

Sustainability Linked Bond Framework

We don't just invest.
We are Invested.



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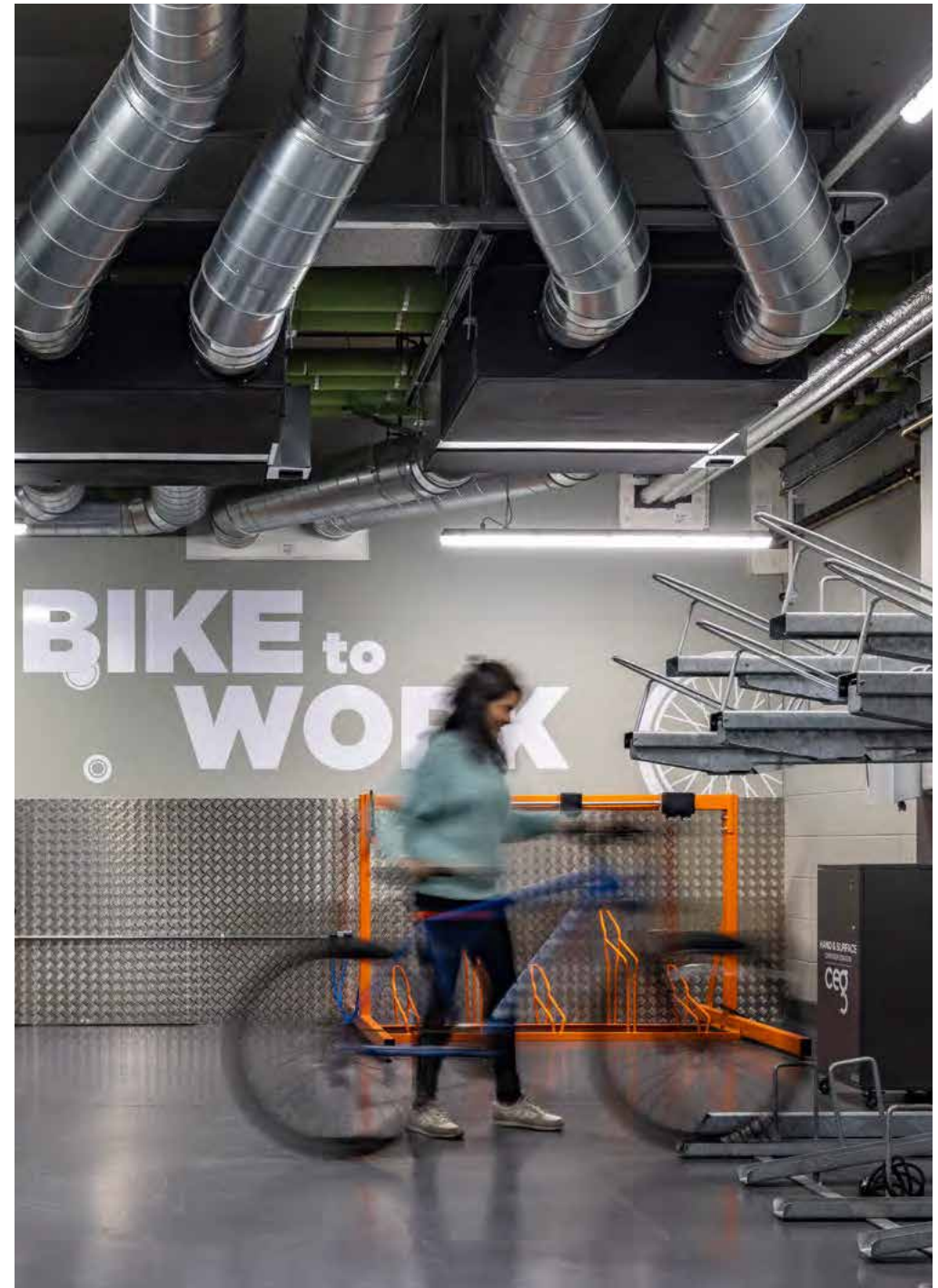
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CEG at a Glance

We started life in 1989 as Commercial Estates Management. Since then, we have grown into a property investment and development company known as CEG. Investing in offices, homes, industrials, developments and strategic land.

Our property portfolio under management (including: Dooba Holding Limited, ASE Holding S.à r.l, ASE Holding II S.à r.l and ASE Holding III S.à r.l) covers around five million square foot and is home to almost 400 businesses. Valued at £800million, it spans high quality offices, studios, shops and industrial warehouses.

We pride ourselves on finding properties with potential and turning them into thriving places to work, collaborating with our customers and tailoring our buildings to work harder for them. We also build communities, making space for lives to flourish, neighbourhoods to grow and businesses to develop. We provide the amenities that turn our sites from somewhere people simply live into a vibrant neighbourhood.

Our ethos makes us a property company with a difference. We take a rather different view when deciding where, and how, we invest in property. Through real commitment we put people, businesses and relationships first. We act responsibly across all projects, working with customers, local people and authorities to build genuinely sustainable communities.

Our track record and determination show we are not afraid to go against the flow of market thinking; often that means we see opportunities where others don't. We are resilient and stay invested for the long term, actively managing our properties for the benefit of those who work in them and the wider community. It's a different approach, but one that, in the end, yields greater value for our investment partners and for our own business.

We don't just invest, we're invested.

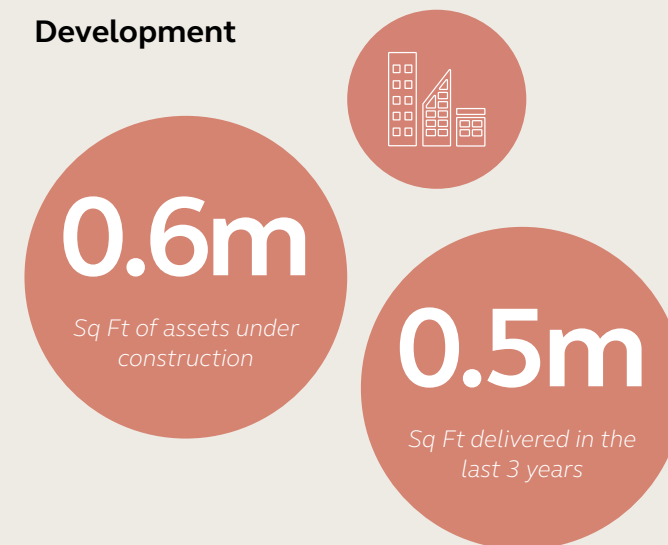
Management & Focus

- Privately owned property investor and developer
- Building and investing in offices, homes, industrials, and strategic land across UK's regional cities
- 154 employees across our offices in London, Leeds, and Birmingham
- We invest opportunistically with a long-term approach, focusing on creating shareholder value through business management.

