Annual Sustainability Report

goodstone

FY26

Contents

01	Who we are	3
02	Our stakeholders	5
03	Our approach	7
04	Targets, progress & next steps	9
05	Case studies	17
06	Third party review	21
A	Appendix	23

Who we are

01

"Welcome to our fourth Sustainability Report, which reflects the continued progress we are making towards building a more sustainable future. This year has been particularly significant, with the completion of Dockside, our first build-to-rent development, delivered on time and within budget while outperforming our carbon emissions and social value targets. This demonstrates that sustainability is not an ambition that sits alongside delivery, but is embedded in how we develop, build and create lasting value for the communities in which we operate."

Iliya Blazic, Chief Executive Officer

Goodstone Living continues to advance its ambition of delivering a better rental experience across the UK, underpinned by a clear and consistent commitment to both environmental performance and social impact. Our approach centres on integrating sustainability into every stage of the asset lifecycle - embedding initiatives that drive carbon reduction, resource efficiency and measurable social value within the communities in which we operate. This reflects a deliberate transition from establishing our framework to systematically applying and scaling it across our portfolio. This report provides an overview of our sustainability objectives, progress and performance for the 2026 financial year (FY26), and our plans for continued improvement.

Highlights:

- All 3 development assets are on track to achieve a +50% reduction in as-designed operational carbon emissions vs. UK building regulation benchmark (Part L 2021)
- Our Dockside (Edinburgh) asset outperformed its forecast embodied carbon target at completion, achieving a 40% improvement as compared with the original 30% target
- Our Dockside asset also achieved Fitwel 3 star certification, demonstrating one of the strongest wellbeing ratings in the built environment
- Our social value programme, continues to create local employment and engage local businesses, generating over £5m of local social value to date, including the employment of over 300 local people. In FY26, we maintained our commitment to hire more than 75% of staff from communities local to the asset
- A third party review of the energy and carbon data reported is detailed on page 21 of this report



1. This Report reflects the period from 1 April 2025 to 31 March 2026 ("**FY26**") to align with Goodstone's financial reporting dates, unless specified otherwise.

Our stakeholders

02

We believe that sustainability outcomes are delivered through partnership, not in isolation. Our commitments set the direction, but the successful achievement of our sustainability objectives also depends on the active engagement and collaboration of those we work alongside.



Our approach

03



Environment

Sustainable development and operation

Goodstone recognises the importance of environmental sustainability. We continue to prioritise the management of material environmental risks across our portfolio. Our focus is on reducing carbon emissions throughout both the development and operational phases, supported by a structured programme to monitor and reduce emissions from our corporate activities.

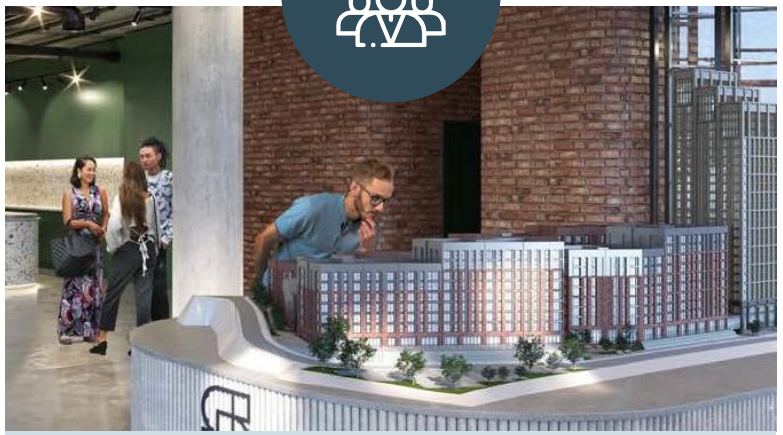
We continue our efforts to reduce waste, prioritise water stewardship and enhance biodiversity.



Social Value

Creating value for all our stakeholders

Our ambition is to create a better way to rent. We recognise that high-quality homes must also generate tangible social value, and we therefore focus on delivering measurable outcomes for residents, employees and the communities in which we operate.



Governance

Accountability & transparency

Governance at Goodstone defines how we operate - combining robust controls, clear decision-making structures and transparent reporting. Together, these elements reinforce a culture of accountability and support the consistent delivery of ethical and sustainable business practices.

Targets, progress & next steps

04

A. Sustainable buildings 10
B. Social value creation 14
C. Strong governance 16

Sustainable buildings

We recognise the critical need for decarbonisation and the pivotal role that our sector must play in this transformation. We have adopted a whole life carbon approach to assess each new asset and identify options to reduce emissions by design, transitioning to low carbon solutions, and improving the energy and carbon performance of our communities.

Carbon

Corporate

Target

Net zero operational carbon for the Goodstone investment management business by 2030[1]

Measurement parameters[2]

Investment management business only

Progress & activity

FY26 corporate carbon footprint of 362 $tCO2e^3$ (–3% vs FY25 baseline of 372 tCO2e)

We continue to work on our Net Zero Pathway plan.

