

Eastgate Shopping Centre

IMPACT

REPORT
2022

Eastgate

A little about the Shopping Centre

Getting arty

Celebrating Highland talent with our community gallery

Destination net zero

Our progress so far

This Impact Report (“the Report”) reflects Eastgate Shopping Centre's commitment to transparency on ESG matters. The data within the Report runs from 1st January 2021 to 31st December 2021 unless otherwise noted. No significant changes occurred in Eastgate Shopping Centre's organisation or chain of suppliers during 2021. No serious ESG (Environmental, Social and Governance) incidents have been reported during 2021. Feedback can be directed to: operations@eastgate-centre.co.uk

Table of Contents

Page 3

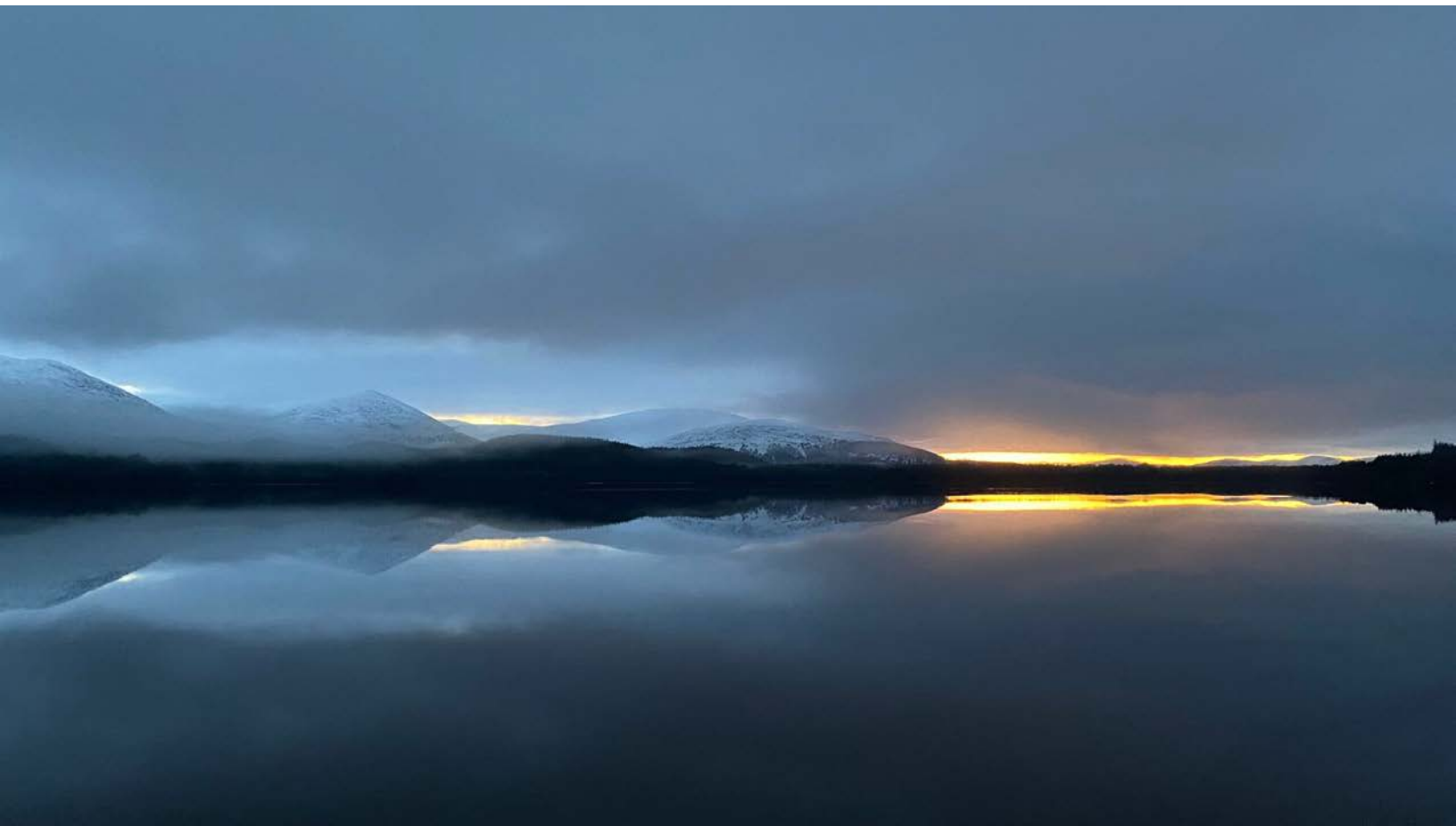
About Eastgate Shopping Centre Inverness