Our Ethos:

We give people a place to start their stories – or to continue them. We are not just property developers; we are place makers.

Development



Operational

- The CEG team manage all aspects of our buildings in-house. We provide services to around 400 businesses across 34 properties as at the end of 2023
- £60m of capital invested in refurbishment projects over the last 3 years

Strategic Land

Secured site allocations for 5,500 acres of land, planning permission for 18,000 homes and 5.5m sq ft of commercial space over the last decade

Dooba Group at a Glance

Commercial real estate and investment group with strong Nordic heritage.

- The Dooba Group is a property investor and developer, investing in offices, residential, industrial, developments and strategic land in the United Kingdom, both majority owned and as minority shareholders together with co-investors such as the Swedish national pension funds AP1 and AP4 in the Anglo Scandinavian Estate (“ASE”) structures.
- AP1 and AP4 has committed a total of GBP 262 million in three separate ASE co-investment vehicles since 2012
- The Dooba Group holds property assets (majority ownership) with a combined value of GBP 274 million, investments in the ASE co-investment clubs with a total value of GBP 68 million, land partnerships with a total value of GBP 10 million as well as shares in listed companies, e.g. ALM Equity, with a market value of GBP ~24 million

CEG (Commercial Estates Group) is the property management arm of Dooba Group.

- CEG is the group-wide property manager across all of the Group’s real estate investments; drawing upon its team of 114 experts together with experience and critical industry relationships formed over its 30+ years of operations.
 - In total CEG currently has 150+ employees across offices in London, Leeds and Cornwall
- Over the 23-year period to December 2023, CEG has managed a portfolio that has grown from GBP 80 million to GBP +1 billion and distributed from the ASE co-investment clubs ~ GBP 154 million to investors
- The property management company Commercial Estates Group (“CEG”) was founded in 1989 by Gerard Versteegh, laying the foundation for what today is the Dooba Holdings group
- Investment director Andy Woods joined the Group in 1991



Real estate investments









Direct property holdings
(GMVH)

GBP +274m (Property value)



ASE Co-investments

GBP +588m (AUM)



Land partnerships

GBP +30m (distributions to date2)



Listed shares (aggregate value: GBP ~24m)

Sustainability at CEG

Our shared core values of **commitment, responsibility, resilience** and **determination** are reflected across the whole of the business, particularly in our positive contributions towards society and the natural environment.

Sustainable development is often defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." (Brundtland commission, 1987). To us, sustainability is about minimising any negative environmental impacts while continuing to build sustainable communities and delivering social value.

We are facing climate and ecological emergencies, and climate change is also one of the biggest threats to business and the value of long-term assets. "The operations of buildings account for 30% of global final energy consumption and 26% of global energy-related emissions (8% being direct emissions in buildings and 18% indirect emissions from the production of electricity and heat used in buildings)." International Energy Agency (IEA) 2023, and we need sustained drops in both fossil fuel use and energy intensity to meet our global targets.

We have aligned our aims with the United Nations' Sustainable Development Goals (UN SDG) as they are an internationally recognised, transparent and holistic sustainability framework. To determine our areas of focus we went through a detailed mapping exercise to ensure we are focussed on our most material aspects and that we encompass all our divisions. We have utilised the goals to assess, formalise and prioritise CEG's important contribution to sustainable development through seven specific areas of focus.

In addition to the UN SDGs, we report to GRESB (Global Real Estate Sustainability Benchmark).

These aims encompass the entire businesses and our managed portfolio, spanning:

1. Investment: Investment properties managed by CEG on behalf of owners
2. Development: Where assets are developed on behalf of investors
3. Strategic Development: Promotion of land for new homes, commercial floorspace, green space and associated facilities
4. CEG Offices: Company offices in Leeds, London, Birmingham and Cornwall

Further details can be found within the CEG sustainability policy and strategy that is available on the website.



Sustainable Cities and Communities

We will deliver sustainable innovative buildings, future-ready infrastructure, and work with our stakeholders to reduce our shared environmental impact.



Responsible Consumption and Production

We will ensure responsible sourcing and efficient use of resources through sustainable design, procurement and operation; driving towards circular economy.



Affordable and Clean Energy

We will be energy efficient and provide low-carbon energy across our portfolio and internal operations.



Good Health and Wellbeing

We will create and maintain healthy environments for our colleagues, customers and the wider communities we influence and create. Fostering a safe, fair and diversified culture and team.



Decent Work and Economic Growth

We will deliver social value into our communities, providing high-quality jobs, developing local skills and supporting inclusive economic growth, whilst operating with integrity and strong work ethics.



Climate Action

We will improve our resilience and work to decarbonise our estate toward the UK legal net zero target. Improving whole life carbon emissions from our operations and the buildings we create.



Life on Land

We will prioritise biodiversity and have a net positive effect on the surrounding environment.

CEG Sustainability Highlights

Sustainability is not simply a matter of compliance or target setting; it is a core principle of our business.

We take a long-term view with any investments we manage, which means we have the opportunity to embed and influence sustainability throughout the whole lifecycle of our buildings and developments. We believe every project is unique and our approach will always consider a range of factors including social, environmental and financial performance. We started tracking our impact in 2019 and retain 2019 as our baseline. Further details are available in our annual sustainability report.

Renewing Buildings: CEG oversee a rolling programme of refurbishments and have upgraded a number of assets and improved the EPC ratings, 54% of our lettable areas now has an A or B EPC rating.

