



EPRA Sustainability Report 2025

FOR THE YEAR ENDED 31 DECEMBER 2025

EPRA Sustainability Report 2025

EPRA Sustainability Best Practices Recommendations

The Company has chosen to report its material environmental, social and governance data in accordance with the fourth edition of the European Public Real Estate Association ('EPRA') Best Practices Recommendations ('sBPR'), April 2024.

EPRA is a non-profit association representing Europe's publicly listed property companies. By responding to EPRA, the Company is promoting sustainability within the property portfolio, while also identifying opportunities for further improvements relating to sustainability regulations and initiatives.

This EPRA report is over three sections:

1. Overarching recommendations;
2. Environmental performance measures; and
3. Social and Governance performance measures.

1. Overarching Recommendations Organisational boundaries

The Company's EPRA sustainability reporting covers properties held as at 31 December 2025.

Coverage

The coverage of absolute performance measures amounts to 82.8% of all property assets held at 31 December 2025. The remaining assets are single or multiple occupancy assets with no landlord-obtained electricity gas and water ('Utilities').

The absolute performance measures relate to electricity, fuels and associated greenhouse gas ('GHG') emissions where the Company procures Utilities for common areas, shared services, occupier areas and those properties that are vacant.

We are committed to continually increasing the coverage of data collection and working with tenants has allowed us to continue to increase the installation of electricity and water meters enabling us to report.

Like-for-like performance measures include properties for which the Company has collected three years' worth of consistent data and excludes properties sold, acquired or under development during the period 1 January 2025 to 31 December 2025. The like-for-like portfolio therefore represents 71.4% of the assets covered in the organisational boundaries, and data coverage is 100% of these properties. Data was collected in the years following covid for which time properties were not fully occupied or utilised.

The Company aims to complete annual health and safety assessments for 100% of the assets, excluding those where the responsibility for health and safety assessments is with the occupier.

Boundaries – Reporting on Landlord and Occupier Consumption

The energy and associated GHG emissions data reported includes:

- Electricity and fuel consumption which the Company purchases as landlord covers common areas, shared services and occupier areas where this consumption is not sub-metered but recharged via the service charge.
- Utilities procured directly by occupiers is excluded as it falls outside the Company's operational control.

Estimation of landlord-obtained Utility Consumption

All data is based on invoices and/or meter readings where available. Estimations have been applied where invoices were not available at the time of publication. In these instances, the Company has estimated the consumption data based on the most recent invoice or reading for the corresponding period.

Analysis – Normalisation

Energy and emissions intensity indicators are calculated using floor area sq. ft. for whole buildings. The Company is aware of a mismatch between the numerator and denominator, as in some properties the utilities consumption relates to common areas only, and in others it covers both shared services, outside space and occupier areas where there are no sub-meters.

Analysis – Segmental Analysis (by Property Type, Geography)

Sector analysis is organised by the property classification as set out in the Investment Adviser section of the Company's financial reporting. Additional segmental analysis by geography is not applicable as all assets are in the United Kingdom.

Reporting Period

- Absolute performance measures and intensity metrics are reported for the most recent reporting year for which the Company holds full reporting data at the date of this report year ending 31 December 2025.
- Like-for-like performance measures are reported for the three most recent reporting years that the Company can collect consumption data for years ending 31 December 2022 to 31 December 2025.

Disclosure on Investment Adviser's Offices

Utilities associated with the Investment Adviser's office consumption and the Investment Adviser's employee-related performance measures are excluded, apart from where the Investment Adviser's space is leased from the Company, as they fall outside the scope of the organisational boundaries.

Data Verification and Assurance

All data is reviewed for consistency and coherence prior to disclosure. A third party, Carbon Footprint conducts a review of the data providing assurance of the data's validity.

Materiality

The following EPRA sustainability performance measures were not considered material and have therefore been excluded from reporting:

- District heating or cooling ("DH&C"); absolute & DH&C-like for like: No DH&C is procured across the portfolio.
- Diversity-Emp; Diversity-Pay; Emp-Training; Emp-Dev; Emp-Turnover & H&S-Emp: The Group has no direct employees. All administrative functions associated with the management of the portfolio are conducted by the Investment Adviser, which are separate legal entities and therefore outside the organisational boundaries of this report.
- Waste-absolute & Waste-like for like: Operational waste is generated solely by the occupiers and is therefore outside of the Company's control. Waste generated through the Company's refurbishment/development activities is excluded from the scope of the EPRA sBPR.