Page 5

Measuring our environmental performance

Page 4

Working with the local community



About Eastgate

- Originally opened in 1983 Eastgate provided approximately 210,000 square feet of mall space with 31 shop units. A further extension on an area originally occupied by the railway used as a livestock market, railways goods yard and locomotive shed, an additional 200,000 square feet of retail space with 40 new units opened in 2003.
- We benefit from a large and loyal catchment area with a population of circa 153,000 people, within a wider catchment of area 304,000 people.
- Excellent road access links with the A9 & A82 being the main access roads to Inverness from both the North and South.
- Conveniently located next to Inverness Train Station with regular services to Glasgow, Edinburgh, Aberdeen, Wick and Kyle of Lochalsh.
- A range of retail offerings from national chains to independent traders within Inverness City Centre boasting a footfall of over 8 million people per year.
- ISO 14001:2015 accredited.

Community Impact

Some highlights...

HIGHLAND HOSPICE



- Sunflower cascade project, knitted & crocheted by the Highland community prior to wear yellow day 2021
- Displayed in Eastgate to raise funds for Highland Hospice

HOLIDAY CLUB



- Free summer kids club focusing on being more environmentally friendly whether at home, school, by the river or in the Highland woods
- Themed workshops and centre trails
- 312 attendees

COMMUNITY GALLERY



- Gallery allowing display of community art, photography & poetry with monthly themes.
- Poetry in Public Places project by WIMH displaying 25 locally written pieces
- Has also exhibited lockdown photography & UHI Inverness student photography

ALLOTMENT TRAIL



- Allotment trail to conclude summer long programme for kids
- 45 children accompanied by parents sought out hidden clues throughout the centre.

ESG Performance Measures

Organisational Boundary

This report includes all operational areas covered by Eastgate Shopping Centre, Inverness.

Coverage

Eastgate Shopping Centre works actively to access relevant data. Having access to data is important to Eastgate Shopping Centre, as the information creates conditions for efficient and sound technical management of the building. We commit to reporting on progress annually.

Normalisation

Eastgate Shopping Centre calculates energy and water intensity key ratios by dividing by the buildings' floor area and visitor numbers. This is the most widely accepted method in Europe to compare energy utilisation and resource consumption.

Reporting on landlord and tenant consumption

At Eastgate Shopping Centre, we report on landlord controlled areas only. The tenant demises are out of our scope.

Reporting period

Reporting for each year accounted for in the ESG tables refers to the calendar year, i.e., January 1, 2021 to December 31, 2021.

Methodology

We move towards comprehensive reporting on all material ESG sustainability performance measures, using emissions factors for the appropriate year - here this is the UK Government's Conversion Factors for Company Reporting 2020 and 2021.

Disclaimer

This report has been prepared for Eastgate Shopping Centre for the agreed purpose by EVORA Global Limited. Reasonable professional care has been taken in the development of this report. Our analysis, conclusions and recommendations are based on information provided to us and EVORA cannot be held responsible for the accuracy of this information. We have clearly identified where estimates have been used to provide indications of performance. Estimates are not a guarantee of current or future performance. Further, EVORA cannot be held liable for any losses or damages incurred by a third party (other than the named client/s) relying on the contents of, or recommendations made in, this report. Such third parties should obtain independent advice in relation to the conclusions set out in this report.