Accreditation: Number 1 Kirkstall Forge was the first UK Office building to be awarded BREEAM in Use Part 1 under Version 6, and we have subsequently certified another building which also achieved outstanding. The Group has recently completed 1 BREEAM Outstanding and 1 BREEAM Excellent Building in Bristol, including EQ, which are awaiting certification.

Sustainable Finance: The Group, through its directly owned properties and co-investments has four sustainability linked loans with various lenders, representing 44% of total debt.

Social Value: Delivery of over £11m in social value since 2017 through direct intervention initiatives.

Fossil Fuel use: 40% reduction in landlord managed fossil fuel use against 2019 baseline. This equates to a 36% reduction when adjusted for sales and purchases.

Energy Intensity: Landlord Procured Energy Intensity Reduction of 21% against the 2019 baseline.

Total Energy: We have shown a 31% reduction in Total Energy from the 2019 baseline, 23% adjusted for sales and purchases.

Landlord Managed Energy: We have shown a 32% reduction in Landlord managed energy from the 2019 baseline, 26% adjusted for sales and purchases.

Carbon performance: 39% reduction in Landlord procured energy related carbon emissions from the 2019 baseline, 33% adjusted for sales and purchases.

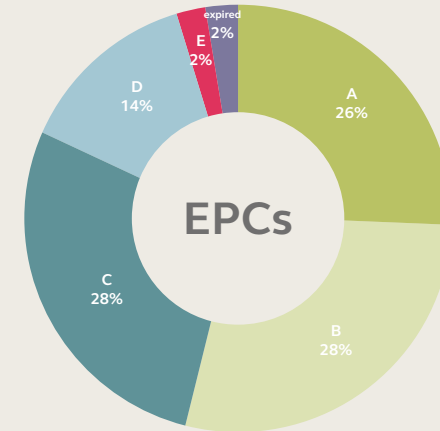
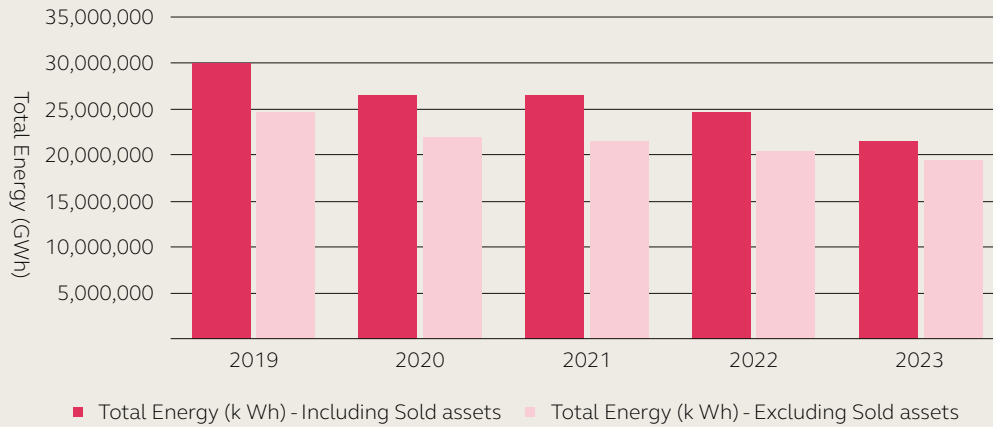
Resilience: We have undertaken detailed asset level scenario analysis to understand and address our climate related risks.

Occupier Engagement: 29% of leases by floor area now contain sustainability clauses and 28% of buildings now have access to landlord run sustainability forums.

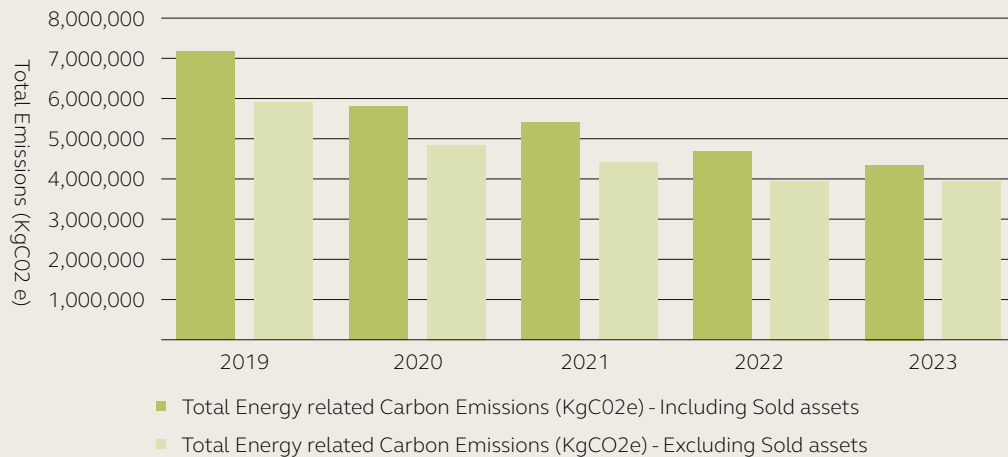


Baseline Sustainability Highlights

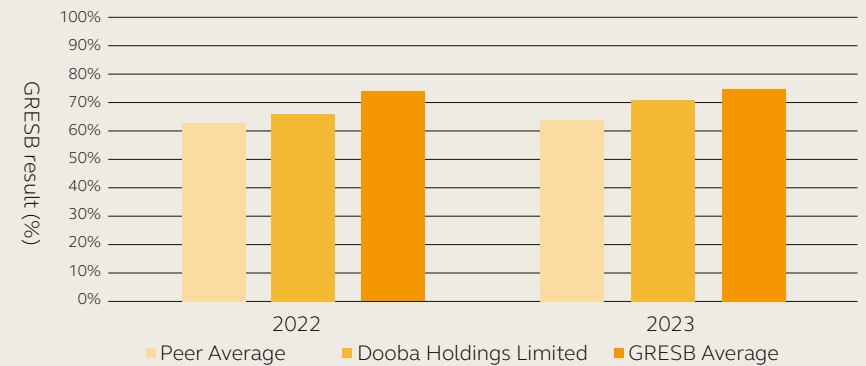
Total Energy



Total Carbon Emissions



GRESB Performance



Dooba started reporting to GRESB in 2022 and is currently exceeding the peer average

