GROSVENOR

2016 Non-Financial Data Report

In addition to the information contained in this 2016 Non-Financial Data Report, you can download our 2016 Review and the 2016 Financial Statements to find out more about our progress during the year.

Contents

Introduction

This document provides further information on the data published in Grosvenor's 2016 Review, following our belief in the importance of transparency and accountability. This report is split into two parts: the first, on pages 2-13, provides the results and methodology for our environmental metrics that we have been reporting on since 2010; the second section, on pages 14-18, sets out the results and methodology for our socio-economic metrics, first introduced in our 2015 reports.

This is the seventh year that we have published our environmental data. Minimising the energy, water and waste used and generated by our buildings remains important to us for many reasons. These include:

- To enhance the value and quality of our property portfolio;
- To reduce the risk of obsolescence over the long term;
- To enable compliance with incoming legislation;
- To save costs;
- Because it is the right thing to do.

We are also finding additional benefits to occupiers from our energy-efficient retrofitting programme, such as improving temperature comfort and internal air quality, and making homes quieter (through improved window glazing).

Our environmental energy, carbon, water and waste footprints are for properties that we directly manage. In 2016, this totalled 400, out of the 1,550 properties in our investment portfolio. Many properties are let out on long-term or full repairing and insuring leases, for which we have limited visibility of the utility consumption data. Grosvenor Britain & Ireland is working towards estimating the tonnes of carbon its energy-efficient retrofits have saved tenants on the London estate in many of these properties. A total of 150 tenanted units were completed in 2016 alone, as reported on page 3. Our business travel is also included in our carbon footprint.

We have a consistent governance structure that oversees the collection and validation of all our environmental data. Each Operating Company has a Sustainability Leader responsible for tracking and improving the results. They work closely with the asset and property managers, and the retrofit and finance teams throughout the year to budget and implement measures to better the environmental performance of the portfolio. An Executive Sponsor for each Operating Company signs off these annual results.

This year, we have reported an additional result - an adjusted carbon footprint in line with the new 'dual reporting requirements'. This follows the new Greenhouse Gas Protocol guidelines, the global standard for corporate carbon emissions, as certified by the International Standards Organisation. The adjusted carbon footprint takes into account our renewable energy procurement and generation in the UK, rather than just the average national grid conversion factors, when measuring the energy consumption in carbon tonnes.

We have continued to evolve our non-financial reporting with new metrics highlighted in the lower section of most pages of our 2016 Review, in addition to those reported on page 11, demonstrating our Group Strategic aim "to uphold Grosvenor's reputation for quality, integrity and social responsibility".

We aim to incorporate quantitative evidence fitting the following criteria:

- Whether it is material to our business activity in 2016;
- Whether it is of relevance and interest to our stakeholders (surveys, including a reputational survey completed during 2015, are used to inform us on this point);
- Whether it demonstrates our 'Living cities' philosophy in practice;
- Whether it is a significant aspect of our societal contribution;
- How viable the data collection is for this and subsequent Annual Reviews;
- Whether it is in alignment with our strategy.

We annually review the parameters of our reporting and seek to disclose further. As such, we anticipate that the metrics reported in subsequent Annual Reviews will continue to change over the coming years. We aim to align more closely with the principles of the International Integrated Reporting Framework, and the Global Reporting Initiative, although we are not seeking to comply with every aspect of these standards, as not all requirements are proportionate to our Operating Companies' specific circumstances nor appropriate to the wishes of their stakeholders. The detailed methodology ensures robustness in our published metrics as we continue along this reporting journey.

We invite feedback on our reporting. This can to be sent to: sustainability@grosvenor.com.

Energy consumption

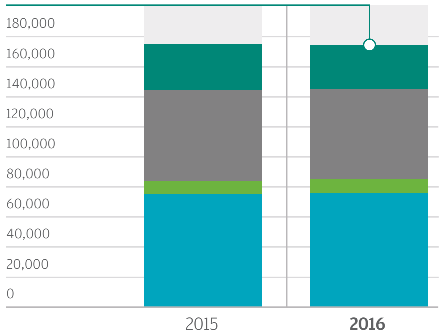
Energy consumption

In 2016, we reduced our like-for-like energy consumption for the seventh consecutive year, this time by 3%.

Performance in focus

	Absolute energy consumption					Like-for-like energy consumption			
	2015 MWh	2015 Properties	**2016 MWh**	**2016 Properties**	Change %	2015 MWh	**2016 MWh**	**2016 Properties**	Change %
Grosvenor Britain & Ireland	27,588	257	26,297	333	(5)%	22,536	21,678	216	(4)%
Grosvenor Americas	54,120	43	53,781	46	(1)%	47,504	45,518	34	(4)%
Grosvenor Asia Pacific	8,118	5	8,289	4	2%	7,864	8,237	3	5%
Grosvenor Europe	66,904	18	67,725	17	1%	48,825	47,389	14	(3)%
Grosvenor Group total	156,730	323	156,093	400	0%	126,728	122,822	267	(3)%

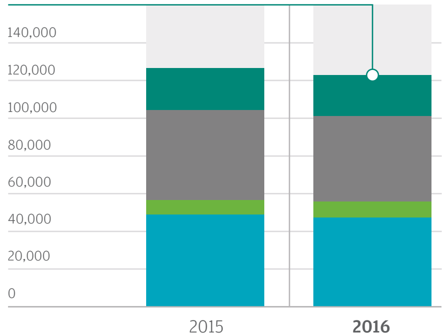
Absolute (MWh)



Absolute energy use

	2015	**2016**
Grosvenor Britain & Ireland	27,588	26,297
Grosvenor Americas	54,120	53,781
Grosvenor Asia Pacific	8,118	8,289
Grosvenor Europe	66,904	67,725
Totals	156,730	156,093

Like-for-like portfolio (MWh)



Like-for-like energy consumption

	2015	**2016**
Grosvenor Britain & Ireland	22,536	21,678
Grosvenor Americas	47,504	45,518
Grosvenor Asia Pacific	7,864	8,237
Grosvenor Europe	48,825	47,389
Totals	126,728	122,822

Commentary

Our 'like-for-like' results help to indicate how our active management has reduced energy consumption in the properties that we have held in our portfolio during 2015 and 2016.

Our reduction from 126,728 MWh in 2015 compared with 122,822 MWh in 2016 is equivalent to saving the typical energy consumption of 213 UK homes and £342,789.

Upgrades to heating and ventilation systems and valves have supported the 4% energy reduction for Grosvenor Americas, notably at 1500 K Street in Washington DC.

Grosvenor Americas and Grosvenor Asia Pacific have taken on the asset management of a handful of former Grosvenor Fund Management shopping centres, in the change to Grosvenor Europe. Parkside Plaza in Shanghai is a particularly significant property that is now included in Grosvenor Asia Pacific's like-for-like results, restating 2015 to incorporate. This shopping centre has had a significant increase in footfall as a result of efforts to improve its entertainment offering, causing a net increase in Grosvenor Asia Pacific's energy results by 5%, ahead of its sale in December 2016.