Next steps

Continue progression of the Net Zero Pathway plan throughout FY27

Real estate

Target – in design

+50% reduction in as-designed operational carbon emissions vs. UK building regulation benchmark (Part L 2021)

Measurement parameters[2]

This covers scope 1,2 and 3 for operational energy use of each building calculated during the design phase.

Excluding tenant-controlled areas. Only for projects where we have design & procurement control

Progress & activity

Our projects are forecast to achieve our 50% carbon reduction target against Part L 2021 benchmarks (TER = 13 $kgCO_2/m^2/yr$):

- Dockside: 55% improvement vs benchmark (5.9 $kgCO_2e/m^2$ - 27 Oct 2025–31 Mar 2026); partial period from leasing commencement[7]
- Smith's Garden: 50% improvement vs benchmark (currently achieving 6.5 $kgCO_2/m^2/yr$)
- Torino (formerly Dagenham Green): no development control; forecast to achieve 50% improvement on benchmark

Building specification includes the Utopi data analytics platform. Dockside Scope 2 reported location-based[8]

Next steps

- Progression and maintenance of renewable energy contracts to be agreed for regulated energy supply
- Development of our net zero carbon strategy to include carbon reduction strategy for tenant-controlled areas to be agreed prior to completion
- Seek to ensure we continue to meet/improve our targets as we move into the operational phase of the buildings
- Monitor performance on completion to evaluate progress against target

Real estate

Target – in operation

Net zero operational carbon for our managed real estate portfolio by 2030[5]

Measurement parameters[2]

This covers scopes 1 and 2

Excluding tenant-controlled (scope 3 emissions). Only for projects where we have design & procurement control

Progress & activity

All controlled projects are currently being delivered to at least a 50% reduction in operational carbon vs. building regulation benchmark (Part L (2021)

Next steps

- Review procurement strategy for renewable energy - secure Renewable Energy Guarantee of Origin[9] against Dockside consumption (or PPA with attribute tracking) to enable market-based reporting
- Create and adopt implementation plan for 'Real Estate Net Zero Pathway' by end of FY27 - utilising CRREM methodology[6]
- Continue to engage with delivery partners on reducing carbon emissions during design & construction for projects where we don't have design control
- Assess Torino carbon emissions for compliance with target (per historic building regulations)

Real estate

Target – embodied carbon

+30% reduction in embodied carbon vs. RIBA[4] business as usual benchmark

Measurement parameters[2]

This covers scope 3

Only for projects where we have design & procurement control

Progress & activity

Whole Life Carbon assessments and optioneering continue to be systematically implemented across all controlled projects

Current performance forecasts vs. the RIBA 2025 (1,200 $kgCO_2e/m^2$) benchmark (see next slide for findings):

- Dockside: achieved a 40% reduction on the benchmark at completion (725 vs. 1,200 $kgCO_2e/m^2$), outperforming the 30% target by 33%
- Smith's Garden: 1,140 $kgCO_2e/m^2$ (FY25 reporting basis, 5% reduction vs RIBA benchmark now forecast at 926 following the redesign to traditional). Construction ~30% complete at FY26 year end
- Torino (no Goodstone design/ procurement control): 27% reduction forecast (878 vs. 1,200). Construction ~37% complete at FY26 year end

Next steps

- Implement measurement and monitoring regime at Smith's Garden once the new contractor has been appointed

Biodiversity

Real estate

Target

+10% improvement on existing site conditions

Measurement parameters[2]

Only for projects where we have design and procurement control

Measured in accordance with UK statutory biodiversity metric

Progress & activity

Concluded tender process to engage ecologists to establish site biodiversity net gain ("**BNG**") measurement

Next steps

Appoint ecologist to enable the following activities:

- Document company-wide biodiversity strategy
- Create and develop strategies that supports more than 10% BNG improvements to our controlled projects
- Develop site assessments, biodiversity management plans
- Conduct a cost assessment for achieving a range of biodiversity targets

Water

Real estate

Target

Less than 105 litres of water per adult during operations

Measurement parameters[2]

Only for projects where we have design and procurement control

Utopi metering system will measure water use per dwelling and calculate usage per user against the 105 litres/day benchmark

Progress & activity

Monitoring of water efficiency measures during construction of projects

95% of all occupied units are within target. Measurement/monitoring of water usage at our Dockside asset using the Utopi platform

Next steps

Utopi data reporting to be concluded and water use data to be extracted into independent reporting

1. This refers to our business activities such as office energy, business travel, procured services. 2. Includes scope 1, 2 and 3. 3. The universal unit for comparing emissions of different Green House Gas expressed in terms of the global warming potential(GWP) of one unit of carbon dioxide. 4. RIBA: Royal Institute of British Architects. 5. This refers to the carbon footprint of our real estate portfolio, where Goodstone has operational control once these assets are operational and in use. Goodstone has operational control of base building energy consumption and common areas; tenant-controlled energy consumption is excluded from our 2030 operational net zero commitment. Key assumptions that currently underpin our commitment include decarbonisation of the grid by 2035 and carbon price of £50 per tonne. 6. CRREM methodology. 7. Scope 1 and 2 emissions for electricity use from first occupation measurement in October '25 until end of the '26 FY. 8. 'Location-based' is one of two accepted ways to calculate emissions from purchased electricity, using the average carbon intensity of the electricity grid where the energy was consumed; see slide 12 for an explanation as to the change to location-based reporting. 9. REGO is Renewable Energy Guarantee of Origin, which provides evidence that 1 megawatt-hour of electricity was produced from an eligible renewable source.