Forging Futures & Benchmark Social Value Performance

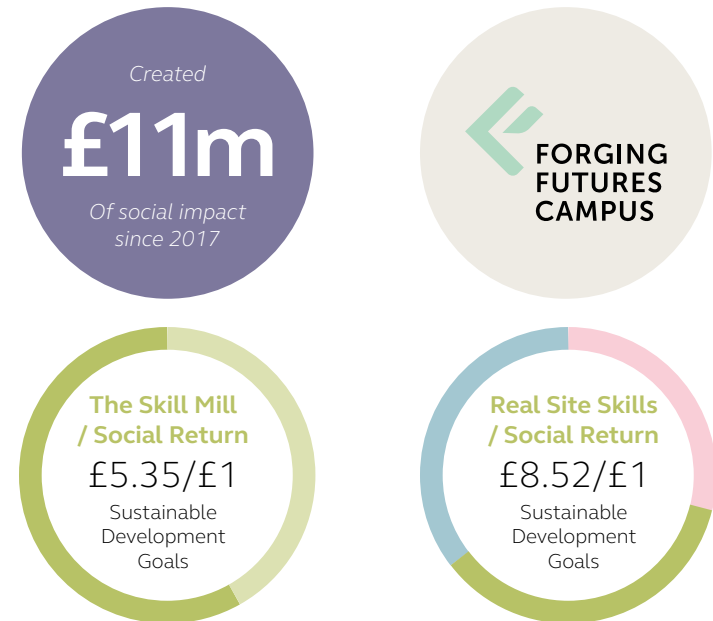
- CEG has initiated and co-funded several programmes to engage with young people and offer work experience and training opportunities under the umbrella of its 'Forging Futures Campus'. A new campus was opened on site at Kirkstall Forge in September 2022. This is home to our innovative training courses and provides a base for partners such as The River Stewardship Company and Playful Anywhere.
- The Skill Mill; facilitated the commencement of the programme in Leeds by offering site experience, support and funding to this Community Interest Company which allows small cohorts of young ex-offenders to gain on and off-site experience as a prelude to apprenticeships and work.
- Training initiatives for 16–24-year-old young people delivered by training provider iConsult Yorkshire have developed into the flagship programme within the Forging Futures Campus. Aimed at those furthest from the jobs market; traditionally lower educational attainment, medium/long term unemployed, the 'over-looked' young people.
- At Kirkstall Forge we have delivered an extensive programme of heritage events for our tenants and members of the local community. This includes a heritage festival, regular talks/tours, school visits and CEG are currently supporting a theatre production telling the story of the history of Kirkstall Forge, it's place in the industrial revolution and it's people. Through this work CEG have engaged with up to 1000 people within the community.



Outcomes

- Over 70% of participants achieving a positive outcome across all Forging Futures programmes; including 91 new jobs and 86 going on to further training, education and apprenticeships.
- 66 Forging Futures ex-offender programme graduates delivering an estimated saving of £8.7 million of social value and saving to the public purse from reduced repeat offending. A 50% progression rate to a positive destination, including training, apprenticeships and jobs, 90% reduction of re-offending and with over £250,000 of beneficial work delivered on site and in the local community.
- iConsult training programme, for those furthest from the labour market supporting 177 Young people not in education, employment or training (NEET).
- 45 apprentices across programmes in Leeds. This includes the level 3 NVQ/ Diploma apprenticeship scheme, where 12 young people were offered a rotation of training placements with CEG and with the participating team of CEG consultants and college learning at Leeds College of Building.
- 88% of apprentices gained double distinctions and distinction stars and 100% have secured progression to higher apprenticeships and degrees.
- Ongoing school and university engagement programme, 1,229 participants have benefited from curriculum delivery, site visits, workplace engagement, CV workshops and mock interviews.
- 83 learners have participated in Digital Forging Futures training and over 350 hours of direct delivery has taken place. The programme has been developed to allow for learners of all ages.
- Completed 4 cohorts of Real Sites Skills, a new site operative course supporting 47 people to progress in their construction career from ages 20-57.

- Our development works provide a learning and training opportunity, within a recent renovation subcontractors, who were contracted for the fitout at Drapers Yard took 5 Forging Futures learners on work experience during their contracted work. These placements were so successful 3 of the young people were offered paid employment with Overbury on their future projects.
- CEG contracts with the Skill Mill who employ young people who have experience of the youth offending service for landscaping, environmental services (graffiti removal, litter picking etc) and vegetation management/ planting. Instead of contracting this work out to a national contractor, CEG has made the decision that where appropriate we work with a social enterprise and provide paid work for 66 young ex-offenders on our local Leeds site.



- Decent Work and Economic Growth
- Peace, Justice and Strong Institutions
- Quality Education
- Good Health & Well-Being
- Decent Work & Economic Growth

Sustainability-Linked Bond Framework

With the issuance of this bond, Dooba will evolve its sustainability related financing and will establish its first Sustainability Linked Bond with the linkage of the bonds to Sustainability Performance Targets. The linking the bond to our sustainability goals strengthens the relationship between our financial and sustainability performance.

The Framework is aligned with the five key components of the Sustainability-Linked Bond Principles (“SLBP”) as defined by the International Capital Market Association (“ICMA”) and are listed below:

1. Selection of Key Performance Indicators (KPIs)
2. Calibration of Sustainability Performance Targets (SPTs)
3. Bond characteristics
4. Reporting
5. Verification

The selected SPTs and KPIs have been made with reference to Dooba’s material and strategic areas of focus in areas where we can affect direct, positive change. All SPTs and KPIs detailed in this Sustainability Linked Bond Framework will remain throughout the bond tenor, irrespective of changes to UK market or CEGs sustainability Strategy.

DNV has provided a second party opinion confirming alignment of this Framework with the Sustainability Linked Bond Principles developed by the International Capital Market Association (“ICMA”) and all relevant documentation will be made available.

