

**CARBON  
REDUCTION  
PLAN.**

**CAPITAL&CENTRIC**

# **CARBON REDUCTION PLAN**

## **1. COMMITMENT TO ACHIEVING NET ZERO.**

Capital&Centric is committed to achieving net zero emissions by 2050.

## **2. BASELINE EMISSIONS FOOTPRINT.**

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

### **Baseline year: 2025**

This Carbon Reduction Plan establishes Capital&Centric Limited's first organisational greenhouse gas emissions baseline for the 2025 reporting year. The emissions inventory has been prepared using the operational control approach as defined by the Greenhouse Gas Protocol Corporate Standard. All emissions reported are Location-Based and emission factors are sourced from the UK Government GHG Conversion Factors for Company Reporting (2026). The baseline has been developed using the principle of materiality and the best available information at the time of reporting.

As this is the first reporting year, certain activity data is unavailable and requires estimation. Data quality is expected to improve in future reporting periods as formal carbon reporting processes become embedded within the organisation. As such, the following proxies and assumptions are required to establish a representative baseline position at this stage.

Scope 1 emissions are reported as zero. Capital&Centric Limited do not operate company-owned vehicles, consume natural gas within its operational boundary, or maintain equipment giving rise to refrigerant emissions.

Scope 2 emissions comprise purchased electricity consumption within the operational boundary. Complete electricity consumption data is currently unavailable for the baseline year. In the absence of complete baseline-year utility records, available consumption data was used as a proxy for the reporting period. Consumption is therefore estimated using available electricity invoices for the ground floor occupancy during October 2025 together with common areas electricity data from Q1 2026. Common areas consumption is apportioned on a floor-area basis, assuming equal distribution across five floors.

Annual consumption is extrapolated from the available data to provide a reasonable estimate of baseline electricity usage. Capital&Centric Limited intend to improve data availability and reporting accuracy in future reporting periods through enhanced utility data collection processes, particularly when setting interim targets.

## 2. BASELINE EMISSIONS FOOTPRINT (CONTINUED).

Scope 3 emissions are calculated using the best available information for the reporting period. All 15 Scope 3 categories defined by the Greenhouse Gas Protocol have been reviewed and reporting is only on those considered applicable to operations. Categories not included within the baseline inventory are assessed as either not applicable, immaterial, or unsupported by sufficient historic or current data to enable robust quantification. These categories will be reviewed annually as data collection processes mature.

Waste emissions are calculated using waste management contractor data (Fresh Start Waste Services). Waste quantities are reported in tonnes and categorised into General Waste and Dry Mixed Packaging. General Waste is assumed to be treated through Energy from Waste (combustion) in line with the waste contractor's stated zero-landfill approach. Dry Mixed Packaging is assumed to be processed through recycling facilities.

Business travel emissions are estimated using average monthly travel activity derived from 2026 records and extrapolated to establish a representative baseline.

Employee commuting emissions are estimated using average weekly commuting patterns obtained through an employee survey conducted in June 2026 and applied across the reporting period, due to limited historic data. Homeworking emissions have not been included within the baseline inventory but may be reviewed as part of future reporting cycles.

Due to the nature of Capital&Centric Limited's activities, no material emissions have been identified relating to upstream transportation and distribution or downstream transportation and distribution. These categories will continue to be reviewed annually to ensure that any future changes in operational activities are appropriately captured.

The baseline emissions inventory represents the best available estimate of organisational emissions for the reporting year. Capital&Centric Limited recognise the importance of improving data quality and completeness and will continue to strengthen data collection, monitoring and reporting processes to support future carbon reduction planning and target setting.

### BASELINE YEAR EMISSIONS.

EMISSIONS	INCLUDED SOURCES	TOTAL (TCO2E)
SCOPE 1	Company vehicles, natural gas consumption, refrigerant emissions	0
SCOPE 2	Purchased electricity (Location-Based)	2.85
SCOPE 3 (INCLUDED SOURCES)	Upstream transportation and distribution	0
	Waste generated in operations	0.025
	Business travel	6.38
	Employee commuting	5.06
	Downstream transportation and distribution	0
<b>Total Emissions</b>		<b>14.31</b>

### 3. CURRENT EMISSIONS REPORTING.

The current emissions reporting can be seen below. This section will be expanded for the 2027 report.

Reporting year: N/A

EMISSIONS	INCLUDED SOURCES	TOTAL (TCO2E)
SCOPE 1	N/A	N/A
SCOPE 2	N/A	N/A
SCOPE 3	N/A	N/A
Total Emissions		N/A

### 4. EMISSIONS REDUCTION TARGETS.

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

We project that carbon emissions will decrease over the next five years to 12.2 tCO<sub>2</sub>e by 2030. This is a reduction of 15%.

### 5. CARBON REDUCTION PROJECTS.

#### Completed carbon reduction initiatives

This section will be completed in 2027 when we have our first year of reduction initiatives to measure.

#### Future carbon reduction initiatives

In the future we hope to implement further measures such as:

- Procurement of 100% renewable electricity where feasible
- Measures to encourage sustainable commuting and reduce single-occupancy vehicle travel
- Improved monitoring and management of business travel
- Enhanced waste reduction and recycling practices
- Expansion of Scope 3 data collection and reporting processes
- The development of formal carbon reduction targets informed by the baseline emissions assessment

## 6. DECLARATION AND SIGN OFF.

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

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol Corporate Standard, and uses the appropriate government emission conversion factors for greenhouse gas company reporting.

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements (where required), and the required subset of Scope 3 emissions have been reported in accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standard.

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

Signed on behalf of the supplier:

**JMoffat**

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Authorised Signatory | Director or Equivalent Senior Leadership

Date: 01/07/2026

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[1] GHG Protocol Corporate Standard: <https://ghgprotocol.org/corporate-standard>

[2] UK Government GHG Conversion Factors for Company Reporting: [www.gov.uk/government/collections/government-conversion-factors-for-company-reporting](http://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting)

[3] Corporate Value Chain (Scope 3) Standard: <https://ghgprotocol.org/standards/scope-3-standard>