Goodstone's key findings

The key developments shaping our emissions

Dockside, Edinburgh

Project complete (January 2026)

- First fully-controlled asset to complete – outperforming both carbon targets:
  - embodied carbon reduction of 40% against RIBA benchmark (vs our 30% target)
  - operational carbon reduction of 55% against building regulations (vs our 50% target)
- These improvements were underpinned by:
  - procuring certified renewable electricity supply
  - all-electric, fabric-first design
  - on-site power generation with 100% roof photovoltaics and air-source heat pumps
  - cement replacement within structural elements
- While we are extremely pleased with these results, we expect the embodied carbon results could have been stronger had the permanent power been available to the development earlier than ultimately achieved
  - additional diesel generators were required for site power and commissioning
- This project represents the first step in realising Goodstone's vision for a more sustainable way to rent and demonstrates its capability to deliver best-in-class projects at scale alongside its stakeholders

Smith's Garden, Birmingham

Under construction

- On track to achieve operational carbon targets and improving on embodied carbon:
  - embodied carbon reduction of 23% against RIBA benchmark (vs our 30% target)
  - operational carbon reduction of 50% against building regulations (vs our 50% target)
- Through a mid-project redesign from volumetric modular to traditional construction, we have reduced embodied carbon:
  - modular design includes a considerable volume of hot-rolled structural steel, more carbon-intensive than traditional methods
  - Blocks A, B, C have been redesigned (blocks D-E remain modular)
  - Target now split by method: 30% reduction against RIBA baseline for traditional methods and 5% reduction for modular[1]
- Operational improvements are underpinned by:
  - all-electric, fabric-first design with air-source heat pumps
  - 50% roof photovoltaic coverage and triple-glazed windows
  - EV charging enabled across all parking spaces
- We continue to work with our delivery partners to identify practical reductions, balancing carbon against planning, safety, programme, cost and buildability

Torino, London

Under construction

- On track to achieve operational carbon targets and marginally behind embodied carbon:
  - embodied carbon reduction of 27% against RIBA benchmark (vs our 30% target)
  - operational carbon reduction of 50% against building regulations (vs our 50% target)
- Operational improvements are underpinned by:
  - on-site air-source heat pump energy center
  - all-electric, fabric-first design
  - 50% roof photovoltaic coverage and double-glazed windows
  - EV charging enabled across all parking spaces
- Under a housebuilder-partnership model, the turnkey design and build methodology sits largely outside our control
- Where we cannot control, we seek to influence by collaborating closely with our housebuilder partners and challenging established specifications to reduce both embodied and operational carbon
- Torino demonstrates Goodstone's ability to drive sustainability outcomes even within a forward-funding structure, working alongside our partners to raise standards beyond the benchmark

1. Embodied carbon is booked from project inception through FY26 (A1–A5, in proportion to construction progress); 60-year lifecycle (A–C, excl. B6/B7, incl. sequestration). Smith's Garden FY25 is reported on the original basis of 1,140 kgCO2e/m^2 (from BPP. Energy's embodied-carbon LCA review) × 51,297 m^2 = 58,479 tCO2e forecast, consistent with the FY25 Sustainability Report and used for comparison against the RIBA 1,200 kgCO2e/m^2 benchmark. The split target (840 kgCO2e/m^2 traditional blocks A/B/C/F; 1,140 kgCO2e/m^2 modular blocks D/E) applies prospectively from FY27. Dockside: 725 kgCO2e/m^2 GIA (as-built), (down from the 831 forecast, RIBA stages A–C); FY24 and FY25 were rebased to this figure (6,310→5,505 and 11,833→10,323), giving a three-year total of 22,612 tCO2e.