	Goal 1	Goal 2	Goal 3
Key Performance Indicator (KPI)	Landlord-controlled energy intensity reduction	Increase Social Value	Sustainable building certification
Sustainability Performance Target (SBT)	Decrease the Landlord managed energy intensity of the financed portfolio by 3.8% p.a.	Achieve £1.5 M per annum of Social Value delivered through the managed portfolio or supported enterprises.	New commercial office and residential developments to achieve green certification
Calculation and exclusions	Landlord-controlled energy intensity kWh/m ² gross internal floor area (GIA)	Total £ of Social Value delivered as calculated by Social Value Engine	BREEAM Excellent or Outstanding
Financial Characteristics	15 basis points per KPI with a 45 basis points maximum increase 3 x 15 = 45 BP		
Reporting and verification	Annual Reporting to include: historical performance, annual performance against the target and confirmations of whether each of the annual SPTs has been successfully achieved. Annual third-party verification conducted by a qualified, external and independent reviewer.		



Principle 1

Selection of Key Performance
Indicators (KPIs)

KPI 1:

Energy Efficiency

KPI and definition:

Landlord-controlled energy intensity reduction
Total Landlord-controlled energy proportional to gross internal floor area (GIA) = (kWh / M2)

Landlord managed is defined as: Landlord procured and controlled electricity and gas where no submetering to specific tenant-controlled areas is available.

Rationale

Energy Management is considered a key relevant issue for real estate industries as defined by The Sustainability Accounting Standards Board (SASB).

“The operations of buildings account for 30% of global final energy consumption and 26% of global energy-related emissions¹ (8% being direct emissions in buildings and 18% indirect emissions from the production of electricity and heat used in buildings)”
International Energy Agency (IEA) 2023

The IEA have also shown direct emissions from the buildings sector decreased in 2022 against 2021, but buildings sector energy use increased by around 1%. CEG considers that the selected KPI reflects one of the most material environmental challenges for CEG, that is within direct control.

Energy Intensity has been chosen to allow for any fluctuation in the funded portfolio. Were total energy to be selected, in the event of disposals, the KPI would not be reflective of the work done to improve the assets prior to disposal. We acknowledge there is a risk that should a very low or very high energy intensity building be sold then this will affect the figures.

While many targets are based on carbon, we have based ours on energy and in doing so have removed the impact of any grid decarbonisation. Electrification is important to the industry to ensure we reduce reliance on fossil fuels and decarbonise, however, electrification of the whole UK building stock without energy reductions would mean there would not be sufficient electricity to meet everyone's demands and the two approaches need to go hand in hand.

Landlord energy intensity is in our direct control and this KPI will ensure we are making a measurable difference through our direct actions and ensures that we don't meet any targets simply by the grid decarbonising faster than expected.

Calculation Methodology

This club is to refinance an existing portfolio and, in that instance, only Dooba operational assets will be

included in the reporting, however, should additional funds be raised, and other assets receive finance from this facility they will be included as below based on, the proportion of asset value to funds received.

For Example:

100% of the Dooba portfolio will be financed by the club and therefore 100% of the energy and floor area is included.

Where Dooba invests into other investment clubs the energy and floor area of these will be included based on the investment proportion.

Where 12% of Investment club C is financed by Dooba, 12% of the floor area and energy will be included within both the baseline and achievement and reported appropriately.



Calculation Methodology

Similarly, if funds are used to co-invest into other single property acquisitions or developments in the future, the energy and floor area will be included proportionally:

Should 5% of Building X be financed with the bond proceeds, 5% of the floor area and energy will be included within both the baseline and achievement and reported appropriately.

Approach to Sales

Where assets are sold within the year, energy will be incorporated in the assessment up to the day of sale. Floor areas will be excluded from the date of sale and the floor area for the year will be apportioned based on the number of days the asset was retained within the portfolio. This is to ensure the floor area matches the energy reported.

We acknowledge this may not account for the seasonal profile of the building.

Worked example:

For example, should an asset be sold on the 31st January, the energy consumed up to this date will be included which represents $(31/365) = 8.49\%$ of the year.

Floor area (example 1000m²) will also be apportioned $((1000/365)*31) = 84.93$ (8.49% floor area).

Approach to Purchases

Where assets are purchased within the year, energy will be incorporated in the assessment from the day of purchase.

Floor areas will also be included from the date of purchase and the floor area for the year will be apportioned based on the number of days the asset was within the portfolio. This is to ensure the floor area matches the energy reported.

We acknowledge this may not account for the seasonal profile of the building.

Worked example:

For example, should an asset be purchased on the 31st January, the energy consumed up to this date will be included which represents $(334/365) = 91.5\%$ of the year.

Floor area (example 1000m²) will also be apportioned $((1000/365)*334) = 915$ (91.5% floor area).

Tenant managed energy has been excluded, for several reasons including:

- This energy is out with our direct control.
- Where energy is directly procured by the tenant, we do not have 100% data coverage and where we do have data this is provided to us by occupiers so cannot be verified.
- The data centre which has been at one of the

sites been removed as of April 2023, in the baseline year this consumed 9,405,515 kWh of electricity, equivalent to 36% of the landlord procured electricity in the baseline.

- Tenant managed energy changes significantly depending on tenant sector, attendance rates and occupation density. Where tenants evolve reductions could be achieved without interventions.
- Tenant energy varies significantly with occupation rates so should a building be less occupied the tenant managed energy will be lower.

Assets sold prior to the verification have been excluded from the baseline to ensure the reductions are on the currently portfolio.

Any development sites, non-operational assets or sites scheduled for demolition are excluded due to the lack of floor area or the exceptionally low consumption of energy leading to a distorted intensity.



KPI 2: Social Value

KPI and Definition:

£ of social value delivered

In this framework social value is defined as the positive impact delivered through direct interventions such as training or community assistance or indirect activities within the managed portfolio, which we measure in £ social value delivered.

Rationale

Social value is a long-term, ongoing commitment to doing better by individuals, communities, and the planet. It's a desire that sits at the heart of the company to create as much positive impact and as little negative impact as possible.

This is aligned with our ambition under Decent Work and Economic Growth to "Deliver, drive and increase social value". While this is not considered a material environmental impact to mitigate, we do consider it a material positive impact to the community.

Tackling poverty and inequality is a significant challenge within the UK, and across the globe. As part of the Just Transition it is vital we empower people and equip them with skills to face the transition to a low carbon economy and the changing economic and employment landscapes that will be needed.