2. Environmental Performance Measures

EPRA Code	Performance Measures	Unit	Scope	Absolute 2024	Absolute 2025	LfL 2024	LfL 2025	LfL Change %
Elec-Abs Assets Elec-Lfl	Total Electricity Consumption	kWh	Total landlord obtained	32,971,036	28,537,569	31,422,898	27,160,286	-14%
DH&C-Abs Assets DH&C-Lfl Assets	Total district heating & cooling consumption	kWh	Total landlord obtained	N/A	N/A	N/A	N/A	N/A
Fuels-Abs Asset Fuels-Lfl Asset	Total fuel consumption	kWh	Total landlord obtained	23,493,416	21,459,063	22,298,483	20,415,341	-8%
Energy-Int Asse	Building energy intensity	kWh/m ² /year	Building energy intensity	112.97	99.83	111.82	98.15	-12%
GHG-Dir-Abs Ass	Total direct GHG emissions	tonnes CO ₂ e	Scope 1 – direct emissions	4,297	3,969	4,078	3,776	-7%
GHG-Indir-Abs A	Total indirect GHG emissions	tonnes CO ₂ e	Scope 2 – indirect emissions (Location-Based)	6,849	5,051	6,506	4,807	-26% - Carbon content of UK Elec down 15% hence large drop from 2024 to 2025
GHG-Int Assets	Greenhouse gas (GHG) emissions intensity from building energy consumption	kg CO ₂ e/m ² /year	Scope 1 and 2 (location)	22.21	18.01	22.03	17.71	-20%
Water-Abs,Lfl	Total Municipal Water Consumption	m ³ /m ² /year	Total Landlord obtained	148,031	166,537	147,436	17.71	-2%
Water Int	Building Municipal water intensity	m ³ /m ² /year	Total landlord obtained	0.41	0.46	0.41	165,942	13%
Waste - Abs, Lfl	Total weight	Tonnes	Total waste collected	1,084	1,027	1,043	986	-7%

Energy data transferred provider, they have not been able to undertake an independent audit or verification of the underlying data (reasonable estimations where gaps were apparent have been used, i.e. based on floor area)
Electricity procured is 100% Green / Gas - Grid fuel

	Performance Measures	Unit	Absolute 2024	Absolute 2025	% by disposal Route	% Change YoY
Waste-Abs	Total waste collected	Tonnes	1,084	1,027	N/A	-5%
	Total hazardous waste	Tonnes	0	0	0%	N/A
	Total non-hazardous waste	Tonnes	1,084	1,027	100%	-5%
	Total waste landfill	Tonnes	0	0	0%	N/A
	Total waste to energy	Tonnes	546	507	49%	-7%
	Total waste recycled	Tonnes	538	520	51%	-3%

	Performance Measures	Unit	LfL 2024	LfL 2025	% by disposal Route	% Change YoY
Waste-Lfl	Total waste collected	Tonnes	1,063	986	N/A	-20%
	Total hazardous waste	Tonnes	0	0	0%	N/A
	Total non-hazardous waste	Tonnes	1,063	837	100%	-20%
	Total waste landfill	Tonnes	0	0	0%	N/A
	Total waste to energy	Tonnes	547	490	50%	-10%
	Total waste recycled	Tonnes	516	496	50%	-4%

Building Certifications

Cert-Tot	Building Cert	Rating	31 December 2024	31 December 2025	Movement
Building Cert	Energy Performance Certification (EPCs)	B Plus and Exempt	57.7%	60.0%	2.3 ppts
		C	25.0%	24.5%	(0.5 ppts)
		D	11.0%	11.5%	(0.5 ppts)
		E and below	6.3%	11.5%	(2.2 ppts)

Cert-Tot - Data covers 112 properties

3. Social and Governance Performance Measures

EPRA Code	Performance Metric	Unit of Measurement	2023	2024	2025
Diversity-Emp Corporate	Employee gender diversity	% female: male	The organisation has no employees	The organisation has no employees	The organisation has no employees
Diversity-Pay Corporate	Ratio of the basic salary and/or remuneration of men to women	Ratio per GRI guidelines	The organisation has no employees	The organisation has no employees	The organisation has no employees
Emp-Training Corporate	The average hours of training that the organisation's employees have undertaken	Average hours	The organisation has no direct employees	The organisation has no direct employees	The organisation has no direct employees
Emp-Dev Corporate	The percentage of total employees who received regular performance and career development reviews	Percentage of total employees	The organisation has no employees	The organisation has no employees	The organisation has no employees
Emp-Turnover Corporate	The total number and rate of new employee hires and employee turnover	Total number and rate	The organisation has no employees	The organisation has no employees	The organisation has no employees
H&S-Emp Corporate	The occupational health and safety performance of the reporting organisation with relation to its direct employees	Injury rate, lost day rate, absentee rate and work-related fatalities	The organisation has no employees	The organisation has no employees	The organisation has no employees
H&S-Asset Assets	Proportion of assets for which health and safety impacts have been reviewed or assessed for compliance or improvement	Percentage of assets	100%	100%	100%
H&S-Comp Assets	Incidents of non-compliance with regulations and/or voluntary standard concerning the health and safety impacts of assets assessed during the reporting period.	Description of non-compliance	The organisation has not identified any noncompliance with regulations and/or voluntary codes	The organisation has not identified any noncompliance with regulations and/or voluntary codes	The organisation has not identified any noncompliance with regulations and/or voluntary codes
Comty-Eng Assets	Assets under operational control that have implemented local community engagement, impact assessments and/or development programmes	Percentage of assets	n/a	n/a	n/a

Governance Performance Measures

EPRA Code	Description	Disclosure
Gov-Board	Composition of highest governance body	Refer to pages 109 to 111 of the 2025 annual report
Gov-Selec	Process for selection of highest governance body	Refer to pages 128 to 133 of the 2025 annual report
Gov-COI	Process for management of conflicts of interest	Refer to page 132 of the 2025 annual report

• **Massy Larizadeh**
 • Independent Non - Executive Director
 • 23 March 2026



Mont Crevelt House
Bulwer Avenue
St. Sampson
Guernsey
GY2 4LH

www.regionalreit.com