A large property contributing towards Grosvenor Europe's 3% reduction in like-for-like energy consumption is the Haninge shopping centre, Sweden. We reduced district heating by 20%, partly through the use of a new heat recovery system.

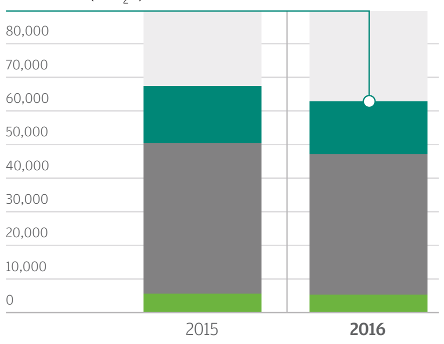
Carbon emissions

Carbon emissions

In 2016, we reduced our like-for-like carbon emissions for the seventh consecutive year, this time by 6%.

Performance in focus	Absolute carbon emissions					Like-for-like carbon emissions			
	2015 tCO_2e	2015 Properties	**2016 tCO_2e**	**2016 Properties**	Change %	2015 tCO_2e	**2016 tCO_2e**	**2016 Properties**	Change %
Grosvenor Britain & Ireland	9,198	257	8,478	333	(8)%	7,725	6,989	216	(10)%
Grosvenor Americas	24,905	43	23,905	46	(4)%	21,617	20,181	34	(7)%
Grosvenor Asia Pacific	13,913	5	13,627	4	(2)%	13,524	13,596	3	1%
Grosvenor Europe	18,314	18	15,649	17	(15)%	14,168	12,706	14	(10)%
Grosvenor Group total*	67,763	323	63,022	400	(7)%	57,034	53,473	267	(6)%

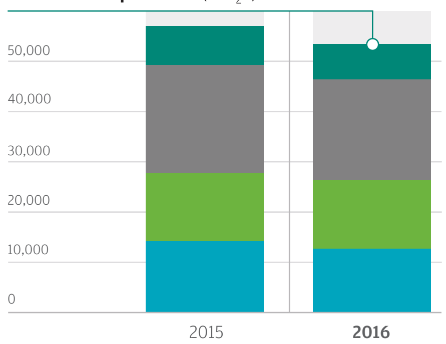
Absolute (tCO_2e)



Absolute carbon emissions by scope in accordance with the Greenhouse Gas Protocol

	2015	**2016**
Scope 3	17,136	15,698
Scope 2	44,986	42,027
Scope 1	5,641	5,297
Totals	67,763	63,022

Like-for-like portfolio (tCO_2e)



Like-for-like carbon emissions

	2015	**2016**
Grosvenor Britain & Ireland	7,725	6,989
Grosvenor Americas	21,617	20,181
Grosvenor Asia Pacific	13,524	13,596
Grosvenor Europe	14,168	12,706
Totals	57,034	53,473

Notes:

– Scope 1: Direct emissions from sources owned or controlled by Grosvenor. This includes gas boilers and Grosvenor-owned vehicles.

– Scope 2: Indirect emissions from electricity and district heating we purchased. These emissions are considered indirect because the emissions physically occur at the point of energy production. Emissions from purchased electricity were calculated using the location-based method.

– Scope 3: Other indirect emissions. This includes: emissions from energy that are exclusively sub-metered to tenants; electricity and district heat and steam transmission; and distribution losses and emissions from other Company activities within the organisational boundary, such as from business travel.

* The Group totals for absolute carbon emissions include business travel of 1,357 tCO_2e in 2016, and 1,430 tCO_2e in 2015. These results were calculated for the calendar year.

Commentary

The amount of carbon emitted by each unit of electricity generated varies by region. Our carbon footprint is calculated by multiplying our energy consumption (reported on page 2 of this report) by each country's 'carbon conversion factor.'

Our 6% Group-wide reduction in 'like-for-like' carbon is equivalent to planting 3,561 trees, in terms of the reduction in greenhouse gas emissions into the atmosphere. This carbon saving is due to reductions in our properties' energy use, as well as more efficient national grids supplying cleaner energy. This metric is not affected by changes to the size of our portfolio as it only takes into account properties we held in both 2015 and 2016.

Our 2016 'absolute' carbon consumption for the Group at 63,022 tCO_2e indicates our total environmental impact in terms of greenhouse gas emissions for the portfolio that we 'directly manage' and therefore are able to collect the utility data. Our total 'absolute' carbon footprint has decreased 7% since 2015, despite a rise in the number of these properties from 323 to 400.

Grosvenor Britain & Ireland further reduced tenant consumption by an estimated 645 tonnes thanks to its energy-efficient retrofitting programme. This is in addition to the 10% reduction noted above for our 'directly-managed' properties.

Carbon emissions continued

Impact of our renewable electricity consumption on our carbon emissions

In 2016, our renewable electricity consumption reduced our carbon emissions by 20%. These calculations are in line with new reporting guidelines.

Performance in focus	Scope 2 GHG emissions from purchased electricity	
	2016 tCO_2e (location-based method)	2016 tCO_2e (market-based method)
Grosvenor Britain & Ireland	5,619	230
Grosvenor Americas	19,714	22,596
Grosvenor Asia Pacific	5,262	5,262
Grosvenor Europe	6,800	1,861
Grosvenor Group total	37,395	29,949
Impact of our renewable electricity		(20)%

The Greenhouse Gas Protocol was recently updated, setting out a revised methodology for how carbon emissions from electricity should be accounted. We are now required to report two different values to reflect the 'location-based' and 'market-based' emissions resulting from purchased electricity.

The location-based method uses an average emissions factor for the entire national grid on which electricity consumption occurs. If a nation reduces its reliance on coal-fired power stations, for example, in favour of cleaner energy generation methods, this emissions factor improves.

The market-based method uses an emissions factor that is specific to the electricity which has been purchased. It therefore takes into account renewable energy we have purchased or generated on site, and is a more accurate reflection of our carbon emissions.

In 2016, we reported carbon emissions from electricity using both methods. For UK properties held by Grosvenor Britain & Ireland and Grosvenor Europe where we mostly have 100% renewable electricity contracts in place, we were able to report market-based emissions from the emission factor specific to our contracts. Where supplier-specific factors were not available, national or regional 'residual-mix' factors were applied, and this calculation method results in the higher emissions calculated for Grosvenor Americas. In the absence of either supplier or residual-mix factors for Grosvenor Asia Pacific, location-based factors were used.

Grosvenor Group total electricity use by source (%)

	2016
On-site renewable	0.4
Renewable tariff	25
Average grid mix	75
Total	100

Notes:

- On-site renewable: electricity generated on site through our solar panel installations.
- Renewable tariff: electricity purchased through energy suppliers via a 100% renewable tariff contract.
- Average grid mix: standard electricity sourced via the grid and based on the average grid mix; contains some renewable energy and emissions from other Company activities within the organisational boundary, such as from business travel.

Commentary

Improving our energy efficiency remains a key strategy to reducing our environmental impact. In addition, we aim to increase the proportion of renewable energy we generate on site and source for our portfolio. Both of these strategies are important for reducing our carbon footprint, and therefore minimising our environmental impact.

