URBAN LOGISTICS
REIT PLC

DRIVING SUSTAINABILITY

Urban Logistics REIT plc

SUSTAINABILITY REPORT 2023

SUSTAINABILITY REPORT

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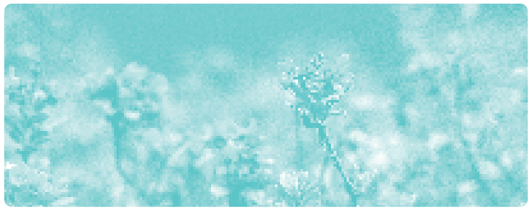


Overview

We believe that in order for the UK as a whole to achieve decarbonisation targets contained in the UK's Climate Change Act, major landlords like ourselves have a significant role to play. This role is imposed by the "push" of existing and proposed legislation, as well as the "pull" of our desire to consider the environment and social impacts across our business, strategy and operations.

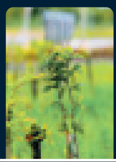
This "push" and "pull" are important motivators. However, with our focus on delivering a total property return to shareholders, we also see the international ESG agenda as an opportunity to deliver enhanced returns to shareholders. We are expert asset managers, with significant experience in the management team of improving leases and the fabric of buildings. This ability to improve the efficiency of our assets ensures the portfolio is aligned with MEES legislation, as well as to make them attractive to new tenants who take ESG considerations as seriously as we do. It also allows us to acquire assets from owners who don't have this expertise at attractive prices.

The REIT foundation, a core tenant of our strategy, has been acquiring assets which had opportunities for us to add value through asset management. The increasingly growing demand from the market for industrial and logistics assets with ESG considerations gives us a new set of improvements which we can deliver value on. It also ties in with our core beliefs – that in combating climate change it is more useful to improve the existing stock of building in this country than to simply sell them and own buildings which are already top performers.

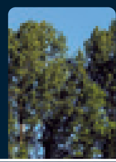
Last year we were pleased to publish our first standalone Sustainability Report and our first sustainability targets. We also reported in line with EPRA's sBPRs for the first time. This year we are building on that by delivering on our commitments made last year to provide an update on our performance against sustainability targets as well as a full report aligned to the guidance set out in the Taskforce for Climate-related Financial Disclosures ("TCFD"), a summary of which is presented in this report.

Sustainability timeline

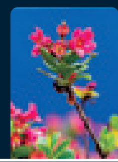
CREATION OF ESG COMMITTEE
AUGUST 2021



FIRST ESG TARGETS
JUNE 2022



FIRST TCFD REPORT
JUNE 2023



SUSTAINABILITY REPORT CONTINUED

EPC improvement

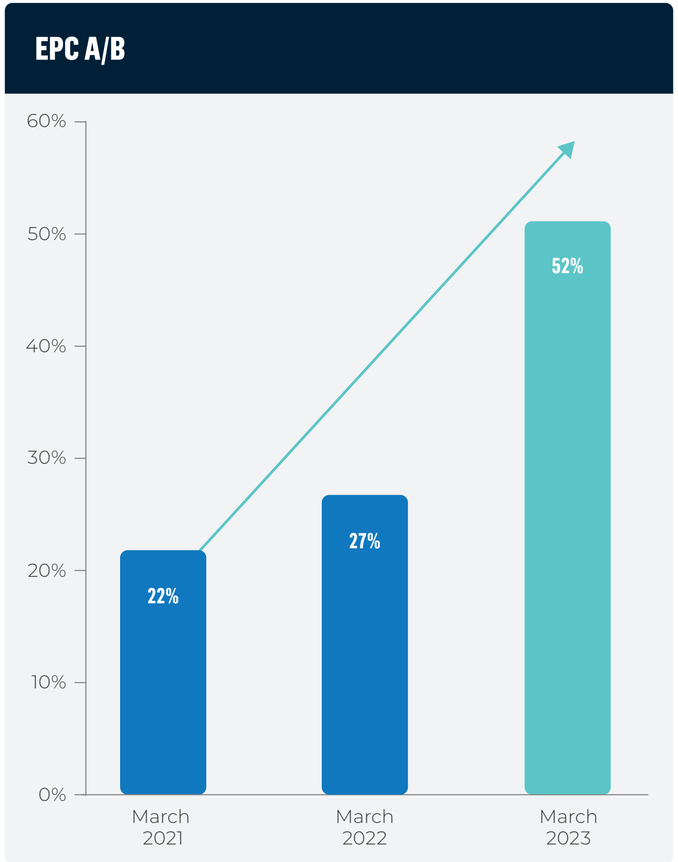
We have focused on improving EPC ratings in the portfolio and can show consistent growth in the percentage of the portfolio by floor area with an EPC of A or B. This year we have improved 37 EPC ratings, meaning 52% of the portfolio has an EPC rating of A/B.

Our strategy enables us to:

- reduce carbon emissions through more energy efficient buildings;
- attract high-quality tenants who want to occupy buildings with better energy performance; and
- align with proposed MEES regulations where a building will need to be at an EPC of B or above by 2030 for a new lease to be granted.

During the year, we analysed the portfolio asset by asset, and have built up an estimate of the capital expenditure required to bring all buildings up to an EPC of B or above. This cost will be met over the next eight years through:

- tenant contributions – our tenants invest in the buildings on an ongoing basis;
- replacement of end-of-life CAPEX – as heating systems, roofs and lighting come to the end of their natural life; and
- landlord funded contributions – we will invest the Company's money into building to improve environmental performance, and see a return on that investment through the higher rents those buildings can command.