Two of CEG managed brownfield sites, (Kirkstall

Forge and Temple) neighbour significant areas of deprivation. Hawksworth Wood in Kirkstall (due to high rates of worklessness) and Holbeck at Temple. Holbeck contains one of the most deprived Super Output Areas in the country and the ward has the worst health outcomes in England. Leeds City Council has identified Holbeck as one of its priority neighbourhoods. The nature of our developments in Leeds allows us to take a long-term view of our social value investment, targeting those most in need in our neighbouring communities and leveraging our activity, relationships and supply chain to maximise social impact.

Our industry and the communities we operate within are not immune to these wider community challenges, with both inequalities and significant skill shortages being seen. Beyond the immediate community, we understand the influence of our properties, developments and infrastructure provision can have on the wider communities and strive to achieve positive outcomes for all.

Through our developments and our Forging Futures Campus, we put a significant emphasis on generating employment, developing skills through training opportunities and improving access to employment to support inclusive economic growth and ultimately maximising social value. Our support does not end at training, we also support graduates in finding work sometimes within our own supply chain.

Calculation and Verification:

Social value will be calculated through Social Value Engine (SVE), this operates by applying proxy values to the social outcomes of projects or services. These proxies are grounded in rigorous research and align with UK Government guidelines. Users input project outcomes and the engine calculates the social value in monetary terms, providing a clear and concise report.

The Social Value Engine is verified and endorsed by Social Value International.

A significant strength of Forging Futures Campus is its partnership approach to delivery, which includes working with external funders, learning providers and employers. It is important that our reporting reflects this collaboration, to ensure outcomes are not overclaimed. Therefore, where CEG initiates, enables and secures additional funding, the full social value outcome will be reported. Where CEG is a partner of a larger project and only enables part of an intervention, only these specific outcomes will be reported. If outcomes cannot be identified to the specific funding stream the value of the outcome will be apportioned based on the funding percentage. Social value generated through indirect activities on-site within the co-invested portfolio, will be included based on the ownership proportion.

SOCIAL VALUE
INTERNATIONAL

KPI 3: Green Buildings and Governance

KPI

Number of BREEAM certified Excellent/ Outstanding commercial office and commercial residential developments.

Rationale

Product Design & Lifecycle Management is considered a key relevant issue for real estate and real estate services as defined by The Sustainability Accounting Standards Board (SASB).

The impacts of the whole building lifecycle are laid out at the design and construction phase, as it impacts not only the embodied impacts but also the operational energy impacts, in a 2016 paper BRE demonstrated that BREEAM outstanding rating buildings have around 66% CO2e savings and excellent rating buildings show a 32% saving.

While there is a possibility that no building is completed in the club period we believe, that this KPI and SPT will ensure it is included on all developments through the design period and construction period, which will embed the sustainability best practice influencing the whole building lifecycle.

If there is no target covering development, £136 M of asset value would be excluded which is 49% of the club.

Scope

A development will be considered commenced at the point of submission to planning. All commercial office and commercial residential developments within the co-invested portfolio are in scope.

The SPT will be considered to have been achieved, if the final certification is received from BREEAM with a rating of excellent or outstanding.

Where the building has not been completed and certification is ongoing, the SPT will be assumed achieved where the design stage certification has been received from BREEAM with a rating of excellent or outstanding.

If the design stage of the building has not been finalised the SPT will be considered achieved where the BREEAM assessor provides a report stating its target and whether the development is on track to achieve the target of excellent or outstanding.

Where no qualifying buildings are complete or ongoing at the observation date the KPI will be declassified.

Exclusions

Industrial buildings are excluded. As these developments are likely to be managed directly for client requirements and CEG would not have control over specification or decisions.

CO2 Emissions savings



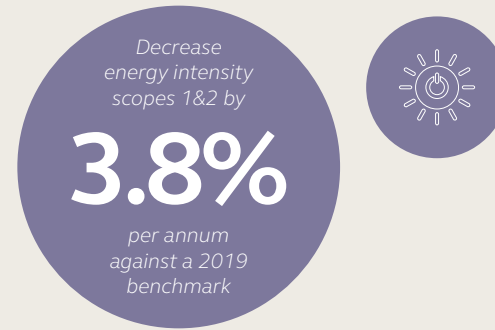
*Average CO2 emissions savings associated with different BREEAM ratings



Principle 2

Calibration of Sustainability
Performance Targets (SPTs)

SPT 1: Decrease landlord controlled energy intensity scopes 1 and 2 by 3.8% per annum against a 2019 benchmark



Benchmark

We have chosen a 3.8% annual reduction. This is an ambitious target for us that will not be possible without significant capex works. 4.2% is the ambition level of SBTi (Science Based Targets), total carbon reduction. The world Energy transition outlook 2023 suggests G20 countries need to reduce 3.6% per annum across all industries to meet our obligations (IRENA 2023), and the world energy outlook 2023 (IEA, 2023) has a 4.1% per annum for the net zero scenario.

In our achievement pathway we have also shown that should the grid decarbonise as the government forecast this reduction would also meet the SBTi sectorial intensity recommendation of 72.3% by 2030 against a 2019 baseline.

Historic Performance

Performance is measured against a 2019 baseline. During covid, while lease rates remained stable, the energy fluctuated considerably, this was due to two primary causes, changes in occupation rates, and changes in ventilation strategy.

The occupation rates decreased considerably with the lockdowns and furlough schemes, while these ended in 2021, occupation in 2022 was still considerably lower than expected.

2023 is thought to have returned to occupation levels that will continue but the numbers for 2023 have not yet been verified by our auditors. 2019 remains the baseline for our internal sustainability targets.

While we have retained the 2019 year as the base year this is also where we have started the targets from, so targets have a cumulative effect.

Landlord managed consumption is from supplier billing to date, where billing is not available at the date of the report a combination of half hourly data and meter reads will be used. Where updated billing is received after the period these comparatives will be updated as appropriate.