Goodstone's carbon footprint – contributions and methodology

Goodstone's FY26 footprint includes corporate, embodied and operational emissions across our first three projects

Corporate business emissions			
(tCO2e)	FY26	% change YoY	Notes
Scope 1 (gas)	7	+34%	Gas consumption +72%
Scope 2 (electricity)[2]	5	-%	Reported on a location-based basis
Scope 3 (purchased G&S[5], transmission & distribution[6], waste, travel)	350	(3%)	Purchased Goods & Services –5.8%; travel scope expanded to project codes
Total - Corporate	362	(3%)	Like-for-like reduction; same building and headcount
Average emissions per employee p.a.	24	(4%)	Headcount held flat at 15 FTE

Managed real estate portfolio emissions - forecast embodied carbon (scope 3)					
(tCO2e)	Intensity ($kgCO_2e/m^2$)	Total (to Mar-26)	FY26	vs RIBA[3]	Notes
Dockside, Edinburgh	725	22,612	6,784	(40%)	Building now complete; as-built intensity 725 $kgCO_2e/m^2$ (lifecycle stages A to C; build, in-use & end-of-life demolition)[1]
Smith's Garden, Birmingham	926	17,544	-	(23%)	No construction in FY26; project redesigned and restated for 30% completion correction[1]
Torino, East London (no design control)	878	10,508	9,934	(27%)	No design control
Total – Managed Portfolio (excl. Torino)	801	40,156	6,784	(33%)	Managed assets only; weighted by floor area (GIA)

Managed real estate portfolio emissions - operational carbon			
(tCO2e)	FY26	vs baseline[7]	Notes
Dockside, Edinburgh	148	(55%)	Operational from 27 Oct 2025 (Scopes 1 and 2 = 47; Scope 3 = 101)[2]
Smith's Garden, Birmingham	-		Pre-operational throughout FY26; no Scope 1, 2 or 3 emissions
Torino, East London	-		Pre-operational throughout FY26; no Scope 1, 2 or 3 emissions
Total – Managed Portfolio	148		

Total FY26 emissions (managed portfolio + corporate)[4]	7,294 tCO2e

1. Restated due to revising the FY25 figures for both Smith's Garden and Dockside. At Smith's Garden, actual construction progress at 1 April 2025 was 30%, not 50% which was previously assumed. Therefore, applying 30% construction progress to the 58,479 tCO_2e forecast and deducting FY24, gives the restated figure of 10,140 tCO_2e for Smith's Garden. At Dockside, the FY25 figure has been revised from 11,833 tCO_2e to 10,323 tCO_2e due to the embodied intensity being refined from the earlier forecast (831 $kgCO_2e/m^2$) to the actual as-built figure (725 $kgCO_2e/m^2$) now that construction is complete. For Dockside, we've rebased both FY24 and FY25 proportionally, so all three reporting years sit on the same as-built basis The Smith's Garden restatement reflects a contractor transition: the original contractor was on site only between April and June 2025, and the replacement took possession on 13 April 2026, after the year-end. Cumulative embodied carbon at 1 April 2025 is revised from 29,239 to 17,544 tCO_2e (a reduction of 11,695 tCO_2e); together with Dockside's FY24 and FY25 rebasing, the FY25 portfolio total falls by 14,010 tCO_2e. 2. Scope 2 (corporate) and Dockside operational electricity are reported on a location-based basis: the renewable supply is backed by a general product-level REGO that is not retired specifically against consumption, so it does not meet the GHG Protocol market-based reporting threshold, and location-based (LB) grid emission factors have therefore been applied. Materiality of the Dockside adjustment: 0.67% of the Dockside total. 3. RIBA A-C, 60-yr; benchmark 1,200 $kgCO2e/m^2$; target –30%. 4. FY26 total 7,294 = 362 + 6,784 + 148 (location-based). Torino excluded. 5. PG&S - Purchased Goods & Services (Scope 3 Category 1). 6. T&D - Transmission & Distribution losses (Scope 3 Category 3). 7. Operational baseline: the UK building regulation benchmark (Part L 2021).

Net zero pathway

Achieved
In Progress
Planned

	2021-2022	2023-2025	2025-2026	2027-2028	2029-2030	
Corporate business emissions	Baseline set to 158 tCO_2e[1]	Working with the landlord to transition to electric hot water system Greenhouse gas ("**GHG**") inventory for 2022 and 2023 completed Baseline re-set to 372 tCO_2e[1] Increase due use of identifiable carbon emission factors	Further analysis of corporate Scope 3 emissions – leading to clear definition of scope 3 emissions	Test baseline and targets for latest business strategy trajectory	Ongoing monitoring and reduction of Scope 3 emissions	Offset any residual emissions through recognised offsetting framework	**Net zero business activities by 2030**
Managed real estate portfolio: Embodied carbon	Benchmark set to 1,200 $kgCO_2e/m^2$ for each asset	Set initial target to reduce embodied carbon by 30% from baseline Whole life carbon assessments undertaken for first developments	Select materials and technology to reduce embodied carbon (where we have design control) Alongside our directly controlled developments, we are further engaging with other delivery partners on turnkey projects to establish carbon targets and baselines	Supply chain charter incorporates embodied carbon requirements for building materials Apply embodied carbon lessons learnt to new developments Ongoing assessment of whole life carbon and materials optioneering for each new development	Retest embodied carbon target and revise accordingly		**Embodied carbon of each development is minimised**
Managed real estate portfolio: Operational carbon	Benchmark set to 13 $kgCO_2e/m^2$ for each asset	Set initial target to reduce operational carbon by 50% from baseline Design optimisation reduces energy demand	Implement design stage energy efficiency initiatives; prioritise on-site renewables; secure renewable energy contracts; implement Utopi energy monitoring platform	Active management of demand side energy	Annual monitoring & disclosure of operational energy and carbon building performance	Offset residual emissions through recognised offsetting framework	**Assets are operational net zero carbon by 2030**
			As our business grows, we will apply lessons learnt to new developments. We aim to design in optimisation assessments for every development always prioritising on-site renewable energy, securing high quality renewable energy purchasing agreements, and incentivising tenants to reduce consumption and use renewables				