SUSTAINABILITY REPORT CONTINUED

External rating agencies:

	Position in March 2022	Position in March 2023
MSCI	MSCI ESG RATINGS CCC	MSCI ESG RATINGS A
GRESB standing assets	GRESB rating ★☆☆☆☆	GRESB rating ★★☆☆☆
GRESB development assets	GRESB rating ★☆☆☆☆	GRESB rating ★★★☆☆
EPRA sBPR	No award	EPRA sBPR SILVER; EPRA sBPR

Charity work

COMMUNITY ENGAGEMENT: PABLO'S HORSE SANCTUARY

We have a large property at the East Midlands Distribution Hub, near Melton Mowbray, which we acquired in 2022. We have agreed with local charity Pablo's Horse Sanctuary that they can use some excess land on the site for their work rehabilitating and caring for horses with no other home.

Carol Fielding, founder of the charity said: "We're so grateful to Urban Logistics for helping us to save these beautiful animals. As a local charity this kind of support is incredibly important to us."

COMMUNITY ENGAGEMENT: CORSTORPHINE COUGARS

We own a number of properties near Edinburgh, and as part of our community engagement there, we were pleased to sponsor the Corstorphine Cougars rugby club, a local club who work with men, women, children and seniors to get active and get involved in sport.

Steve Wright, VP Commercial at Corstorphine RFC said: "It is brilliant that a company the size of Urban Logistics is keen to help our club continue to grow."

SUSTAINABILITY IN ACTION
WELLINGBOROUGH

The asset was acquired in July 2021 for an acquisition price of £3.6 million, with a tenant in place and a lease due to expire in January 2022. The asset management plan on acquisition was to improve both the fabric of the building and the quality of the tenant covenant.

In January 2022 the tenant vacated, and within one month the unit was under offer to Print Data Solutions for a ten-year lease, at a 50% increase to the previous passing rent.

In between tenancies a refurbishment was completed which was partially funded by dilapidations from the previous tenant. This refurbishment involved upgraded LED lighting, new heating and cooling in the office and removal of all gas heating in the warehouse.

This resulted in the EPC of the building moving from a D to an A, and significantly reduced running costs of the asset, both of which were instrumental in getting the new tenant in, generating both the rental increase and asset value increase.

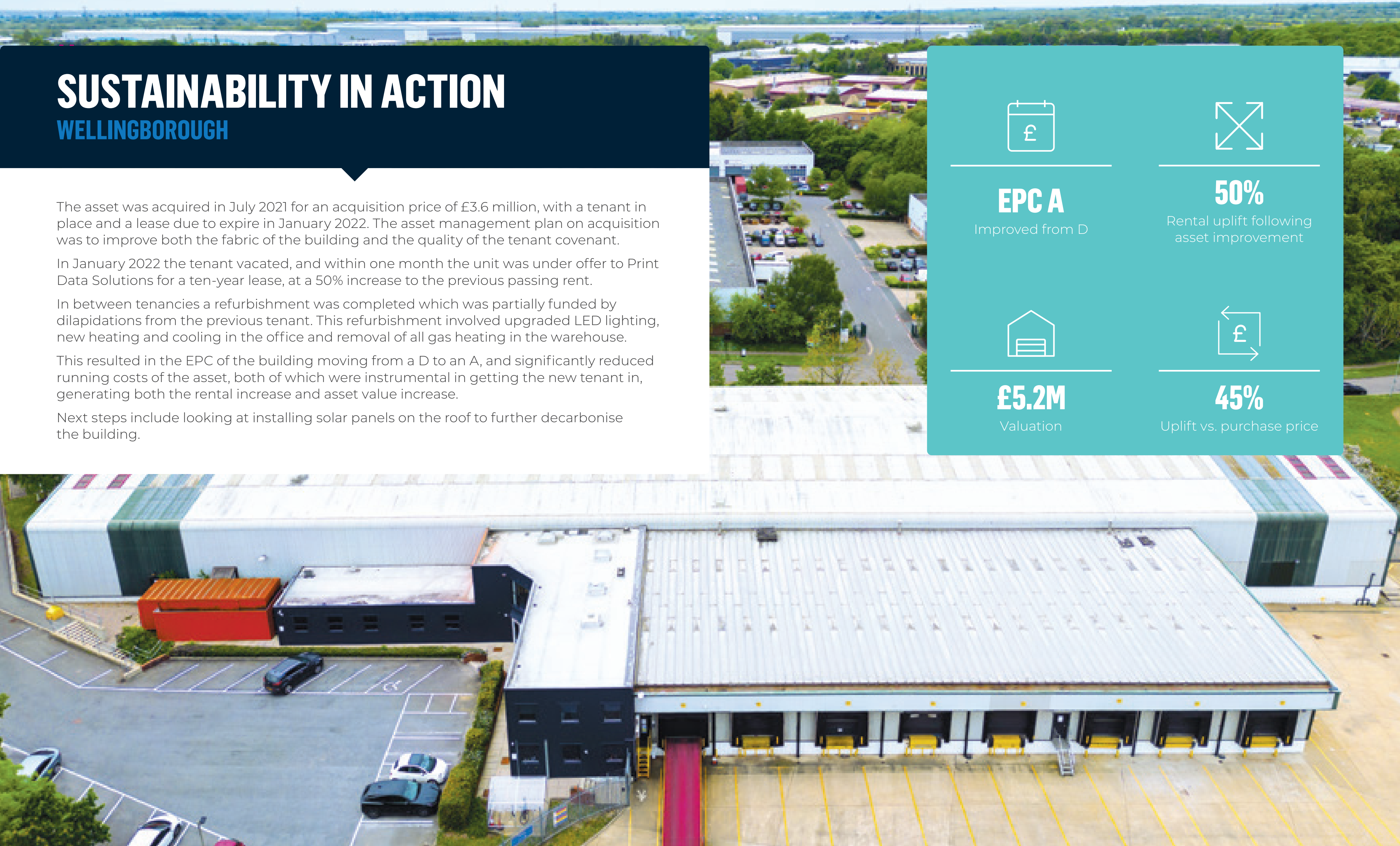
Next steps include looking at installing solar panels on the roof to further decarbonise the building.