Notably, across Grosvenor Britain & Ireland, our 100% renewable electricity tariff, secured in 2013, covers 96% of the business' total electricity consumption. Globally, 81% of our properties are covered by a renewable electricity tariff and our aim is to continue to work with utilities providers to increase access to renewable energy, particularly for our relatively large assets outside the UK.

We are also working to build renewable energy projects at our sites. In 2015, we built solar photovoltaic (PV) panels into the designs for Liverpool One – a 250,000m² retail development in central Liverpool, UK. Our solar PV array performed at an output versus target of 106%, and is also exporting electricity to the national grid.

Water consumption

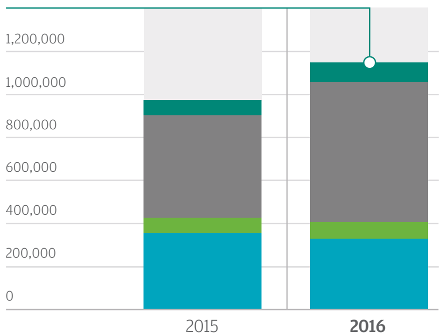
Water consumption

In 2016, our like-for-like water footprint remained the same compared with 2015. Our data coverage increased by over 20%.

Performance in focus

	Absolute water consumption					Like-for-like water consumption			
	2015 m³	2015 Properties	**2016 m³**	**2016 Properties**	Change %	2015 m³	**2016 m³**	**2016 Properties**	Change %
Grosvenor Britain & Ireland	72,468	64	89,104	97	23%	67,229	62,250	55	(7)%
Grosvenor Americas	474,076	50	651,978	50	38%	370,088	386,186	41	4%
Grosvenor Asia Pacific	74,155	5	77,383	4	4%	72,282	77,208	3	7%
Grosvenor Europe	353,921	18	328,279	16	(7)%	279,240	261,321	13	(6)%
Grosvenor Group total	974,620	137	1,146,743	167	18%	788,839	786,965	112	0%

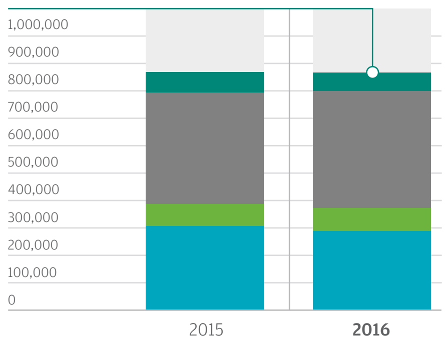
Absolute (m³)



Absolute water consumption

	2015	**2016**
Grosvenor Britain & Ireland	72,468	89,104
Grosvenor Americas	474,076	651,978
Grosvenor Asia Pacific	74,155	77,383
Grosvenor Europe	353,921	328,279
Totals	974,620	1,146,743

Like-for-like portfolio (m³)



Like-for-like water consumption

	2015	**2016**
Grosvenor Britain & Ireland	67,229	62,250
Grosvenor Americas	370,088	386,186
Grosvenor Asia Pacific	72,282	77,208
Grosvenor Europe	279,240	261,321
Totals	788,839	786,965

Commentary

Our like-for-like water consumption has remained on a par with 2015 due to water-efficiency measures being offset by increases in usage at some sizeable properties. Grosvenor Britain & Ireland and Grosvenor Europe decreased their water usage by 7% and 6%, respectively, while Grosvenor Americas and Grosvenor Asia Pacific increased their water usage by 4% and 7%. Reasons for the increased water consumption include increased occupancy and water-intensive maintenance procedures.

Installing more water-efficient appliances is the main way we improve the water efficiency of individual properties in our portfolio. Identifying leaks and replacing fixtures to higher standards made significant improvements for a handful of properties this year too, including at Passage Provence Opera, a shopping centre in Paris, France, and apartments in Washington DC, USA, called Wheelhouse at Fair Oaks.

We procure, and so have the ability to track, the water usage at fewer properties in our portfolio than for energy usage: 167 compared with 400, respectively, in 2016. However, for these 167 properties, only 1% of the data needed to be estimated for 2016; all utility invoices have been collated otherwise. Grosvenor Britain & Ireland has managed to increase its water data coverage by over 50%, from 64 to 97 properties, through working closely with the Co-operative Group which processes the invoices on its behalf.

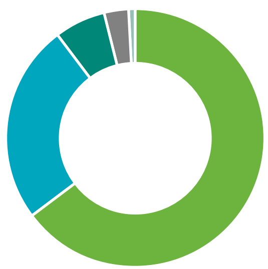
Waste disposal

Waste disposal

In 2016, we continued to track our landlord procured waste and worked to minimise the amount sent to landfill.

Performance in focus	Waste footprint by mass			Waste footprint by volume		
	2016 Footprint by mass (metric tonnes)	2016 Properties	2016 Waste diverted from landfill % (mass)	2016 Footprint by volume (m^3)	2016 Properties	2016 Waste diverted from landfill % (volume)
Grosvenor Britain & Ireland	321	50	100%			
Grosvenor Americas	2,838	10	94%	4,679	11	11%
Grosvenor Asia Pacific						
Grosvenor Europe	3,149	2	100%	1,865	1	100%
Grosvenor Group total	6,308	62	97%	6,544	12	36%

Waste footprint by mass (metric tonnes)



	2016
Recycled at off-site facility	4,106
Recycled	1,595
Incinerated (with energy recovery)	411
Landfill	182
Composted	14
Total	6,308

Waste footprint by volume (m^3)

	2016
Landfill	4,164
Recycled	2,372
Composted	8
Total	6,544

Commentary

97% of waste was diverted from landfill from properties where waste is measured by weight (and therefore deemed more accurate). A total of 12 properties are located in areas which track waste by volume. We report these results separately and seek to reduce the volume sent to landfill in 2017.

We have again increased the number of properties for which we report waste data. This is largely attributable to Grosvenor Britain & Ireland which has encouraged more customers occupying large commercial buildings to transfer their waste collection contracts to a single provider, now totalling 50 tenants. In fact, they encouraged a total of 203 commercial properties in Mayfair and Belgravia to sign up to a single waste collector, many of which are outside our 'directly-managed' tenants, and therefore on long-term leases or outside our ownership. This substantially reduces the number of waste collection vehicles travelling past our London estate properties and encourages more recycling, alongside helping to reduce traffic and noise pollution in the area.

We aim to mature our waste data collection analysis in 2017 to gain like-for-like results, in line with improved accuracy from more coverage in the results measured by mass for 2016.

As a landlord, we have limited insight into the waste recycling data at most of our properties, particularly in our Asia Pacific portfolio, and hence there are currently no properties in these results.

Standardised environmental reporting

Environmental

This table, alongside the subsequent tables on pages 8 and 9, provides additional information on our results in the standardised environmental reporting format of the European Public Real Estate Association (EPRA).