1. Baseline footprint set in 2024. Updated using 2024/25 data for Goodstone's London office space (Yalding House) and larger dataset.

Social value creation

We continue to create social value across all communities in which we operate, with a focus on: local jobs, local business, local people.

Last year we implemented the measurement of social value for the construction phase of our Dagenham project and concluded the construction phase social value delivery for our Dockside project. Dockside started leasing in September 2025 and successfully outperformed on its social value targets during development. The operational phase social value strategy will be launched during FY27.

Our main contractor at Smith's Garden entered into administration in FY26 so progress paused while we secured the project and put in place a strategy to recommence construction. A revised strategy will be developed and implemented with our new contractor once appointed in FY27.

In FY26, we surpassed our social value creation target of £4m.



Local jobs

Vision

Create meaningful local employment to unlock opportunities for the local community, especially for individuals facing the greatest social barriers

Highlights

- At least 5 local construction apprenticeships per project[1]
- Local hiring targets of 75% for on-site operations team
- London living wage (or equivalent) is targeted for all project employees
- Track Diversity, Equity and Inclusion (DEI) and demographic data of construction workforce, to focus on achieving local authority planning and economic development requirements

Progress to date

£3.9m
Outperforming Smith's Garden's social value creation target achieved to date by +185% and will increase with the new contractor during FY27

£4.9m[3]
achieved against Dockside's £1.7m social value creation target achieved through local jobs on site, fundraising, STEM skills development, local green skills projects, special educational needs support, and tablet loan schemes

Dockside achieved Fitwel 3-star certification[3]

Local business

Vision

Support local business growth by offering collaboration opportunities to local enterprises and agencies

Highlights

- Preferential access for locally-owned businesses with target to offer subsidised rents (>10% discount to open market) if businesses can demonstrate locality
- Partnerships with at least 3 local businesses per project to generate operating synergies (i.e. reward programs)
- 60% of the supply chain from the regional area, including minimum 25% from local area

100%
of Dagenham's £1.5m social value creation target already achieved through local jobs, apprentices and training opportunities

Local people

Vision

Offer new high-quality housing targeted at local communities to foster social cohesion and pleasant, safe street level environments

Highlights

- Rental homes offered at mid-market price points to ensure +50% of units are attainable to +50% of local residents[2]
- Where possible, manage affordable housing using Discounted Market Rent strategy on a 'pepper potted' and 'tenure blind' basis
- Wellbeing and safety-centric design focused on achieving the Fitwel 3-star certification across all projects

Next steps

- Goodstone will continue to work with Social Value Portal (our social value partner) and their TOMs protocol to monitor and measure social value generation
- Implement Dockside operational phase social value strategy
- Implement new Smith's Garden social value strategy
- Smith's Garden and Dagenham will progress to target Fitwel 3-star certification

1. Local defined as travelling less than 30 minutes to work. 2. Accessibility is determined by setting our rents based on the published rent-to-income ratios and household earnings per submarket. 3. Achieved at completion of the Dockside project in January 2026.

Social value update

We continue to track social value performance indicators to measure the impact and benefits for local communities from each of these targeted initiatives.

Dockside completed and achieved a social value contribution of £4.9m, against an initial target of £1.7m.

Our Dagenham project has now been incorporated.

Smith's Garden reporting paused while a new contractor is appointed.

317 New FTE jobs created

1,728 Total apprentice weeks worked

950 Workforce hours volunteered for training & upskilling residents on STEM and construction

1,024 Number of local people supported through community benefits





Asset snapshot: FY26 social value performance[1]	Dockside, Edinburgh		Torino, London	
Construction phase targets	Target by Completion	Achieved at completion (Jan 26)	Target by completion	Progress (Mar-26)
Local jobs				
New jobs created (FTE)[2]	60	261	23	56
Local hires (% of total workforce)	50%	39%	25%	27%
Apprenticeships created	6	11	20	25
Local hires (% of total apprenticeships)	100%	95%	100%	100%
Local business				
Supply chain spend on local enterprises/suppliers	£18m	£13m	£22m	£7m
% of total build cost	20%	14%	25%	8%
Local people				
Volunteering/skills training provided to local community	82 hours	240 hours	343 weeks[3]	500 weeks
Community projects supported	28 projects (700 local residents reached)	32 projects (674 local residents reached)	No specific target	15 projects (350 local residents reached)
Total social value creation	**£1.7m**	**£4.9m**	**£1.5m**	**£1.5m**

1. Figures taken as of 31 March 2026. 2. FTE: full time employee equivalent. 3. Dagenham measurement agreed with London Borough of Barking and Dagenham in weeks not hours, as a more impactful outcome is expected.