EPC A
Improved from D

50%
Rental uplift following asset improvement

£5.2M
Valuation

45%
Uplift vs. purchase price



SUSTAINABILITY REPORT CONTINUED

OUR ESG TARGETS – PERFORMANCE AND STRATEGY

Last year we introduced six ESG targets to measure ourselves against, below is an update of our position against those targets.

REDUCE THE ENVIRONMENTAL IMPACT OF OUR BUILDINGS

What are we aiming to do?

Improve all buildings to an EPC of B or above by 2028.

How did we do this year?

We have improved 37 EPCs this year, meaning the portfolio now stands at 52% B or above.

In addition, we have calculated the total cost required to be spent to improve all assets to a B or above, a cost we expect to be met over eight years through tenant funded improvements, end of life CAPEX upgrades and landlord funded improvements.

What are we aiming to do in the coming years?

We will continue our programme of EPC improvements, focusing on the very small percentage of buildings with an EPC of D.

ACHIEVE NET ZERO IN TERMS OF SCOPE 1 AND SCOPE 2 BY 2024

What are we aiming to do?

Reduce usage of energy in our operations and vacant buildings, and reduce these emissions to net zero.

How did we do this year?

All new energy contracts entered into in the year have been zero carbon, and all new leases have had green clauses.

Our Scope 1 and 2 emissions are largely driven by our vacant properties, and the speed with which we can exit contracts and move to zero carbon tariffs.

What are we aiming to do in the coming years?

We still have legacy contracts to switch to zero carbon, however we are aware that given the nature of our operations, there will always be unavoidable emissions.

Therefore, from next year we will be exploring carbon offsetting. We are aligned with the Oxford Principles for Net Zero Aligned Carbon offsetting, and only acquire offsets which meet the VSC or gold standard.

Over the longer term we have ambitions to generate our own offsets through our own projects, to maintain control, costs and quality.

ENGAGE WITH OUR TENANTS ON DECARBONISING OPERATIONS IN OUR BUILDINGS

What are we aiming to do?

Develop a systematic programme to engage with tenants to decarbonise.

How did we do this year?

This year for the first time, in addition to our normal programme of tenant engagement, we initiated a tenant survey.

Results were encouraging, with 90% of respondents wanting to collaborate further on improving the ESG performance of buildings, and this is forming the basis of ongoing conversations.

A significant percentage of the portfolio is covered by a net zero target, and all new leases have green clauses, which promote closer engagement on environmental goals.

What are we aiming to do in the coming years?

We have a long-term goal of building up a Scope 3 net zero plan, as we continue to work with tenants to understand their own decarbonisation plans.

SUSTAINABILITY REPORT CONTINUED

OUR ESG TARGETS – PERFORMANCE AND STRATEGY CONTINUED

INCREASE ON-SITE RENEWABLE ENERGY

What are we aiming to do?

Our target is for more than 10% of buildings (weighted by floor area) in the portfolio to have PV cells installed by 2024.

How did we do this year?

This year we moved from 2% of buildings having PV cells installed to 4%.

What are we aiming to do in the coming years?

In addition to the 4% with PV cells installed, we are also in conversations with tenants representing an additional 8% of the portfolio, which would move the total installed capacity to 12%, if all chose to install PV cells. We will also start to focus on the installed capacity of the renewable energy, and report against this in the coming year.

MAKE MORE SPACE FOR NATURE ON OUR SITES

What are we aiming to do?

Develop a plan for further enhancing the biodiversity of the sites we operate. This is not only good for nature, but we know that it will promote wellbeing for the tenants who occupy our estates.

How did we do this year?

We have performed a survey of our sites, and have identified 67 acres of land which could be suitable for tree planting or other biodiversity schemes.

An initial site is in the process of being converted into a wildflower meadow, at the tenant's expense.

We have also engaged with a number of experts able to advise on the incoming Bio-Diversity Net Gain ("BNG") regulations, and how we are able to leverage BNG credits for further performance.

What are we aiming to do in the coming years?

We aim to launch biodiverse sites on land already owned by us, or closely adjacent to our land.

New biodiverse spaces not only benefit nature, but also local communities, and we aim to engage with local communities as we launch further sites.

PROMOTE TRANSPARENCY ON ESG DISCLOSURES

What are we aiming to do?

Achieve a GRESB score above 55, and a gold rating on EPRA sBPRs, as well as produce a TCFD-aligned report by 2023.

How did we do this year?

We have achieved a GRESB score of 69, well in excess of our target. This year we have also produced our reporting in line with the TCFD recommendations.

