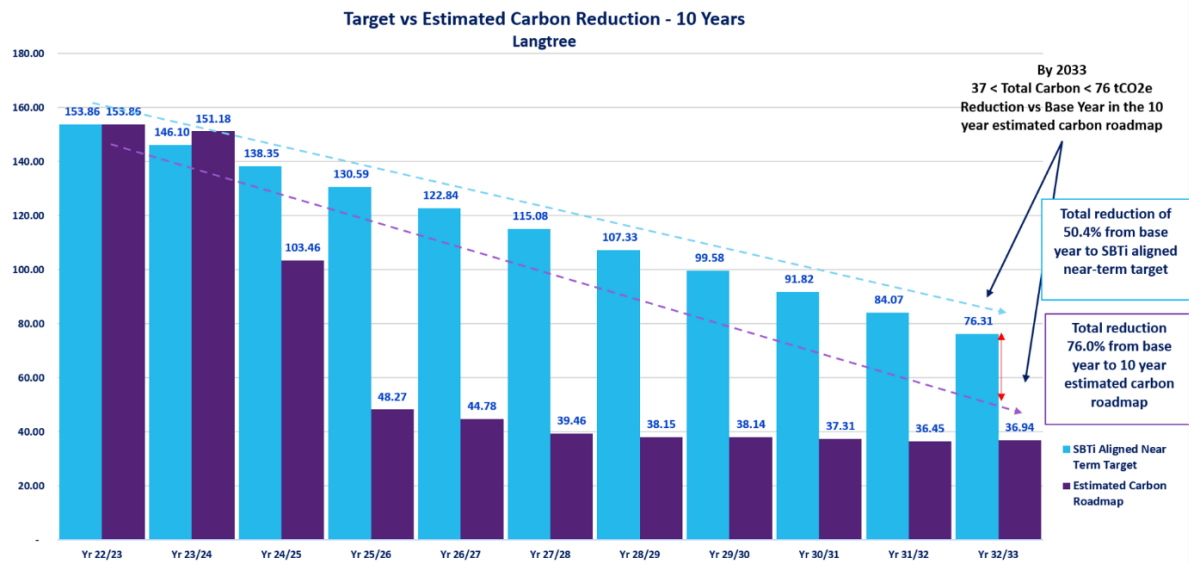
Emissions reduction targets

In order to continue our progress to achieving Net Zero, we have adopted the following carbon reduction targets.

Langtree are committed to achieving Net zero greenhouse gas emissions by 2045 in line with the Science Based Target Initiative (SBTi).

Langtree have set an absolute reduction of scope 1 and 2 emissions of 50.4% by the end of March 2033. This target aligns with a SBTi 10 Yr near term target.

Progress against these targets can be seen in the graph below:



Measures and Plans to reach our Net Zero target

Carbon Reduction Projects

Completed Carbon Reduction Initiatives

The following environmental management measures and projects have been completed or implemented since the 2022/23 baseline. The carbon emission reduction achieved by these schemes equate to 50 tCO₂e, a 33% reduction against the 2022/23 baseline.

Langtree has implemented the following energy & carbon reduction projects since the 2022/23 base year:

- Replacing property fixtures with more energy efficient alternatives.
- Expanding Solar PV installation across our managed estate
- Enhancing LED lighting installations across our estate
- Upgrading BMS systems to the latest standards
- Improving insulation to reduce energy usage, including roof insulation
- Boiler upgrade in one of our estates

Other significant sustainability initiatives that Langtree have been implemented since / prior to the base year are as follows:

- Further Solar PV installation at our lab buildings
- No waste goes to landfill and waste saving initiatives to reduce the waste production from sites
- Responsible building design and construction for all new developments via specifying a minimum Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'Excellent (minimum score of 70)'
- Roll out of LED further lighting upgrades
- Installation of EV charging points
- ISO14001 environmental management system - in place since May 2026
- Further development and review of our carbon reduction roadmap being developed with Brownlow Utilities
- Langtree purchases 100% renewable electricity tariffs for all managed buildings.

- In 2023 Langtree invested in the Social Value Portal Reporting tool and for the calendar years 2023 and 2024 Langtree have invested £52k in resources dedicated to green spaces, biodiversity or eco systems.
- A composting facility has been created on our Sci-Tech Daresbury campus grounds.

Future carbon reduction initiatives

In the future we will target further measures such as:

- Completion of 100% LED lighting upgrades across the portfolio
- Expanding the roll out of EV charging points across the portfolio
- Further energy and carbon reduction projects such as:
 - Submetering & Behaviour Change
 - Voltage Optimisation & Power Factor Correction
 - HVAC Controls
 - Baseload reduction
 - Pipework insulation
 - Building Fabric Upgrades
 - Plant upgrades
 - Energy efficiency maintenance
- Further Solar PV projects
- De-carbonisation of hot water and space heating systems via heat pumps and other electrical based heating technologies

Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 006 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard¹ and uses the appropriate Government emission conversion factors for greenhouse gas company reporting².

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions have been reported in accordance with the published reporting standard for

Carbon Reduction Plans and the Corporate Value Chain (Scope 3)
Standard³.

This Carbon Reduction Plan has been reviewed and signed off by the
board of directors (or equivalent management body).

Signed by Langtree Property Partners:



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MALCOLM JACKSON

MANAGING DIRECTOR

Date: 6th of May 2026