Energy, Building Energy Intensity, GHG Emissions and GHG Intensity

Absolute energy for Eastgate Shopping Centre	2021	2020	2019	2018	2017	Year on year trend (2021 vs 2020)
Energy reported in MWh	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	
Landlord obtained electricity	1,047	1,016	1,354	1,449	1,459	3%
% of electricity data estimated	0%	0%	0%	0%	0%	
Landlord obtained fuels (natural gas)	394	371	588	633	519	6%
% of fuels data estimated	0%	0%	0%	0%	0%	
Total landlord energy consumption from all sources	1,440	1,387	1,942	2,082	1,978	4%
Building energy intensity for Eastgate Shopping Centre (kWh/sqm/year - GIA)						
Building energy intensity for all landlord-obtained energy	33.4	32.1	45.0	48.2	45.8	4%
Absolute GHG emissions for Eastgate Shopping Centre	2021	2020	2019	2018	2017	Year on year trend (2021 vs 2020)
GHG reported in tCO ₂ e	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	
Direct GHG Emissions (GHG Protocol Scope 1)	72	68	108	117	96	6%
Direct GHG Emissions (GHG Protocol Scope 1) after green procurement	72	68	108	117	96	6%
Indirect GHG emission (GHG Protocol Scope 2 Location-based) in tonnes	222	237	347	410	513	-6%
Indirect GHG emission (GHG Protocol Scope 2 Market-based) in tonnes after green procurement	0	0	0	0	0	0%
GHG Scope 1 & 2 (Location based; before green procurement) in tonnes	294	305	455	527	609	-4%
GHG Scope 1 & 2 (Market based; after green procurement) in tonnes	72	68	108	117	96	6%
Building GHG Intensity (Kg CO ₂ e/sqm/year - GIA)						
Building GHG Intensity (GHG Protocol Scopes 1 & 2)	1.7	1.6	2.5	2.7	2.2	6%

Data Coverage Notes

The floor area covers all landlord demise at Eastgate Shopping Centre. No data has required estimating.

We have taken the floor area to be 43,169 sq m - it should be noted this covers all 'back of house' areas including substantial plant rooms and service corridors.

In compiling this - we have taken two assumptions - that electricity has been procured under a green tariff arrangement since 2017 and that gas is not procured 'green'.

Narrative on Performance

Overall energy consumption in 2021 has dropped substantially since monitoring began - 11% since 2011.

The outbreak of the COVID-19 pandemic impacted 2020 consumption abnormally. The 2021 (and likely 2022 also) consumption - seen as increases against 2020 - is the result of the pandemic lockdown measures easing and the shopping centre gradually returning to normal.

Water consumption and water intensity

Absolute water for Eastgate Shopping Centre	2021	2020	2019	2018	2017	Year on year trend (2021 vs 2020)
Water reported in litres	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	Absolute Consumption	
Eastgate obtained water	3,026	2,719	5,194	5,489	5,985	11%
% of water data estimated	0%	0%	0%	0%	0%	
Building water intensity (litres/visitor/year)						
Water intensity for all landlord-obtained water supplying shopping centre	0.81	0.72	0.68	0.69	0.77	12%

Data Coverage Notes

No data has required estimating for this measure.

Narrative on Performance

Water consumption overall has decreased significantly, but when applied against visitor numbers an annual increase has occurred.

However, REEB water benchmarks (2020) still place this figure between typical (0.55) and good practice (0.93).

Type of green building certifications

Type and number of green certifications			
Type of Certification	Name of certification	Percentage of portfolio certified (by floor area)	Percentage of portfolio certified (by floor area)
Mandatory Certifications	EU Energy Performance Certificate	100%	100%
Voluntary Certifications	BREEAM (or equivalent)	0%	0%

EU Energy Performance Certificate	Proportion of 2021 Portfolio
EPC rated A	22%
EPC rated B	24%
EPC rated C	19%
EPC rated D	34%

Data Coverage Notes

Energy Performance certificates are a legal requirement in Scotland. The EPC coverage includes tenant demises.

Narrative on Performance

Green building certification - such as CycleScore, BREEAM - is not currently an objective at Eastgate, but is reconsidered on an annual basis.

The building is always covered by an EPC. Cognisant of future potential MEES legislation, we report on our EPC rating coverage transparently.



www.eastgateshopping.co.uk