Our EPRA sBPR result was a silver, albeit we did win a "most improved" award.

In addition to these goals, we also improved our MSCI ESG rating from CCC to A.

What are we aiming to do in the coming years?

We aim to achieve a gold in our EPRA sBPR reporting.

SUSTAINABILITY REPORT CONTINUED

Greenhouse gas reporting

We report greenhouse gases ("GHG") as Scope 1 and 2, which are acquired by us, and which we have control over. We have a net zero target regarding these emissions, which we are aiming to hit in 2024, by reducing emissions as well as the use of high-quality offsets.

Scope 3 GHG is emitted by our tenants through the operation of our buildings, and we work closely with our tenants to help them decarbonise their operations.

SECR reporting: tonnes of CO_2e for footprint

Performance Measure	Unit	Source	2023	2022
Total energy consumption	kWh	Landlord-obtained electricity	**1,610,886**	674,233
		Landlord-obtained natural gas	**94,367**	63,826
		Fuel used in the Manager's vehicles	**Unavailable**	Unavailable
		Head office of the Manager	**8,301**	19,893
Total			**1,713,554**	757,950
Energy Intensity	kWh/m²/year	Landlord Energy Intensity	**17.8**	9.3
Total greenhouse gas emissions	tCO_2e	Landlord-obtained electricity	**312**	143
		Landlord-obtained natural gas	**18**	12
		Fuel used in the Manager's vehicles	**Unavailable**	Unavailable
		Head office of the Manager	**2**	4
Total			**331**	159
Greenhouse gas emissions intensity	tCO_2e/m^2/year	Scope 1 & 2 Intensity	**3.43**	3.42

Where additional prior year data has become available post publication this has been incorporated into prior year figures. The very significant increase in Landlord-obtained electricity is caused by a larger portfolio and vacant property rate, as well as increased consumption through regular landlord supplies at a number of properties. However, the intensity analysis shows a falling energy usage per sq meter. The energy intensity is low as would be expected considering the majority of the supply is to vacant buildings.

Electricity emissions are reported using the location-based methodology. In addition to the EPC improvement works described elsewhere, we transitioned the electricity (and sole energy supply) of the head office of the Manager to renewable energy. We are rolling this out across all electricity supplies where we have operational control.

SUSTAINABILITY REPORT CONTINUED

Greenhouse gas reporting continued

SECR reporting: tonnes of CO_2e for footprint continued

Climate change and the associated risks and opportunities are integral to our investment and development strategies. A recent example of this is our new development at Rochdale, Kingsway, which was completed in September 2022 and constructed to the highest environmental standards to attract premium occupiers and surpasses impending regulatory changes. Active asset management is adopted across our portfolio to efficiently identify risks and opportunities. See the risk management section of this report for more details.

Scope 3: emissions from tenant emissions

We are aware that tenant operational energy consumption in our portfolio will make up the vast majority of our total footprint. Therefore, for the first time we have calculated our total emissions for this scope 3 category.

At the time of reporting, we have collected tenant energy data from 88 of our 130 assets and we have estimated greenhouse gas emissions for all tenant areas where we have not collected data using the PCAF[1] European building emission factor database methodology and the PCAF Data Quality Score, including for the total weighted by emissions mass, is included in the table below.

Performance Measure	Unit	Source	**2023-23**	PCAF Data Quality Score
Total GHG emissions	tCO_2e	GHG Emissions from collected data	**11,218**	2
		Estimated emission for remainder of portfolio	**7,450**	4
		Total Emissions for Downstream Leased Assets	**18,668**	2.80

Though these emissions are controlled by our tenants, we engage closely with tenants to help them decarbonise their operations.

1. Partnership for Carbon Accounting Financials.

SUPPLEMENTARY INFORMATION

EPRA Aligned Supplementary Sustainability Information and Index of Indicators

We have chosen to report our material environmental, social and governance data in alignment with EPRA Sustainability Best Practices Recommendations ("sBPR"). We describe our assessment of materiality in the "Our Material Impacts" section below. This will enable a comparison against our peers and help set clear benchmarks for the Company moving forwards.

Our reporting response has been split into three sections:

- overarching recommendations;
- environmental performance measures; and
- social and governance performance measures.

Material Impacts

Our targets and objectives have been established based on the following sustainability themes which we consider to be the most pressing to Urban Logistics, the key themes when considering risks to property value, and the needs of our tenants and other stakeholders: energy performance;

- climate change mitigation;
- climate adaptation;
- on-site energy generation; and
- promoting nature on our sites.

EPRA overarching recommendations

Organisational boundaries

Our EPRA reporting covers the properties owned by the Group, which at 31 March 2023 included a portfolio of 130 mid-box logistics warehouse assets. An operational control approach has been adopted for greenhouse gas footprinting as it reflects the REITs ability to effect change and implement operating policies.

Urban Logistics REIT has no direct employees and at 31 March 2023 was externally managed by the investment management team from PCP2 Ltd. The PCP2 Ltd investment management team received instructions from the Board of the REIT to establish and implement policies including for ESG issues, and as such, has been included for this reporting within the operational control approach.

In 2021/22, Urban Logistics reported absolute performance for GHG emissions. 2021/22 is the base year for reporting on GHG emissions and is used for like-for-like data comparison.