Strong governance

Creating a culture of sustainable practice and positive change by embedding ESG[1] in all decision-making processes.



Corporate business

Principles

Embed sustainable development and resilience across all our business activities

Progress & activity

- Established Goodstone Living's Sustainability Working Group
- ESG objectives included in our annual business plan and staff performance objectives
- Corporate Diversity, Equity & Inclusion ("DEI") working group continued to meet regularly and contributed to inclusion within our workplace
- Developed Goodstone's social value corporate strategy

Next steps

- Continue to refine our supply chain charter to include ethical and sustainable sourcing in the selection of building materials – including embodied carbon requirements
- Review and restate Goodstone's ESG strategy
- Implement reporting on Goodstone's corporate social value efforts

Real estate

Principles

Improve ESG governance across our managed real estate portfolio

Progress & activity

- Benchmarked ESG Strategy against recognised ESG frameworks and peers
- Partnered with specialists to drive innovation in carbon reduction, sustainable design, and social value
- Started monitoring, measuring and reporting on key sustainability indicators, in line with leading industry benchmarks
- ESG incorporated into annual business plan and staff performance objectives (at real estate level)
- Developed an underwriting framework to assess ESG impact in all new potential projects

Next steps

- Monitor and report on ESG performance targets in line with leading industry benchmarks
- Incorporate ESG risks (including climate change) into ESG due diligence process

Leadership

Principles

Drive leadership accountability throughout organisation

Progress & activity

- Corporate DEI policy adopted and DEI working group established
- Board of Directors in place with ultimate responsibility for corporate decision-making. Established sub-committees responsible for Investment, Risk, Health and Safety and Remuneration
- Senior management team appointed and responsible for implementation of management systems
- Risk management framework developed and reviewed on an annual basis
- Compliance training completed by all team members
- Adopted Goodstone's DEI Framework and strategy

Next steps

- Continue to review Goodstone's DEI framework

1. ESG: Environmental, Social and Governance.

Case studies

05

Dockside, Edinburgh

Project completion achieved in January 2026, outperforming all carbon and social value targets

40%
Embodied carbon reduction realised vs 30% target

55%
Operational carbon reduction vs 50% target

£5m
Local social value generation (3x target)

261
New local jobs created

	Embodied carbon[1] per 60 years			Operational carbon[2] per year		
	Baseline[3]	Target	Achieved at completion	Baseline[4]	Target	Achieved at completion
Carbon ($kgCO_2e/m2$)	1,200	840	725	13	6.5	5.4
% improvement vs baseline (realised)		30%	40%		50%	55%

Decarbonisation initiatives

- 100% photovoltaic coverage to roof areas
- All electric space heating solution
- Cement replacement
- Air source heat pumps for hot water generation
- All parking spaces enabled for EV charging

Achieved building certifications

- Fitwel 3 Star (achieved in FY26)
- WiredScore Platinum (achieved in FY26)
- EPC B Rating (achieved in FY26)
- BREEAM Very Good for commercial spaces (construction submission with BRE for assessment)

Achieved social value creation

- £4.9m against a target of £1.7m[5]
- 261 full time jobs including 11 apprentices
- 240 hours of training provided and 674 local residents reached
- 32 local projects supported and over £8,000 donated

1. From product, construction, maintenance, repair and end-of-life. 2. Includes regulated energy in use. 3. RIBA business as usual 4. Baseline Target Emission Rates (TER) determined per relevant English Building Regulation requirements. 5. Total spent on social value initiatives.

Status: completed



Smith's Garden, Birmingham

	Embodied carbon[1] per 60 years			Operational carbon[2] per year		
	Baseline[3]	Target	Forecast	Baseline[4]	Target	Forecast
Carbon ($kgCO_2e/m2$)	1,200	926	926	13	6.5	6.5
% Improvement on baseline		23%	23%		50%	50%

Decarbonisation initiatives

- 50% photovoltaic coverage to roof areas
- Triple-glazed windows
- All electric space heating solution
- Air source heat pumps for hot water generation
- All parking spaces enabled for EV charging