Directly-managed properties – absolute measures

Impact area	EPRA code	Indicator		Units of measurement	2015	2016
Energy	Elec-Abs, Elec-LFL	Electricity	for landlord shared services	MWh	107,955	105,027
			(sub)metered exclusively to tenants		19,403	18,165
			Total landlord-obtained electricity		127,358	123,191
	DH&C-Abs, DH&C-LFL	District heating and cooling	for landlord shared services		18,380	22,436
			(sub)metered exclusively to tenants			
			Total landlord-obtained district heating and cooling		18,380	22,436
	Fuels-Abs, Fuels-LFL	Fuels	for landlord shared services		30,395	28,630
			(sub)metered exclusively to tenants			0
			Total landlord-obtained fuels		30,395	28,630
	No. of applicable properties		**Energy and associated GHG disclosure coverage**		323	400
	%		**Proportion of energy and associated GHG estimated**		3%	11%
Greenhouse gas emissions	GHG-Dir-Abs, GHG-Dir-LfL	Direct	**Scope 1**	tonnes carbon dioxide emissions (CO_2e)	5,641	5,296
	GHG-Indir-Abs, GHG-Indir-LfL	Indirect	**Scope 2**		44,986	42,027
			Scope 3*		17,136	15,698
Water	Water-Abs, Water LfL	Water	for landlord shared services	cubic metres (m^3)	974,620	1,146,743
			(sub)metered exclusively to tenants		174,998	176,113
			Total landlord-obtained water		1,149,618	1,322,856
	No. of applicable properties		**Water disclosure coverage**		137	167
	%		**Proportion of water estimated**		0.3%	1%

* Scope 3 includes landlord-obtained (only if sub-metered to tenants), tenant-obtained, all transmission and distribution losses and business travel.

Standardised environmental reporting continued

Environmental

Directly-managed properties – intensity measures

Impact area	EPRA code	Indicator	Units of measurement	2015	**2016**
Energy	Energy-Int	Building energy intensity	kWh/m^2/year	125	122
Greenhouse gas emissions	GHG-Int	Greenhouse gas intensity	kg CO_2e/m^2/year	51	47
Water	Water-Int	Building water intensity	m^3/m^2/year	0.88	0.86

Directly-managed properties – waste measures

Impact area	EPRA code	Indicator	Units of measurement	2015	**2016**
Waste (landlord-handled)	Waste-Abs	Waste by disposal route	metric tonnes	6,533	6,308
		Composted/anaerobic digestion	proportion by weight (%)		
		Recycled		28%	25%
		Off-site Materials Recovery Facility		59%	65%
		Incineration with energy recovery		7%	7%
		Incineration with no energy recovery		1%	
		Hazardous waste treatment facility			
		Landfill		5%	3%
		Waste disclosure coverage	No. of applicable properties	47	62

Standardised environmental reporting continued

Environmental

Occupied offices – absolute measures

Impact area	EPRA code	Indicator		Units of measurement	2015	2016
Energy	Elec-Abs, Elec-LFL	Electricity	for landlord shared services	MWh	1,947	1,871
			(sub)metered exclusively to tenants			
			Total landlord-obtained electricity		1,947	1,871
	DH&C-Abs, DH&C-LFL	District heating and cooling	for landlord shared services			
			(sub)metered exclusively to tenants			
			Total landlord-obtained district heating and cooling			
	Fuels-Abs, Fuels-LFL	Fuels	for landlord shared services		1,038	897
			(sub)metered exclusively to tenants			
			Total landlord-obtained fuels		1,038	897
	No. of applicable properties		**Energy and associated GHG disclosure coverage**		13	13
	%		**Proportion of energy and associated GHG estimated**		0%	22%
Greenhouse gas emissions	GHG-Dir-Abs, GHG-Dir-LfL	Direct	**Scope 1**	tonnes carbon dioxide emissions (CO_2e)	192	165
	GHG-Indir-Abs, GHG-Indir-LfL	Indirect	**Scope 2**		814	722
			Scope 3*		69	67
Water	Water-Abs, Water LfL	Water	for landlord shared services	cubic metres (m^3)	9,210	6,516
			(sub)metered exclusively to tenants			
			Total landlord-obtained water		9,210	6,516
	No. of applicable properties		**Water disclosure coverage**		4	4
	%		**Proportion of water estimated**		60%	31%
Waste (landlord-handled)	Waste-Abs		Waste by disposal route	metric tonnes	55	12
			Composted/anaerobic digestion	proportion by weight (%)	6%	5%
			Recycled		22%	57%
			Off-site Materials Recovery Facility			
			Incineration with energy recovery		13%	11%
			Incineration with no energy recovery		0.3%	2%
			Hazardous waste treatment facility			
			Landfill		3%	24%
			Waste disclosure coverage	No. of applicable properties	5	6

In this disclosure, estimation refers to filling invoice gaps, not to whether invoices are based on 'estimated' or 'actual' readings.
Scope 1 includes refrigerants and owned fleet business travel emissions.
*Scope 3 includes landlord-obtained (only if sub-metered to tenants), tenant-obtained, all transmission and distribution losses and business travel.

One occupied office has been excluded from these results due to lack of data. Other omissions are due to Grosvenor being a tenant in a shared building and not having access to the data.

Environmental metrics methodology

The scope of this report is for Grosvenor's energy and associated greenhouse gas emissions, water and waste for the period 1 December 2015 to 30 November 2016. In 2015 we opted to shift this reporting back by a month to reduce the amount of estimated data, necessitated by the time lag prevalent when receiving utility bills. For ease, data from the period 1 December 2014 to 30 November 2015 is referenced as '2015' data (also re-stated), and similarly for the subsequent 12 months, the data is referenced as being from '2016'.

We have included data from all investment assets that we directly own or manage, and where we have responsibility for the procurement of utilities and/or waste collection. We have also included the utilities and waste data, where known, from our leased occupied offices; these assets are excluded from our absolute and like-for-like analyses but included in the standardised environmental reporting section of this report. The exception is 70 Grosvenor Street which we occupy and partly own. We have excluded all assets in our indirect investment portfolio.

We collect data from our property managers and are reliant upon them for the completeness and accuracy of this data. Our data is hosted on our environmental consultant's (JLL's) online database and they undertake further checking for data completeness and accuracy. Where we have been unable to collect data, we have applied estimations using a robust, replicable estimation methodology and have stated where this has been done. For properties where we have concerns about the quality of data, we are continuing to work to improve data robustness and provide training to property managers where required.

Energy and Water

Absolute energy and water analysis

The absolute energy analysis records total energy consumption from the activities under our control in the buildings which we directly manage or own, from our corporate offices and from business-related travel. It excludes utilities exclusively sub-metered to tenants.

All directly-managed properties are included in this analysis, irrespective of when they entered or exited the portfolio, except for those where data quality was a concern. Where data was missing, we applied a consistent estimation methodology. If insufficient data was available for estimation, meaning less than 90 days of the utility data, we excluded the property from the analysis. This year, we were able to report on the absolute energy data of 400 properties, with 11% of the total energy consumption estimated. This year, zero directly-managed properties were excluded from the analysis because they had energy data of questionable quality.

We carried out a similar analysis for water. This year, we were able to report on the absolute water data of 167 properties, with 1% of the total footprint estimated. Zero properties were excluded from the analysis because of questionable water data.