Coverage

We state the data coverage by number of assets included in reporting for each absolute Performance Measure within table 1. We have reported 100% of data for all landlord-obtained metrics in the table on page 125. Landlord obtained and consumed supplies exist at three assets, and the remaining landlord-obtained data is from vacant properties of which there were 13 during the reporting year. All landlord data is produced from invoice records and collected by the asset manager for each asset.

Where assets are subject to tenant control, data is reported where tenants have responded to data sharing requests. These assets are included in the total number of applicable properties for each performance measure in the table on pages 125 to 127. We aim to achieve as high coverage as possible but since the assets are not in our operational control, we are reliant on tenant responses. The reliability of data from tenant-controlled assets is also subject to tenant data management practices.

Like-for-like performance measures are reported for properties for which we have collected consistent data for a period of two years, excluding properties sold, acquired or under development during 2021/22 and 2022/23.

The type and number of sustainably certified assets is reported with respect to all assets in our portfolio.

Estimation of landlord and tenant utility consumption

Landlord obtained data has been estimated at 0 units, representing 0% of the portfolio by floor area. No like-for-like landlord-obtained energy performance measures have been estimated.

All tenant-obtained data included in our reporting is as reported to us by tenants and therefore subject to the reliability of each tenants' data management practices estimates have been produced using known consumption as either between:

a) Between last invoice and tenant taking occupation; or

b) Last invoice and year end.

Tenant data has been estimated for the following proportion of tenant-controlled assets for the period ended March 2023:

- electricity 2%;
- fuels 4%; and
- water 5%.

Head office energy for 2022 was estimated using floor areas and the Better Building Partnership's Real Estate Environmental Benchmark (REEB) Typical Conditioned Office Benchmark 2020. For 2023, actual data was available for six months of the year and so this was used to estimate for the six months before the data was available.

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

EPRA Index

EPRA code	Indicator	Page Reference
Elec-Abs	Total electricity consumption	125
Elec-LfL	Like-for-like total electricity consumption	125
DH&C-Abs	Total district heating and cooling consumption	124
DH&C-LfL	Like-for-like total district heating and cooling consumption	124
Fuels-Abs	Total fuel consumption	125
Fuels-LfL	Like-for-like total fuel consumption	125
Energy-Int	Building energy intensity	125
GHG-Dir-Abs	Total direct greenhouse gas (“GHG”) emissions	126
GHG-Indir-Abs	Total indirect greenhouse gas (“GHG”) emissions	127
GHG-Int	Greenhouse gas (“GHG”) emissions intensity from building energy consumption	127
Water-Abs	Total water consumption	127
Water-LfL	Like-for-like total water consumption	127
Water-Int	Building water intensity	127
Waste-Abs	Total weight of waste by disposal route	125 and 126
Waste-LfL	Like-for-like total weight of waste by disposal route	125 and 126
Cert-Tot	Type and number of sustainably certified assets	128 and 129
Diversity-Emp	Employee gender diversity	130
Diversity-Pay	Gender pay ratio	130
Emp-Training	Employee training and development	130
Emp-Dev	Employee performance appraisals	130
Emp-Turnover	New hires and turnover	130
H&S-Emp	Employee health and safety	130
H&S-Asset	Asset health and safety assessments	130
H&S-Comp	Asset health and safety compliance	130
Comty-Eng	Community engagement, impact assessments and development programmes	130
Gov-Board	Composition of the highest governance body	130
Gov-Selec	Process for nominating and selecting the highest governance body	130
Gov-Col	Process for managing conflicts of interest	130

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Third-party assurance

All data is subject to external checking and review by our ESG consultants, CBRE's Investor ESG team. However, our sustainability data has not undergone third party assurance.

Boundaries – reporting on landlord and occupier consumption

Performance measures referred to as landlord-obtained are within the organisational boundary, relates to assets where we procure utilities for tenant areas and those properties that are vacant. There are no landlord-obtained supplies relating to common areas. Utility supplies were provided to tenant areas in three occupied assets within the portfolio covering 247,774 sq m (2%) of the total floor area of the REIT, all other landlord-obtained utilities were provided to vacant units.

All other properties are leased to single occupiers which obtain their water and waste supplies independent of the landlord. The Manager of Urban Logistics actively engages with tenants on ESG-matters, and we disclose tenant-obtained consumption from these FRI sites where tenants have replied to data sharing requests. We recognise that the reporting of tenant obtained performance measures is additional to EPRA's core requirements. We recognise that the reporting of tenant obtained performance measures is additional to EPRA's core requirements, but we disclose tenant obtained consumption in keeping with good practice as tenant-obtained emissions are the most significant to the environmental performance of the buildings in the portfolio. We will continue to work collaboratively with tenants on ESG issues, as this remains fundamental to improving environmental performance data coverage and to identifying key ESG-related challenges and opportunities to minimise our environmental impact in tenant-controlled assets .

In 2022/23, Urban Logistics has reported absolute performance for energy and water consumption for areas under the landlord's operational control. 2021/22 is the base year for reporting on energy and water consumption and is used for like-for-like data comparison.

Normalisation

We normalise all environmental intensity data by floor area, using the square metre (m^2) area for the whole building at unit level as this is considered most appropriate for the portfolio. As most landlord-controlled properties are vacant units, whole building floor area is used for normalisation. Water and Energy Intensities are normalised to data availability using consumption start and end dates where the consumption is not full year. this is to ensure the numerator and denominator are as aligned as possible.

Employee related Social Performance Measures are normalised using full-time equivalent numbers of employees.

