

# ESTAMA

Where **trust** matters.

## Environmental, Social, and Governance at Estama

Environmental, Social, and Governance at Estama At Estama, we recognise that as Asset and Property Managers we hold a direct responsibility not only to our clients, but also to the communities surrounding our assets and the wider environment. We understand that buildings are more than physical structures, they are workplaces, destinations, community hubs and long-term investments that should operate in a responsible, sustainable and socially positive way.

We believe that the assets under our management should sit at the heart of their local communities, operating in an environmentally and socially responsible manner while delivering long-term value and resilience for our clients. Our approach is focused on creating places that occupiers, visitors and stakeholders genuinely want to engage with, locations that feel well managed, sustainable, inclusive and positively connected to their surroundings.

## A Practical, Measurable Approach to ESG

At Estama, we do not believe in greenwashing. We focus on delivering real, measurable ESG improvements that are embedded into day-to-day asset and property management rather than treated as a standalone initiative. Our ESG philosophy is grounded in:

- Data-led decision making
- Transparent reporting and accountability
- Practical, deliverable sustainability actions
- Alignment with client investment strategies
- Long-term asset resilience and value protection

To support this, we have developed our own proprietary ESG matrix, scorecard and delivery system. This framework enables us to benchmark assets, identify risks and opportunities, and implement targeted improvement plans. It has already delivered tangible environmental and operational improvements across our managed estate,

including reduced energy consumption, improved EPC ratings, enhanced occupier engagement and stronger compliance with evolving legislation.

## Embedding ESG Into Asset and Property Management

Rather than applying ESG as an overlay, we integrate environmental, social and governance considerations into every aspect of our management approach. From procurement and facilities management to tenant engagement and capital planning, ESG principles inform our day-to-day decision making. This integrated approach ensures:

- Reduced environmental impact across the lifecycle of assets
- Improved occupier wellbeing and satisfaction
- Stronger regulatory compliance and risk mitigation
- Enhanced long-term asset performance
- Alignment with investor and public sector ESG objectives

## How Estama Can Support Your ESG Objectives

We offer a comprehensive suite of ESG services tailored to mixed-use portfolios including offices, retail and industrial assets. Our services are scalable and can be delivered at asset level, portfolio level or as part of a wider asset management strategy.

### **ESG Audits**

We undertake detailed ESG audits to establish a clear baseline of environmental performance, compliance status and social impact across your portfolio. These audits assess energy performance, building fabric, operational practices, compliance risks and stakeholder engagement, providing actionable recommendations and prioritised improvement plans.

### **ESG Asset Strategy & Reporting**

We develop bespoke ESG strategies aligned with your investment, operational and corporate objectives. Our reporting frameworks provide clear, transparent and measurable performance tracking, suitable for internal governance, stakeholders and public sector reporting requirements.

## **MEES Management**

With Minimum Energy Efficiency Standards (MEES) becoming increasingly critical, we provide proactive MEES management including:

- Risk assessments across portfolios
- Improvement roadmaps
- Budget planning and implementation support
- Ongoing compliance monitoring

This ensures assets remain lettable, compliant and future-proofed against regulatory change.

## **ESG Due Diligence**

We support acquisitions, disposals and asset repositioning through comprehensive ESG due diligence, identifying environmental risks, compliance gaps, capital expenditure requirements and opportunities for value enhancement through sustainable asset management.

## **Net Zero Action Plans**

We work collaboratively with clients to develop realistic and deliverable Net Zero and sustainability roadmaps. These plans are tailored to each asset and portfolio, balancing environmental ambition with commercial viability and operational practicality. Our approach includes:

- Carbon reduction strategies
- Energy efficiency upgrades
- Renewable energy opportunities
- Long-term decarbonisation planning

## **Social Impact & Community Engagement**

We strongly believe that successful assets contribute positively to their local communities. Our social value initiatives include:

- Community engagement strategies
- Support for local businesses and occupiers
- Inclusive and accessible place-making
- Occupier wellbeing initiatives
- Social impact measurement and reporting

This is particularly important for public sector and mixed-use assets where community integration is a key objective.

## **Utilities Optimisation & Reporting**

Our dedicated utilities team provides detailed utilities analysis and optimisation strategies to reduce consumption, improve efficiency and enhance sustainability reporting. This includes:

- Energy and water monitoring
- Cost and consumption benchmarking
- Procurement optimisation
- Carbon reporting support

### **ESG That Adds Real Value**

Our ESG management approach is not about box-ticking. It is about delivering meaningful, long-term improvements that enhance asset performance, occupier experience and environmental responsibility. By embedding ESG into core property and asset management, Estama helps clients:

- Future-proof their portfolios
- Enhance asset attractiveness and lettability
- Reduce operational costs
- Meet regulatory and investor expectations
- Strengthen community and stakeholder relationships

Ultimately, we aim to create sustainable, resilient and community-focused places that generate positive environmental and social impact while protecting and enhancing long-term asset value.