Like-for-like energy and water analysis

The like-for-like analysis uses a consistent portfolio approach, which includes only those directly-managed properties that were in the portfolio for the period 1 December 2014 to 30 November 2016. It therefore allows us to compare exactly the same group of properties year-on-year and it shows the total energy and water consumption from the activities under Grosvenor's control within those buildings. Any properties for which we do not have sufficient data for either year (at least 90 days' worth) have been excluded from this analysis.

This measure excludes business travel, utilities sub-metered to tenants, consumption from Grosvenor's own offices (with the exception of 70 Grosvenor Street which we partly own) and any assets for which the data quality was in question. This year, 267 properties are included in the like-for-like energy and 112 properties in the water analysis.

Carbon footprint methodology

Our footprint is calculated according to the accounting and reporting principles of the Greenhouse Gas ('GHG') Protocol. The GHG Protocol's defined organisational boundary has been determined using the 'operational control' approach and therefore only includes emissions within our direct control. The carbon footprint covers the GHG-Protocol-defined scopes for setting operational boundaries.

In 2015, the GHG Protocol guidance was updated advising organisations to provide separate figures to reflect the market and location-based emissions resulting from purchased electricity. The location-based method uses average emissions intensity of the electricity grids from which consumption is drawn; the market-based method uses emissions specific to each electricity supply/contract. For market-based emissions we followed the GHG Scope 2 reporting hierarchy. See page 4 for more details.

Where we purchase energy as the landlord and recharge it to our tenants on a non-metered basis, we have reported this as part of our own Scope 1 and 2 emissions. Where we are able to sub-meter tenant consumption, we have reported this as Scope 3 in line with European Public Real Estate Association (EPRA) guidelines and Appendix F of the GHG Protocol. We have also recorded emissions from our business travel as Scope 3.

We use the 2016 DEFRA guidelines and emissions factors in order to calculate our carbon footprint, with the exception of non-UK electricity emission factors that are sourced from the International Energy Agency (IEA) from its 2015 inventory. Residual mix factors for market-based reporting were sourced from the Association of Issuing Bodies (2015) for Grosvenor Europe and Green-e (2015) for Grosvenor America.

The 2016 footprint is reported against a baseline year of 1 December 2014 to 30 November 2015 in absolute terms and on a like-for-like basis.

Waste

We report two waste footprints: waste measured by mass and waste measured by volume. Measuring waste by mass is a more accurate method of recording waste quantity, and hence is the focus of our analysis, but in many regions of the world where we invest, this level of sophistication is not widespread and therefore we have to rely on volumetric data. This year, we were able to report on 62 properties measuring waste by mass and 12 properties measuring waste by volume. Where waste data was not available, we have not estimated it, as waste movements vary more significantly than metered utilities.

Environmental metrics adviser's statement

For Grosvenor's 2016 Non-Financial Data Report, JLL has been involved in three main capacities: the collection, checking and collation of energy and associated greenhouse gas emissions and water and waste data; analysing the data to produce absolute, like-for-like and intensity analyses; and preparing the environmental data in line with EPRA and European Association for Investors in Non-Listed Real Estate Vehicles (INREV) guidelines. JLL has been advising Grosvenor for over 10 years on many aspects of its sustainability strategy and implementation, and can offer an informed external perspective on the progress made by Grosvenor to improve the quality of their voluntary environmental disclosure. Given that JLL is Grosvenor's long-term adviser, this statement does not represent independent verification.

During 2016, JLL continued to support Grosvenor with the collection of environmental data from their global portfolio. We have seen a continued effort to increase coverage over the past 12 months with an additional 77 properties reporting this year, led by Grosvenor Britain & Ireland with 76 properties. This can be attributed to the implementation of a rigorous half-yearly data checking process and the improved ownership of the environmental reporting process by both internal Grosvenor teams and Grosvenor's external property managers. Driven by the increase in coverage, we have seen a slight increase in estimated data for energy compared with the previous year, with improved accuracy for water. Estimated values remain within good practice limits with 11% of energy and 1% of water data reported being estimated.

Grosvenor Britain & Ireland has significantly increased its coverage of waste data with 50 properties reporting like-for-like waste data compared with 30 last year. For 2017, JLL recommends that Grosvenor improve the scale and consistency of waste reporting across their global portfolio.

We would recommend that Grosvenor focus efforts on continuing to increase accuracy and transparency across the reporting process, especially for those properties new to reporting. Grosvenor should also focus on more interrogation of performance data throughout the year and the explanation of trends going forward.

In preparing the data analysis for this report, we employ best practice techniques to analyse energy and associated greenhouse gas emissions, water and waste data, and believe that this document is an accurate representation of Grosvenor's impacts, as outlined in the methodology.

Sarah McCusker
Associate Director, Upstream Sustainability Services
JLL

Environmental metrics independent adviser’s statement

Independent assurance statement by Deloitte LLP to Grosvenor Group Limited (‘Grosvenor’) on selected environmental indicators for inclusion in the 2016 Review and the 2016 Non-Financial Data Report Scope of our work

Grosvenor Group Limited (‘Grosvenor’) engaged us to provide limited assurance on the following selected key performance data for inclusion in the 2016 Review and the 2016 Non-Financial Data Report:

Carbon

– Absolute carbon emissions (Scopes 1 and 2) (tCO_2e)

Energy

– Total energy consumption (MWh)

– Total electricity consumption (MWh)

– Total natural gas consumption (MWh)

Water

– Total water consumption (m^3)

Waste

– Total waste (metric tonnes)

Our assurance opinion

Based on the assurance work performed, we have concluded that, for the indicators described in the scope of our work, nothing has come to our attention that causes us to believe that the indicators have not been prepared, in all material respects, in accordance with Grosvenor’s reporting criteria, as disclosed on page 10 of this 2016 Non-Financial Data Report.

Basis of our work and level of assurance

We carried out limited assurance on the selected key performance indicators in accordance with the International Standard on Assurance Engagements 3000 (Revised) (ISAE 3000). To achieve limited assurance, the ISAE 3000 requires that we review the processes, systems and competencies used to compile the areas on which we provide assurance. This is designed to give a similar level of assurance to that obtained in the review of interim financial information. It does not include detailed testing of source data or the operating effectiveness of processes and internal controls.

To form our conclusions, we undertook the following procedures:

– Interviewed the Group Sustainability Team to understand the governance and review process for data management and collection, the expectations around reporting, the progress made on prior year assurance findings, the review and challenge made internally over the data and expectations of year end performance to look at the given understanding of the operations during the year;

– Interviewed key personnel at business and site level to understand the data collection, management and reporting processes, including how the information is measured and input at site level and how this feeds up to business and to Group level. This included international site visits to six properties;

– Performed testing to corroborate the results of these interviews, including seeking supporting evidence for the statements made, such as a group structure that reflects the proposed boundary, documentation of reporting processes, minutes of relevant meetings and instructions to data owners at site level;

– Undertook a review of the process at a sample of businesses and international sites;

– Understood, analysed and tested on a non-statistical sample basis the key structures, systems, processes, procedures and controls related, but not limited to, the collation, validation and reporting of sustainability performance data.