Targeted/achieved building certifications

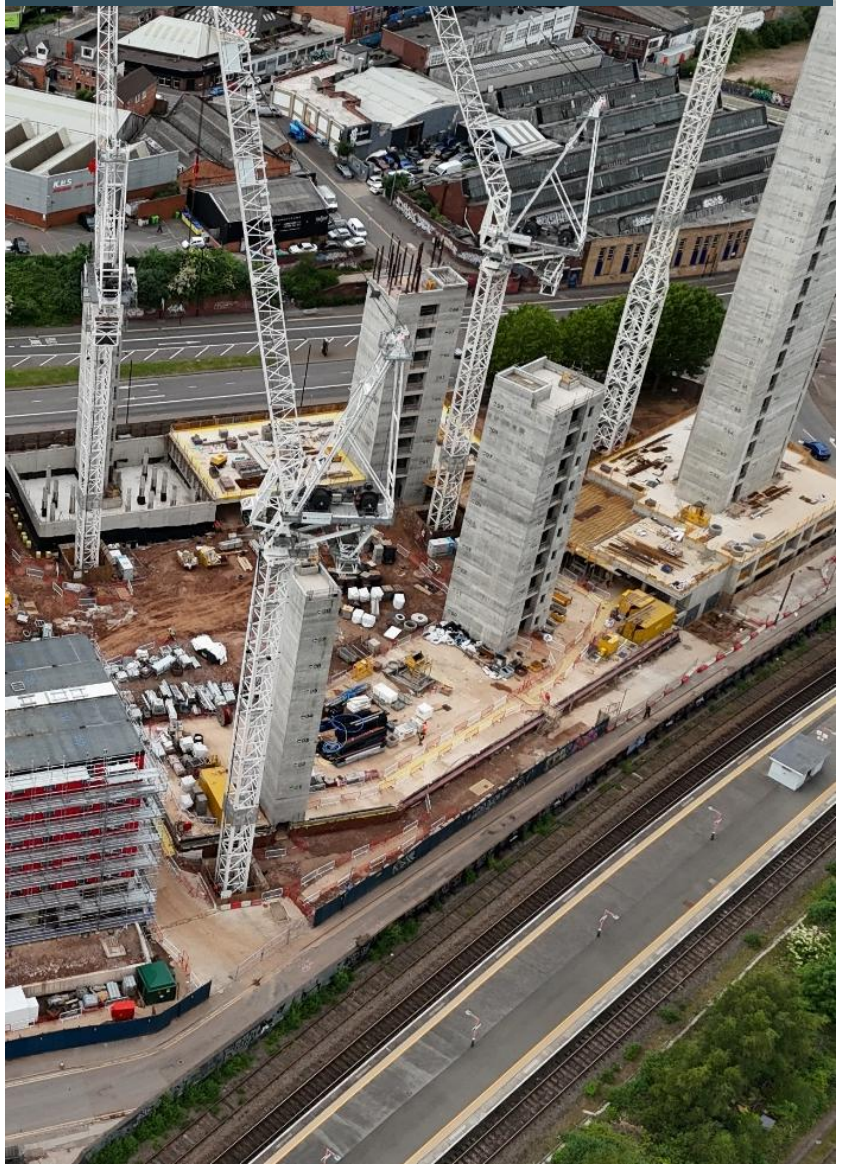
- Fitwel 3 Star
- WiredScore Platinum (achieved in FY26)
- EPC B Rating
- BREEAM Very Good (commercial spaces)

Social value creation

- New strategy to be implemented with the new contractor once appointed in FY27 and to improve further on the £3.9m social value creation achieved to date

1. From product, construction, maintenance, repair and end-of-life. 2. Includes regulated energy in use. 3. RIBA business as usual. 4. Baseline Target Emission Rates (TER) determined per relevant Building Regulation requirements.

Status: under construction



Torino, London

	Embodied carbon[1] per 60 years			Operational carbon[2] per year		
	Baseline[3]	Target	Forecast	Baseline[4]	Target	Forecast
Carbon ($kgCO_2e/m2$)	1,200	840	878	13	6.5	6.5
% Improvement on baseline		30%	27%		50%	50%

Decarbonisation initiatives

- 50% photovoltaic coverage to roof areas
- Triple-glazed windows
- All electric space heating solution
- Air source heat pumps for hot water generation
- All parking spaces enabled for EV charging