Segmental analysis – by property type, geography

Urban Logistics operate in a single geographical and business segment. Our portfolio is located entirely in the United Kingdom, and the property classification used in our financial reporting defines our investment portfolio as small logistics warehouse assets. For this reason, additional analysis by geography and property type is not applicable.

Disclosure on own offices

Urban Logistics is an externally managed REIT – managed in the year by PCP2 Limited (the Investment Manager) – and therefore does not have a Head Office or direct employees. However, Urban Logistics has a high degree of influence over the Investment Manager's operations and so Urban Logistics REIT plc has instructed the Investment Manager to provide data on its Head Office and Employee Performance Measures for those employees who are engaged on working for the Investment Manager. "Head Office" in the data tables, refers to the Head Office of the Investment Manager.

Narrative on performance

We provide commentary on past performance and plans for managing future performance throughout this report. We explain additional factors affecting consumption trends where appropriate including in the "Commentary" sections in the Environmental and Social Performance Measure tables below.

Location of EPRA Sustainability Performance Measures

See EPRA Index on page 123.

Reporting period

The reporting period is from 1 April 2022 to 31 March 2023, and we refer to this as our 2023 reporting year. Like-for-like performance measures are reported for the two most recent years that we are able to collect consumption data (2023 and 2022).

Data materiality

We have excluded a number of metrics from our reporting, where a review has shown them to be wholly immaterial. The following have been excluded:

- district heating or cooling ("DH&C") absolute and DH&C-like-for-like: no DH&C is procured across our portfolio;
- H&S-Asset and H&S-Comp – due to the nature of our lease arrangements, all health and safety assessments are conducted by our tenants and Urban Logistics REIT does not have operational oversight; and
- Waste-LFL – no landlord waste supplies exist. All landlord generated waste is generated though development activities and is excluded from the scope of the EPRA sBPR. Tenant Waste LFL is reported where we have been able to collect waste data from the tenant.

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Environmental performance measures

EPRA code	Performance measure	Unit	Scope	Absolute 2023	Absolute 2022	like-for-like 2023	like-for-like 2022	% change like-for-like
Elec-Abs; Elec-LfL	Total electricity consumption	kWh	Landlord-obtained electricity	**1,610,886**	674,233	**496,077**	445,258	11.4%
			Tenant-obtained electricity	**36,823,659**	35,127,016			
			Proportion of tenant obtained electricity from renewable sources	**23%**	11%			
			Number of applicable properties	**88 of 130 assets**	77 of 113 assets		39 of 71 assets	
			Head Office	**8,301**	14,792	**N/A**	N/A	N/A
			Number of applicable properties	**1 of 1**	1 of 1			
Total				**38,442,846**	35,816,041	**496,077**	445,258	-7.6%
Fuels-Abs; Fuels-LfL	Total fuel consumption	kWh	Landlord-obtained fuels	**94,367**	63,826	**26,427**	23,145	14.2%
			Tenant-obtained fuels	**22,442,417**	14,630,536	**7,534,861**	10,353,614	-27.2%
			Number of applicable properties	**88 of 130 assets**	72 of 113 assets		39 of 71 assets	
			Head Office	**—**	5,356	**N/A**	N/A	N/A
			Number of applicable properties	**1 of 1**	1 of 1			
Total				**22,536,784**	14,699,718	**7,561,288**	10.376,759	-27.1%
Waste-Abs; Waste-LfL			Landlord waste hazardous	**0**	0	**N/A**	N/A	N/A
		tonnes	Landlord waste non-hazardous	**0**	0	**N/A**	N/A	N/A
			Non Hazardous Tenant Waste:					
			Landfill	**80 (0.1%)**	145 (2.3%)	**27 (0.9%)**	22 (0.8%)	23%
			Incineration	**225 (0.2%)**	52 (0.8%)	**28 (1.0%)**	22 (0.8%)	29%
			Waste to energy	**19,095 (16%)**	3,020 (49%)	**122 (4.2%)**	118 (4.2%)	3%
			Recycling	**91,925 (76%)**	2,814 (46%)	**2,674 (93%)**	2,537 (91%)	5%

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Environmental performance measures continued

				Absolute		like-for-like		
EPRA code	Performance measure	Unit	Scope	2023	2022	2023	2022	% change like-for-like
		tonnes	Disposed (unspecified)	**9,870 (8%)**	83 (1.3%)	**25 (0.9%)**	83 (3.0%)	-70%
			Total	**121,195**	6,114	**2,876**	2,782	3%
			Hazardous Tenant Waste:					
			Landfill	**26 (7%)**	4.8 (6%)	**25 (9%)**	5 (6%)	434%
			Incineration	**40 (11%)**	5.5 (7%)	**21 (85)**	6 (7%)	285%
			Waste to energy	**0 (0%)**	53.0 (68%)	**0 (0%)**	53 (68%)	-100%
			Recycling	**88 (23%)**	14.3 (18%)	**0 (0%)**	14 (18%)	-100%
		tonnes	Disposed (unspecified)	**226 (60%)**	0.8 (1%)	**223 (83%)**	1 (1%)	28,490%
			Total	**380**	78	**269**	79	245%
			Number of applicable properties	**50 of 130**	16 of 113		10 of 71 assets	
			Non Hazardous Head Office Waste :					
			Landfill	**0**				
			Incineration	**0**				
			Waste to energy	**0**	N/A	**N/A**	N/A	N/A
			Recycling	**575**				
			Disposed (unspecified)	**575**				
			Total	**1,150**				
			Hazardous Head Office Waste :	**N/A**	N/A	**N/A**	N/A	N/A
			Number of applicable properties	**1 of 1**	1 of 1			
Total				**122,725**	6,193	**3,145**	2,861	10%
Energy-Int	Energy Intensity	kWh/m²/year	Energy Intensity of landlord obtained energy	**17.8**	18.4			
			Energy Intensity of tenant obtained energy	**108**	101	**4.8**	4.2	
			Scope 1	**17.23**	12.67	**4.8**	4.2	13.8%
GHG-Dir-Abs	Total direct greenhouse gas emissions (Scope 1)	tCO_2e	Number of applicable properties	**8 of 8**	6 of 6		4 of 4	