Environmental metrics independent adviser's statement continued

Responsibilities of Directors and independent assurance provider

Grosvenor's responsibilities

The Directors are responsible for the preparation of the 2016 Review, the 2016 Non-Financial Data Report and for the information and statements contained within them. They are responsible for determining the sustainability targets and for establishing and maintaining appropriate performance management and internal control systems from which the reported information is derived.

Deloitte's responsibilities, independence and team competencies

We complied with Deloitte's independence policies, which address and, in certain cases, exceed the requirements of the International Federation of Accountants' Code of Ethics for Professional Accountants in their role as independent auditors, and in particular preclude us from taking financial, commercial, governance and ownership positions which might affect, or be perceived to affect, our independence and impartiality, and from any involvement in the preparation of the 2016 Review or the 2016 Non-Financial Data Report.

We have confirmed to Grosvenor that we have maintained our independence and objectivity throughout the year and in particular that there were no events or prohibited services provided which could impair our independence and objectivity.

Our team consisted of a combination of Chartered Accountants with professional assurance qualifications and professionals with a combination of environmental, corporate responsibility and stakeholder engagement experience, including many years' experience in providing corporate responsibility report assurance.

Our responsibility is to independently express conclusions on the subject matters as defined within the scope of work above to Grosvenor in accordance with our letter of engagement. Our work has been undertaken so that we might state to the Firm those matters we are required to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Grosvenor for our work, for this report, or for the conclusions we have formed.

Deloitte LLP
London, United Kingdom

Deloitte LLP

Mike Barber
Partner | Deloitte LLP

31 March 2017

Socio-economic metrics methodology

We are continuing to report metrics in order to evidence how we achieve the strategic objective of the Grosvenor Group:

"To uphold Grosvenor's reputation for quality, integrity and social responsibility".

This objective provides direction for activities that are material to our Group and we therefore intend to continue to invest in making this reporting as robust as possible. See page 11 of our 2016 Review for the headline results. As our reporting in this area evolves, we have streamlined the metrics on this page to headline metrics only and have integrated further metrics throughout the 2016 Review. We feel that putting the metrics alongside the narrative of the text puts them into better context, and provides quantitative evidence to support our qualitative statements. This methodology covers the headline metrics on page 11, as well as the non-financial metrics pulled out in the pages throughout the 2016 Review.

All data is for the period 1 January 2016 to 31 December 2016, unless otherwise stated. All data was collected in local currency, and the closing foreign currency exchange rate at 31 December 2016 has been applied. Any 2015 and earlier numbers have been rolled forward from the 2015 Annual Review. The data has not been adjusted for inflation. The data has been collected from a number of sources including: human resources' systems, general ledgers and property management systems, as well as manual collation. A central team have reviewed all figures for robustness. The data is not subject to audit.

The following pages give more detail behind each metric and the data collection methods used. We outline data sources, any scope limitations and key assumptions or estimations made where applicable.

Our Strategic Objectives

Re: page 11, 2016 Review

Like-for-like energy and water results published since 2010

These are the results we published each year in our Environment Reviews and subsequently the Annual Reviews since 2010. They do not take into account any re-stated data or amends in our methodology as we do not recalculate the like-for-like results for historic years. We aim to improve these long-term trend changes over time with the support of evolving industry guidance.

"Our energy use reduced for the seventh consecutive year, this time by 3%. This is equivalent to saving the typical amount of energy used by 213 homes."

This was calculated using the UK Government's figures available on page 20 of the following document: www.gov.uk/government/uploads/system/uploads/attachment_data/file/573269/ECUK_November_2016.pdf.

Public realm expenditure

"Amount spent over and above planning requirements. £0.8m 2016. A total of £23.2m has been spent since 2010."

This metric includes all spaces between buildings that can be freely accessed by members of the public. It comprises only outdoor areas, including: roads, parks, squares, pedestrian routes and cycle ways. This public space is government owned, apart from Brown Hart Gardens, London, which sits above an electricity generator plant in which we have proprietary interests.

These figures do not include expenditure required as part of the planning obligations agreed with the local councils.

Green space

"104 hectares of green space under management in our international portfolio. In 2016, this was equivalent to 3,983 tennis courts."

This is the total of all green space related to assets we manage and comprises the number of hectares of the following types of space:

- green roofs;
- the managed gardens and squares – this is based on their entire footprint, and so includes footpaths, for example;
- country parks (outside of the London estate) – again, this is based on their entire footprint;
- planting, where this is significant in paved open spaces.

Where the amount of green space is not detailed on the plans of an asset or development, an estimate of the percentage of green space has been applied to the overall plot size. All these areas are designated as green space and we have no current intentions to build upon them.

Tax paid

"Tax paid: £129.6m"

For our Tax Policy, break-down, approach and additional commentary see pages 22-25 of the 2016 Review.

In-house training hours

"10,289 hours of formal in-house training delivered; an average of 18 hours per person"

An in-house training course is defined as commissioned by our learning and development team. It includes courses accessed online as well as delivered in person and it does not include knowledge-sharing lunch-time briefings.

The training is organised specifically for Grosvenor staff and most of it takes place at our offices, though a large training event occurs off-site at a Swiss Business School.

The average hours per employee utilises the 572 people as stated on page 1 of the 2016 Review. The length of each course has been multiplied by the number of attendees; absences and early leavers have not been taken into account.

Community events

"186 community events supported, including 56 that we organised"

Grosvenor-supported events include those we have facilitated, allowed use of Grosvenor-owned land/buildings for and/or provided a financial contribution towards.

Socio-economic metrics methodology continued

We have classified the event as organised by us if we initiated or co-ordinated the marketing for the event, and provided a substantial amount of the funding. Corporate events which we have merely sponsored have not been included.

Connectivity

"99.6% of our properties are within a 15 minute walk of public transport connections"

This is based on the value of properties not within a 15 minute walk of public transport connections as a percentage of total property assets of the Group.

For metrics regarding our property portfolio, we have reported data for all assets where we have a proprietary interest, or operational or management control. This comprises our directly-owned assets via our Operating Companies, including those we share the ownership of with a joint venture partner, and assets Grosvenor Europe manage on behalf of investors, including Grosvenor. Our figures do not include properties of the companies we invest in via our Indirect Investment portfolio.

Charitable donations

"£33m charitable donations"

These donations are by the Grosvenor Estate, which represents all the business activities of the Grosvenor family, headed by the Duke of Westminster. There are three key elements to it: Grosvenor Group Limited, Wheatsheaf Investments Limited and the Family Investment Office which manages The Westminster Foundation.

Each of the Grosvenor Group Limited Operating Companies contributes a percentage of equity to charity every year. Grosvenor Britain & Ireland, Grosvenor Asia Pacific and Grosvenor Europe channel their giving via The Westminster Foundation, which is a grant-making foundation representing the charitable interests of the Duke of Westminster, the Grosvenor family and the Grosvenor Estate, including Grosvenor Group Limited. Grosvenor Americas organises its charitable giving independently from The Westminster Foundation.

The Operating Companies also give directly to charities, including Land Aid and the Cardinal Hume Centre in Westminster in the UK, as well as many more internationally.