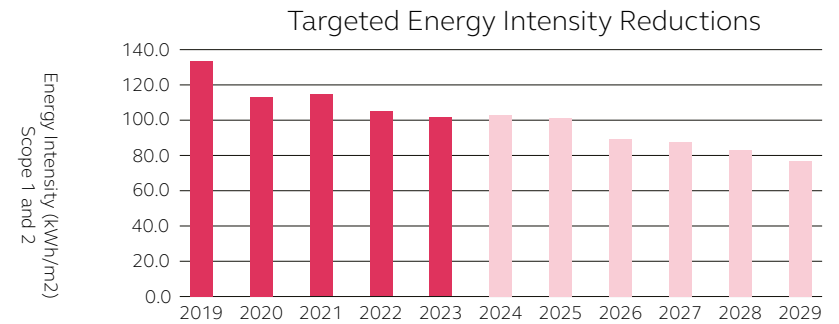
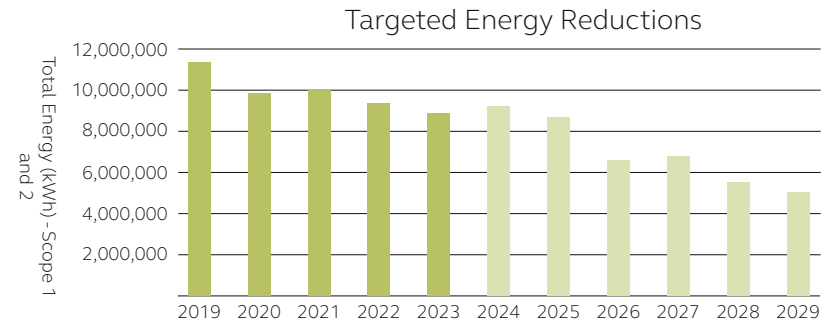
Achievement Plan:

In order to achieve this KPI, there will have to be both management and capital interventions.

- **Plaza 535, Kings Road, London:** is expected to undergo a phased refurbishment over 5 years (2025 -2030).
- **Sloane Square House, London:** Is anticipated to undergo chiller works within 2024 to reduce chiller consumption. In the event of the bond being secured, a refurbishment is anticipated, this would include a target energy rating of EPC A (Currently EPC E) and submetering of gas to residential units. This is likely to commence in 2025.
- **No.1 Kirkstall Forge, Leeds:** this is a relatively new building completed in 2017 and so no equipment replacement is expected within the next 5 year period. However, management interventions will and are being taken including a new IOT implementation which expected to result in a 5% decrease in landlord energy per year for 3 years.
- **Central House, Harrogate:** The previously discussed data centre has now vacated and will have a significant impact on the tenant managed energy. There is also capital projects expected on both the ground floor and 2nd floor which would include VRF and a new fresh air system.

Risks

Should these capital works not proceed the achievement of the target is unlikely, capital works can depend on funding, the supply chain and tenant lease events.



SPT 2: Social Value

Sustainability Performance Target:

Achieve £1.5 M per annum of social value delivered through the portfolio or supported enterprises.










Ambition:

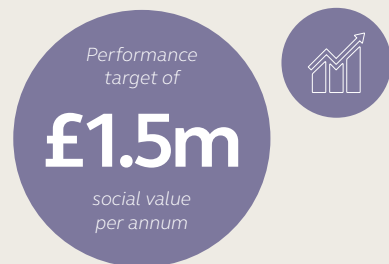
To date CEG has delivered £11M social value since 2017, as measured through the TOMs methodology, a large amount of this relates to the early investment into the onsite infrastructure leading to a front-loaded social value attainment; this plateaus after initial infrastructure is delivered and the plateaued amount is the subject of our baseline.

Social Value Engine uses a Social Return on Investment methodology and is the only platform certified by Social Value International. Using this methodology, Forging Futures Campus (with one delivery site) delivered **£965,230.63** in social value with a SROI of **£4.70 per £1** in 2023. This does not include any other social impact intervention or community engagement delivered by CEG. We are confident that with a second campus and our newly established partnerships delivery of social value is set to increase in 2024.

Social value can be measured in terms of direct interventions as with Forging Futures but also on operational basis with outcomes such as local employment, local spend and environmental benefits. The Social Value Engine measures financial benefits aligned with each of the Sustainable Development Goals depending on the outcome. For example, benefits derived from improvements in skills may be assigned to quality education whereas mental health benefits may be assigned to good health and wellbeing. The 2023 forging future outcomes are shown on the illustration opposite, demonstrating this alignment.

Sustainable Development Goals

No Poverty 	£222,044.38
Good Health and Wellbeing 	£108,386.19
Quality Education 	£169,437.53
Decent Work and Economic Growth 	£218,693.82
Industry, Innovation and Infrastructure 	£4,343.10
Reduced Inequalities 	£63,178.68
Climate Action 	£192.51
Life on Land 	£662.40
Peace, Justice and Strong Institutions 	£178,256.02
Total	£965,230.63



Moving Forward

The main achievement plan with the largest calculated outcomes is the Forging Futures Campus and aligned projects, however, operational benefits aligned with the covered portfolio will also be calculated.

Expanding Forging Futures

Our Forging Futures Campus will continue to promote positive outcomes for all.

A second Forging Futures Campus was established at the Counting House in CEG's Grade I Listed Flax Mill, Temple Works with our first learners using the facility in March 2024. This campus will have a focus on green, sustainable construction skills, heritage and innovation. We are currently developing a coding project with Ahead Partnership, Slung Low and AQL aimed at primary school aged children in Holbeck.

CEG, through our Forging Futures Campus programme, is developing a closer long-term relationship with Leeds College of Building to further diversify our offer including widening participation for women within the construction sector and those furthest from the workforce.

We aim to increase Green Skills delivery at our Kirkstall Forge site in partnership with West Yorkshire Combined Authority throughout 2024. We are currently in discussion with CITB to establish a Green Skills training rig at this site to a bid to close the skills gap in sustainable methods of construction, retro fit and renewables.

Heritage Skills Programme

CEG will also look to deliver a heritage skills programme as part of the restoration of Temple Works in collaboration with the British Library and Historic England.

This will include a number of heritage led training and apprenticeship opportunities. In December 2022 CEG hosted Historic England's Heritage Skills Apprentices for an Away Day at Globe Point and have hosted a number of heritage sessions for the public. We will continue to work with Historic England to explore further opportunities in heritage construction skills for young people in South Leeds and will be hosting an event in the Counting House Campus on behalf of HE during UKREiiF in May 2024.