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Environmental performance measures continued

EPRA code	Performance measure	Unit	Scope	Absolute 2023	Absolute 2022	like-for-like 2023	like-for-like 2022	% change like-for-like
GHG-Indir-Abs	Total indirect greenhouse gas emissions from landlord-obtained electricity (Scope 2)	tCO_2e	Scope 2	**324**	163	**96**	95	1.5%
			Number of applicable properties	**15 of 15**	13 of 13		1 of 1	
GHG-Indir-Abs	Total indirect greenhouse gas emissions from tenant-obtained energy (Scope 3)	tCO_2e	Scope 3	**11,218**	10,138			
			Number of applicable properties	**82 of 130 assets**	72 of 113			
GHG-Int	Greenhouse gas ("GHG") emissions Intensity from landlord-obtained energy	tCO_2e m^2/year	GHG Intensity of landlord obtained energy	**3.43**	3.42			
			GHG Intensity of tenant obtained energy	**20.4**	20.5			
Water-Abs; Water-LfL	Total water consumption	m^3	Landlord-obtained water	**4,796**	1,193	**504**	478	5.4%
		m^3	Tenant-obtained water	**693,198**	75,840			
			Number of applicable properties	**53 of 130**	36 of 113		1 of 71	
		m^3	Head office of the Manager	**N/A**	2,890			
Total		m^3	**Total**	**697,994**	79,923	**504**	478	-100%
Water-Int	Water intensity	m^3/m^2/year	Water Intensity of landlord obtained water	**0.19**	0.16			
			Water Intensity of tenant obtained water	**0.40**	0.39			

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Environmental performance measures continued

Data notes

- Previously published data for the year to 31 March 2022 has been updated, including associated intensity metrics, as additional data was obtained since the publishing of the previous report.
- No off-site renewable sources have been identified for landlord-obtained energy performance measures. Solar panels have been installed at 8 of our sites and reduce tenant-obtained electricity impacts.
- There is no Hazardous Head Office waste, and no landlord waste.
- Greenhouse gas emissions have been calculated using UK government conversion factors and the Corporate Greenhouse Gas Protocol location-based methodology.
- Scope 3 reporting is constrained to energy related emissions from downstream leased assets, no other scope 3 emissions sources are included in the table.
- All reported water consumption is from municipal water sources. No landlord or tenant abstraction from ground or surface water, or rain or grey water use takes place within the portfolio.
- The following waste disposal routes are not used within the portfolio: Reuse and Composting. Materials Recovery Facility (MRF) may be used as part of recycling processing.
- Water and Energy Intensities are normalised to data availability using consumption start and end dates where the consumption is not a full year. This is to ensure that the numerator and denominator are aligned as possible.
- In this disclosure estimation refers to filling invoice gaps, not to whether invoices are based on estimated or actual readings.

Commentary

The increase in absolute landlord-obtained fuels and water is predominantly due to expansion of the portfolio and there being a higher number of sites with vacancies, which account for most landlord-obtained energy.

Total landlord (Scope 1 & 2) GHG emissions have increased because of the increased number of sites with landlord electricity supply, this is caused by an increased vacancy rate.

No landlord-obtained waste supplies exist within the portfolio. The increase in absolute waste production results from increased data availability from tenants.

Head office waste data was previously unavailable. However in the reporting year the Investment Manager has changed the waste contract in order to have better visibility of this data.

The increase in tenant-obtained absolute electricity, fuels, water and waste consumption is predominantly caused by receiving data from a higher proportion of tenants as well as the expansion of the portfolio through acquisition. This is the same for Scope 3 GHG emissions, and will continue to increase as we aim for full coverage on tenant controlled areas and an understanding of our full Scope 3 emissions. There are new tenants within the portfolio that operate their main manufacturing facility for the whole country from one of our assets, and therefore produce very high quantities of waste on the site.

The like-for like decrease in fuels and electricity, is likely down to energy price increases in the year and tenants' own commitment to sustainability, and it may also have been supported by our EPC improvement and solar PV programmes. However, as the tenant reported data is out of our operational control, it is not possible to understand all the variations in their consumption data.

We are committed to reducing our energy consumption and GHG emissions through a combination of EPC aligned retrofits, development of high performing new assets and the installation of solar photovoltaic panels at our sites.