The Operating Companies give to charities through two further routes. Firstly, Grosvenor Europe's Liverpool fund has a Liverpool ONE Foundation which donates to small, grass-roots organisations across Merseyside, UK, supporting children and young people, education and employability. Secondly, Grosvenor Britain & Ireland set up the Living Communities Fund in 2014 to distribute grants to local community groups and small charities in and around our London estate.

The amount included for the Liverpool ONE Foundation is proportional to Grosvenor Group Limited's equity share of 10% in the Liverpool ONE fund. The figure also includes a donation in-kind for the use of event space by charities for free. Each year the cost of holding an event in Mayfair is researched and applied to the number of events held by charities at our London office, at 70 Grosvenor Street.

The way we work

Re: pages 4–9, 2016 Review

"7 bold and ambitious outcomes define our vision for Mayfair and Belgravia"

The outcomes are:

– Active neighbourhoods
– Integrated districts
– Connected communities
– Better streets
– Greener spaces
– Enterprising spaces
– Architectural excellence

For further details, please see http://vision.grosvenorlondon.com/Outcomes.

"250 homes delivered by Smith and Drake"

This figure comprises two of our development projects in Calgary, Canada: 127 units at Drake and 135 units at Smith.

"7 of our people seconded internationally to develop talent and share best practice across the Group"

This metric includes those who have moved, either temporarily or permanently, to work in another Grosvenor office, in another country. We have not included movements of staff between offices or Operating Company within the same country.

"£6m investment into tools and systems to help our people perform their role more easily and efficiently"

This was taken from the general ledger and reviewed by the Director of IT Programme and Development for completeness.

"5 shopping centres owned/managed in Sweden"

The sixth asset owned in Sweden, as noted on page 42, is a hypermarket.

Chief Executive's Review

Re: pages 16–18 of the 2016 Review

"48% of assets outside the UK"

This is based on the value of property as a proportion of the total Group. The values and locations are sourced from the local property management systems and reviewed by a central team.

"53:47 is our male to female ratio"

This metric was gathered through our new internal Group-wide HR system on 13 February 2017, as volunteered by staff. It excludes contractors and agency staff.

Socio-economic metrics methodology continued

"18 hours of formal in-house training received per person"

See in-house training hours section on page 14 of this report.

"£1bn is the expected end value of the London estate assets in our three-year rolling investment and improvement programme"

This is a medium-term rolling programme with £1bn based on the gross development value expected for a group of assets on our London estate.

"£1.4bn across Grosvenor Americas' development pipeline of 7 major projects"

The development pipeline refers to the development programme and includes projects which are not yet committed but are likely to proceed. It uses the estimated value of the projects.

"6 cities on which Grosvenor Europe is focusing its new direct investment strategy"

Grosvenor Europe now has its own capital to invest and is concentrating on Paris, Madrid, Stockholm, Milan, Lyon and Liverpool.

Grosvenor Britain & Ireland

Re: pages 26–31, 2016 Review

New homes

"3,623 new homes are in our five major developments, including those built through our partnerships"

The five major developments included are:

Development project name	Number of homes
Barton, Oxford	885
Bermondsey, London	1,500
Fountainbridge, Edinburgh	775
Arts Complex Scheme, Southampton	38
Trumpington, Cambridge	1,200
Total	4,398

The number of homes is the total for these five schemes that we have gained planning permission for and are intending to deliver, thus adding to the housing stock, though subject to change. At the Barton, Southampton and Trumpington schemes, many of these houses are already under construction or completed. For Barton, Fountainbridge and Trumpington in particular, these homes are being built by our development partners, such as Barratt Homes, after our teams master-planned the schemes and gained planning permission.

The two student residences providing accommodation for over 600 students in our Edinburgh development have not been included in this total for new homes.

Green space

"8 hectares of green space were created"

See green space section on page 14 of this report.

Energy-efficient retrofits

"645 tonnes of carbon were saved from the improved energy-efficiency of 150 residential units that are part of our retrofit programme"

These results correspond to a programme of installing new energy-efficient technology and fittings to our existing assets with the aim of improving energy efficiency and other sustainability aspects.

Data was extracted from the general ledger followed by a review by the local sustainability team within Grosvenor Britain & Ireland. For a property to be included in the figures, we must have spent at least £2,500 on energy-efficiency improvements. This figure is by 'property' as defined by our property management systems, not by unit. This value was estimated, largely based on improved Energy Performance Certificate ratings.

'Property' can be a number of buildings or units grouped together, in line with the groupings by the independent external valuers.

Commercial waste recycling

"203 commercial properties in Mayfair and Belgravia have been encouraged by us to sign up to a single recycling provider to help reduce traffic and noise pollution in the area"

Our waste contractor, 'first mile', now has 50 of our commercial tenants plus a further 153 commercial occupiers in the area signed up to its service. 53% of the waste from our 50 commercial tenants is currently recycled or composted; the remaining is diverted away from landfill.

Charitable donations

"10 grants were provided to new grassroots community projects in Westminster, a total of 27 since we launched our 'Living Communities Fund' in 2014"

The Living Communities Fund was set up to improve the lives of people living and working in the South Westminster area. The Fund endowment stands at £832,000. Since 2014, it has supported 27 projects seeking to improve health and wellbeing, including mental health; enhance community cohesion; and help to create better futures for young people.

Community training support

"416 people have accessed training as a result of our community investment in skills in Bermondsey to date"

This comprises the initiatives listed below. The corresponding social enterprises provided the data.

Bermondsey Community Kitchen – supported by a Grosvenor grant:

– 48 passed or expected to pass City & Guilds Level 1 and 2 training with the Bermondsey Community Kitchen.

Socio-economic metrics methodology continued

Start Your Own Enterprise – fully supported by a Grosvenor grant:

- 36 have completed or are currently on a Start Your Own Enterprise course that we are funding.

Construction Youth Trust ('CYT') – Grosvenor donates free space to CYT for its Bermondsey Training Centre, where to date:

- 475 young people have been engaged in accredited training and non-accredited training activity:
  - 190 young people achieved their OCN level 1 Award in Health & Safety in the Construction Environment;
  - 101 young people achieved their CSCS 5-year Green Card;
  - 41 young people participated in a structured work experience placement with a construction industry employer.

In addition, 950 young people have been engaged in careers awareness sessions and 143 young people progressed into an education, training or employment outcome.

Value of trees

"£35m is the intrinsic value of the trees we look after across our London estate"

A CAVAT valuation was performed by an external Arboricultural, Landscape & Ecological Consultancy. CAVAT provides a method for managing trees as public assets rather than liabilities. It is designed not only to be a strategic tool and aid to decision-making in relation to the tree stock as a whole, but also to be applicable to individual cases, where the value of a single tree needs to be expressed in monetary terms.

London estate vision

"20 year vision for the London estate was published and widely disseminated"

For further details see www.vision.grosvenorlondon.com.

Grosvenor Americas

Re: pages 32–37, 2016 Review

Developments

"7 further major developments under construction after an average of six years of collaborative planning"

The seven development projects are listed below. The definition of 'under construction' is that work has commenced on site, starting with at least the foundations.