Reporting Social Value

CEG has a proven track record in delivering and measuring Social Value in specific assets and developments such as Kirkstall Forge and Temple. The CEG Sustainability Linked Bond will act as a vehicle to aid the embedding of this approach to a wider portfolio. Through working with our contractors and supply chains in our active developments there will be an expectation of social value delivery on our construction sites.

Historically we have calculated Social value using TOMs methodology. Over the past few years our thinking regarding social impact has developed and we explored other ways to calculate this, that is both aligned with industry best practice and reflects our business.

Social Value Engine, is our chosen vehicle moving forward because it uses a Social Return on Investment methodology and is the only platform certified by Social value international.

Risks

Potential risks to achievement include changes to training and skills funding priorities at a local or national government level. This is considered low risk due to skills shortages.

If Forging Futures Campus delivery partners were to cease trading, this would significantly affect the delivery of courses; this is considered low risk as CEG has an extensive network of partners who would be able to fill gap in delivery if needed.



SPT 3: Obtain green building certification for all new commercial office and commercial residential developments

Benchmark

BREEAM is an external benchmark that looks at the sustainability of buildings holistically. They continually evolve the standard in line with best practice and legislation. They also aim to ensure it remains challenging.

Outstanding: Approximately less than top 1% of UK new non-domestic buildings achieve BREEAM Outstanding (innovator)

Excellent: Approximately top 10% of UK new non-domestic buildings achieve BREEAM Excellent (best practice)

This shows any BREEAM Excellent or Outstanding buildings will be in-line with best practice and exceed standard projects.

Historic Performance

Within CEG we have a history of aspiring to certifications, with our most recently completed new build securing BREEAM Excellent. We continued its external assessment with BREEAM In Use certification for which it achieved Outstanding. Our other new development that is nearing completion is also targeting Outstanding.

One of our major refurbishments has secured BREEAM Very Good and two further ones are on track to secure BREEAM Excellent.

In 2023, Kirkstall Forge secured BREEAM In Use Outstanding and was the first commercial office building in the UK to do so under Version 6 of BREEAM In Use.

BRE (Building Research Establishment) and assessors have been consulted and this is thought to be achievable, as the buildings will be new. If New Construction certification cannot be attained, BREEAM In Use could be targeted.

Risks

Where no qualifying buildings are complete or ongoing at the observation date the KPI will be declassified.





Principle 3

Financial Characteristics and Structure

Financial Characteristics and Structure

Financial Characteristics

We believe our targets are ambitious and exceed business as usual performance. A premium of up to 45 basis points will be payable on the redemption date of the club in the event that any of the SPTs are not satisfied on the target observation date.

The target observation date is 6 months prior to the bond maturity date or in the case of early redemption we would refer to the previous quarter end.

We will be deemed not to have successfully executed a Sustainability Performance Target (SPT) in the event of any of the below outcomes:

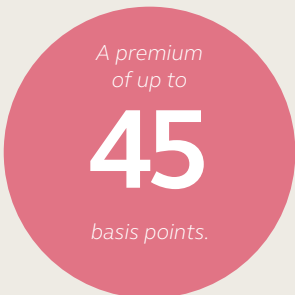
- We do not achieve the SPT
- We do not report on the SPT
- We do not secure third party verification on the reported SPT

In the event of this outcome the premium for the following period will be increased by 15 basis points per unsuccessful SPT.

This provides a maximum increase of 45 basis points should all three SPTs be missed.

Example: 45 basis points (maximum increase) = 15 basis points x 3

In the event of the declassification, an SPT is not applicable to the reporting period and no penalty will be applied.



Declassification

While the below scenarios are neither likely or expected. A declassification event for the related SPT will be triggered, in the event of the following:

- A named third-party provider (including BREEAM, Social Value Engine), ceased to trade
- A named third-party provider (including BREEAM, Social Value Engine), substantially changes methodology so that it is no longer appropriate to the portfolio
- The portfolio changes to the extent the KPI or SPT is no longer applicable.

In addition to this the Green Buildings SPT will become redundant and not applicable where no building has completed or is ongoing within the reporting period.





Principle 4

Reporting

Reporting

Dooba commit to reporting up to date information relating to each of the three KPIs, including but not exclusive to historical performance and annual performance against the target.

In the event of performance falling below the expected level, the report will include narrative of how this will be addressed going forward. The annual report will be made available within 5 months of the period end date.

The final report will be made available prior to the bond redemption or maturity date.

Reporting will be made available in a Sustainability Linked Bond Performance Report and made available on the website.



An aerial photograph of a residential development. The left side of the image shows a semi-transparent overlay of a 3D architectural rendering of the same development, featuring a central circular green space with a brown area, surrounded by rows of houses. The right side shows the actual aerial view of the completed development, with rows of houses, green lawns, and trees. The background consists of large green fields and a road.

Principle 5

Verification

Verification

In order to provide transparency to investors and in alignment with the sustainability-linked bond principles, Dooba will secure annual third-party verification to review the performance of each KPI and verify achievement of each SPT deemed to be achieved.

The verification shall be conducted by a qualified external and independent reviewer with relevant expertise.

The external verification will be carried out inline with the calendar year reporting and made available in conjunction with the Sustainability Linked Bond Performance Report on the website.

DNV has provided a second party opinion confirming alignment of this Framework with the Sustainability Linked Bond Principles developed by the International Capital Market Association (“ICMA”) and all relevant documentation will be made available.



A photograph of a modern cafe interior. In the foreground, there are several black bar stools with wooden legs. Behind them is a long wooden counter. A man in a dark sweater and light-colored trousers stands at the counter, looking towards the service area. To his right, a woman in a red hoodie is also at the counter. In the background, there is a service counter with various coffee-making equipment and a menu board. The menu board lists items like AMERICANO, CAPPUCCINO, LATTE, MOCCHA, FLAT WHITE, BREAKFAST TEA, SPECIALTY TEA, HOT CHOCOLATE, and ALTERNATIVE MILK @ 0.30. The cafe has a clean, minimalist aesthetic with white walls and modern lighting.

Thank you

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