Building certifications

BREAAM Green certificates for new developments are an important performance indicator for us, but are only applicable for new developments. All three completed developments have been BREEAM certified and so the number of certifications has increased by the same number compared to 2022 developments have been BREEAM certified, this is an increase of 43% compared to 2022. As developments are a small part of our total portfolio, the majority of the portfolio does not have BREAAM certification.

cert-tot: BREEAM Rating	Excellent	Very Good
Number of certificates	1	9
Floor area coverage	0.2m sq ft	0.7m sq ft
Percentage of portfolio by floor area	2%	7%

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

EPC ratings by band

The below table provides an overview of the EPC ratings of the portfolio. All reporting is based on lodged and valid ratings. The portfolio includes some assets in Scotland, which are reported using the EPC Band they would have achieved if assessed using the EPC methodology for England and Wales. The EPC totals sum to more than the number of assets in the portfolio as some sites require multiple EPCs per asset.

cert-tot: EPC	**Count (March-23)**	Count (March-22)	**Floor area (sq ft²) (March-23)**	Floor area (m2) (March-22)	**% of Floor area (March-23)**	% of Floor area (March-22)	LFL Count **March-23**	LFL Count March-22	% change
A	**32**	15	**1,205,435**	55,062	**12%**	7%	**19**	11	73%
B	**41**	24	**3,836,952**	1,670,934	**39%**	20%	**36**	24	50%
C	**66**	70	**3,314,446**	4,042,017	**34%**	49%	**57**	70	-19%
D	**26**	45	**1,362,912**	1,933,229	**14%**	23%	**23**	28	-18%
E	**1**	2	**13,437**	50,300	**0%**	1%	**0**	2	-100%
F	**—**	—	**—**	—	**—**	—	**—**	—	
G	**—**	—	**—**	—	**—**	—	**—**	—	
Unknown	**—**	—	**—**	—	**—**	—	**—**	—	

Social and governance performance measures

Urban Logistics REIT considers good governance to be fundamental to its business and so discloses here with the aim of providing transparency on its specific processes.

In the near term, Urban Logistics REIT plc assesses social performance on a monitor and report basis. This follows our materiality review and the nature of our assets.

In line with Urban Logistics REIT plc's ability to control operating policies of the Investment Manager, we disclose the Manager's Social Performance Measures for all EPRA sBPR Employee Social Performance Measures.

Urban Logistics REIT plc does not have direct employees. Instead, all employees and partners of the Investment Manager who work wholly on the REIT are considered as employees for the disclosure of Social Performance Measures. This means that the employee related Performance Measures are based on the 18 employees of the Investment Manager who dedicate 100% of the time they are contracted to working on the REIT.

Community engagement

We ensure that key decisions relating to the portfolio consider our impact on local communities. Due to the FRI nature of the portfolio, assets are not under Urban Logistics operational control and therefore any community engagement is performed by the tenants. Comty-Eng below is therefore only applicable for development projects which are under landlord control. The community is consulted at 100% of development projects. The requirements and impacts are assessed, proposed plans publicly displayed and feedback integrated into the final design.

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Social and governance performance measures continued

EPRA code	Performance measure	Unit	Result
Diversity-Emp	Board gender diversity	%	Male: 83% Female: 17%
	Investment Manager employee gender diversity	%	Male: 53% Female: 47%
Diversity-Pay	Salary ratio of men to women, reported by median basic salary	Gender pay gap of the Board Gender pay gap of the Investment Manager	22% 137%
Emp-Training	Employee training and development	average hours/year/employee	19
Emp-Dev	Employees with performance appraisals	%	100%
Emp-Turnover	New hires and turnover	Total number of new employee hires Rate of new employee hire	4 22%
		Total number of employee turnover	0
		Rate of employee turnover	0%
H&S-Emp	Employee health and safety - reported for all direct employees	Absentee rate (days lost relative to scheduled work days) Injury Rate (per 100,000 hours worked) Lost Day Rate (lost days relative to scheduled work days) Fatalities (total number in the reporting period)	0.3 0 0 0
H&S-Asset	Asset health and safety assessments	% of assets	N/A
H&S-Comp	Asset health and safety compliance	Number	N/A
Comty-Eng	Community engagement, impact assessments and development programmes	%	100% of developments
Gov-Board	Composition of highest governance body	Number of executive Board members	0
		Number of non-executive Board members	6
		Average tenure on the governance body (years)	6.2
		Number of non-executive Board members with competencies relating to ESG topics	1
Gov-Select	Process for nominating and selecting the highest governance body		Please refer to page 68 in the Annual Report
Gov-Col	Process for managing conflicts of interest		Please refer to page 67 in the Annual Report

SUPPLEMENTARY INFORMATION CONTINUED

EPRA overarching recommendations continued

Social and governance performance measures continued

Data notes

- All employee related performance measures are reported for all direct employees and Partners of the Investment Manager.
- Gender pay gap is expressed as a percentage of the difference between average (median) basic salary or drawings of men and women, showing the percentage that men earn more than women.

Narrative on Performance

The board has undergone significant changes in May 2023, as detailed in the Nomination Committee Report on page 69, and post period end the board comprises 40% female Directors.

The Manager is 47% female, but has a high gender pay gap. caused by a gender imbalance in the senior management team. Due to the small size of the team, no further segregation of employee categories is considered appropriate.

Employee turnover and absence remains very low.

Injury Rate, Lost Day Rate and Fatalities in the Investment Manager are reported for the first time. However, due to the nature of our lease arrangements, all health and safety assessments and compliance checks are conducted by our tenants and Urban Logistics REIT does not have operational oversight.

Reconciliations between the non-GAAP financial information disclosed in the Annual Report to the nearest comparable. IFRS measurement, where appropriate, are disclosed. The definition of each of the non-GAAP financial information can be found in the Glossary of Terms.

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