The stakeholders involved in our collaborative planning include: local community and neighbourhood associations, local retailers, government, city officials, architects, interior designers, artists, engineers, planners, consultants and advisers. The seven major development projects comprise the following:

- Connaught, North Vancouver, Canada
- Grosvenor Ambleside, West Vancouver, Canada
- Smith, Calgary, Canada
- Avenue, Calgary, Canada
- Central, Silver Spring, USA
- F1RST, Washington, USA
- 240 Pacific Avenue, San Francisco, USA

Public art

"C$548,000 was spent on public art across our North American development projects"

This includes expenditure in line with planning agreements with local authorities. This figure has been rounded to the nearest thousand.

Walkability

"93/100 is our average 'Walk Score®' at our development projects across North America"

Based on content taken from www.walkscore.com – Walk Score® is a large-scale, public access walkability index that assigns a numerical walkability score to any address in the USA, Canada, and Australia.

According to the site's creators, "The Walk Score algorithm awards points based on the distance to the closest amenity in each category. If the closest amenity in a category is within 0.25 miles (or 0.4 km), we assign the maximum number of points. The number of points declines as the distance approaches 1 mile (or 1.6 km) no points are awarded for amenities farther than 1 mile. Each category is weighted equally and the points are summed and normalized to yield a score from 0–100. The number of nearby amenities is the leading predictor of whether people walk." Relevant amenities include "businesses, parks, theaters, schools and other common destinations".

Affordable units

"50 homes will be offered as 'Affordable Dwelling Units' at our F1RST development in Washington DC"

Affordable Dwelling Unit is an umbrella term applied to the for-sale and for-rent homes that are locally restricted for occupancy by households whose income falls within a certain range and are offered at a below-market rate.

Energy-efficient retrofits

"$16.8m spent overall on asset retrofits, including energy-efficiency improvements, leading to three properties achieving the 'ENERGY STAR®' environmental certification"

These results correspond to a programme of installing new energy-efficient technology and fittings to our existing assets with the aim of improving energy efficiency and other sustainability aspects. Data was extracted from the general ledger with review by the local sustainability team.

Socio-economic metrics methodology continued

ENERGY STAR® is the government-backed symbol for energy-efficient products and practices. The energy efficiency of a property is scored 0-100, and those achieving a score of 75 or over are eligible for the certification.

Green space

"29 hectares of green space under management in our portfolio, with 34 trees planted at our investment assets at Washington DC"

See green space section on page 14 of this report.

Homes to be developed

"1,438 homes are planned for development in our key markets; C$225m committed capital in our Structured Development Finance Programme will go towards the development of the new homes"

This includes all units for Structured Development Finance Programme (SDFP) deals entered into regardless of the project status. The programme provides flexible financing through loans to developers for residential construction projects in our North American markets. The programme is focused on achieving superior returns by partnering with established and up and coming developers to pursue projects in emerging sub-markets.

Location	Number of homes planned for construction under the SDFP
Los Angeles, USA	110
San Francisco, USA	140
USA - other	71
Washington DC, USA	188
Vancouver, Canada	544
Canada - other	385
Total	1,438

Sporting event sponsorship

"60,418 spectators from around the world watched HSBC Rugby Sevens; Grosvenor was a title sponsor"

The number of spectators is the official figure according to the Canada Sevens press release article, see www.canadasevens.com.

Grosvenor Asia Pacific

Re: pages 38–41, 2016 Review

Community satisfaction

"72% of Hong Kong people were satisfied or very satisfied with their neighbourhood, according to our research on communities"

More than 1,000 Cantonese-speaking residents (18+) from across Hong Kong were surveyed by phone between 29 August to 15 September 2016. This survey was conducted by University of Hong Kong's Public Opinion Programme and this data was analysed and weighted to produce statistically significant results.

For further information, please see www.grosvenor.com/news-views-research/research/2016/hong-kong-neighbourhoods.

Charitable donations

"HK$1.8M of charitable giving was provided to organisations active in our cities"

This is a combination of money donated to the Westminster Foundation, and directly to Grosvenor Asia Pacific's local charities.

Grosvenor Europe

Re: pages 42–45, 2016 Review

Sustainability benchmark result

"5 Green Stars were achieved in the Global Real Estate Sustainability Benchmark (GRESB)"

GRESB offers a consistent framework for investors to compare key environmental, social and governance (ESG) indicators and related performance metrics across global real estate and infrastructure portfolios. After a rigorous data quality control process, the data is scored with each company, fund and asset receiving a GRESB Score, which is compared against peers in the region and same property type for real estate, and the same region and sector for infrastructure.

Community events

"154 community events held at our shopping centres"

See the community events section on page 14 of this report.

In-house training hours

">75% our people completed extensive training"

See in-house training hours section on page 14 of this report.

BREEAM certifications

"50% of our shopping centre portfolio floor area has the BREEAM environmental certification"

Two shopping centres have achieved the BREEAM 'in-use' award, and a third the BREEAM 'in-design.' See the glossary on page 19 for the definition of BREEAM.

Glossary

Absolute carbon emissions
Total tonnes of carbon emissions attributable to Grosvenor's directly-owned and managed properties for a 12-month period.

BREEAM
Building Research Establishment Environmental Assessment Method run by BRE (UK developed). Designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build, and the assets they manage.

Carbon footprint
A measure of the amount of carbon dioxide, and equivalent greenhouse gases, emitted by Grosvenor's activities during a 12-month period.

DEFRA
The UK Government Department for Environment, Food & Rural Affairs.

Directly-managed
Properties under Grosvenor's operational control, where Grosvenor is responsible for procuring the utilities and/or waste collection. Our properties are either internally or externally managed. This does not include minority interests in joint ventures, indirect investments or properties with full repairing and insuring leases (where the tenant is responsible for utility procurement and waste collection). This is in line with the Greenhouse Gas Protocol.

EPRA
European Public Real Estate Association, an industry body that has published best practice sustainability reporting guidelines.

Global Reporting Initiative (GRI)
This is a non-profit international organisation, associated with the United Nations, that promotes economic, environmental, social and governance reporting through providing a comprehensive framework.

Greenhouse Gas (GHG) Protocol
International best practice accounting tool for greenhouse gas emissions.

Grosvenor Group
Grosvenor Group Limited and its wholly-owned subsidiaries.

Like-for-like
A comparison of assets that have been in our management control for at least two years.

London estate
Grosvenor's portfolio of office, retail and residential properties in the Mayfair & Belgravia areas of London's West End.

Operating Companies
Grosvenor's four regional investment and development businesses: Grosvenor Britain & Ireland, Grosvenor Americas, Grosvenor Asia Pacific and Grosvenor Europe.

Renewable energy
Energy that comes from resources which are continually replenished such as sunlight, wind, rain, tides, waves and geothermal heat.

tCO_2e
Tonnes of carbon dioxide emissions. This is the best practice metric for measuring a carbon footprint and aligns with the Greenhouse Gas Protocol.

Waste footprint
The volume or mass of waste produced by Grosvenor's activities during 2016.