Targeted building certifications

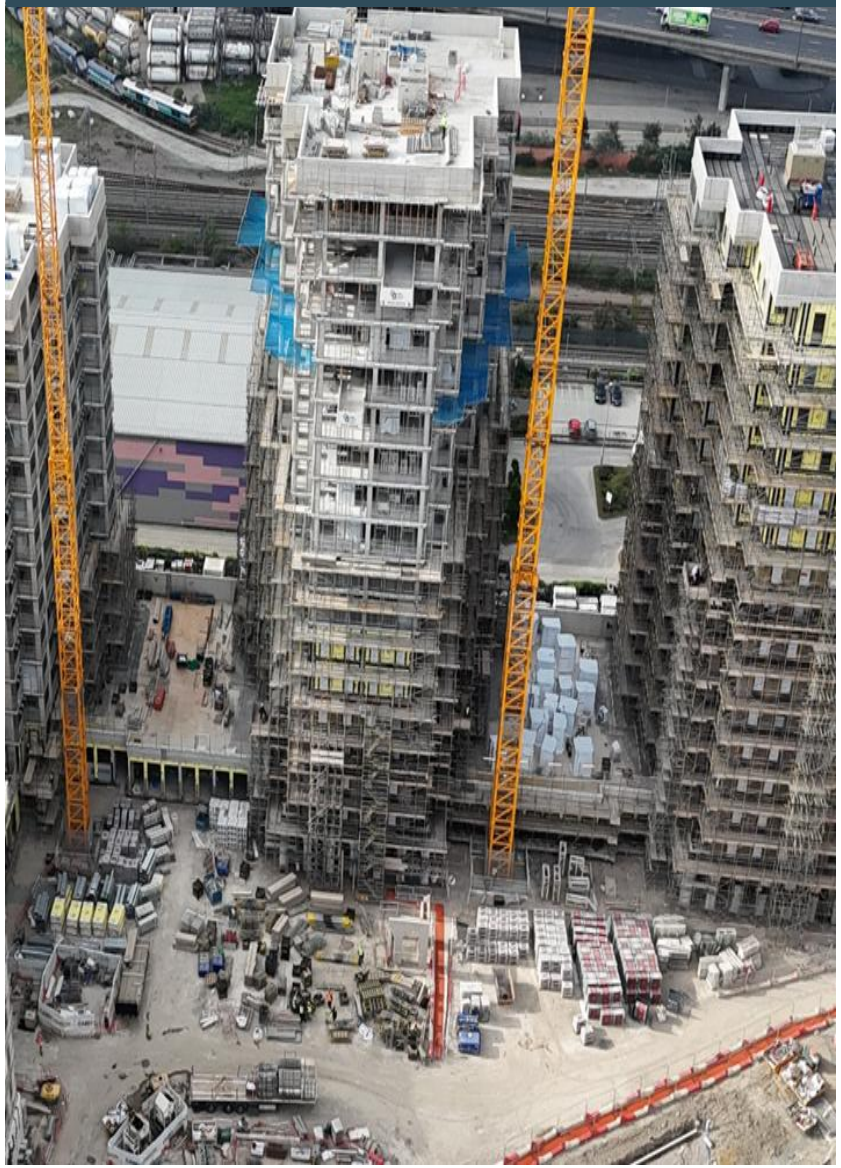
- Fitwel 3 Star
- WiredScore Platinum
- EPC B Rating

Social value creation

- 100% of £1.5m social value creation target achieved to date
- 56 local area new FTE jobs created
- 25 local area apprenticeships created to date
- 500 weeks of training opportunities created to date
- £35,850 of donations to local projects to date

1. From product, construction, maintenance, repair and end-of-life. 2. Includes regulated energy in use. 3. RIBA business as usual. 4. Baseline Target Emission Rates (TER) determined per relevant Building Regulation requirements.

Status: under construction



Third party review

06

Third party review

Earthood

Introduction and scope of independent review

Earthood UK Limited ("**Earthood**") was engaged by Goodstone Living Limited ("**Goodstone**" or the "**Company**") via EVORA Global Limited to provide an independent review and opinion of the reported carbon emissions data, under their Annual Sustainability Report (the "**Report**") for the reporting period from 1 April 2025 to 31 March 2026.

The scope of our review was conducted in line with our procedures guided by ISO14064-3 limited level of assurance, and covered the below data for the reporting period of 1 April 2025 to 31 March 2026 (collectively the "**Subject Matter**"):

- Reported corporate carbon emissions from the Company's corporate office.
- High level review of reported calculated emissions from assets under development.

Our methodology

- Evaluating the appropriateness of the quantification methods used to arrive at the Subject Matter presented in the Report.
- Conducting inquiries, primarily directed at individuals responsible for preparing the Subject Matter.
- Review of consistency of data within the Report as well as between the Report and source.
- Examining and reviewing, on a sample basis, the processes and procedures involved in the collection, presentation, and approval of the Subject Matter contained in the Report.

Limitations and use of our statement

This statement has been prepared for the management of the Company for the sole purpose of reporting on the Subject Matter being reviewed. We agree a copy of the statement to be submitted to the Company's stakeholders for this purpose. We disclaim any responsibility for reliance on this statement by individuals or entities other than the Company, or for any purpose other than its intended use. Any reliance any third party may place on the report is entirely at its own risk.

Notes:

- The embodied emissions from the developmental assets are calculated by the Company's developers and have not been verified by us. Any futuristic claims or forecasts are outside our scope.
- Further, the embodied emissions reported are based on reported projects completion, which has not been subject of our review.
- Some of the source evidence for energy consumption was not available within the review timeframe, which is because they are held by the landlord. This was deemed not material to the Report and our opinion.

Earthood assurance team and Independence

Earthood is a globally recognized independent carbon and sustainability assurance and verification firm having more than 20 global accreditations and licenses from organizations including UNFCCC, AccountAbility (AA1000 assurance standard), ANAB amongst others. Earthood is accredited for ISO14065 based on ISO/IEC 17029, Conformity assessments, along with many other standards and frameworks.

Our opinion

Based on our procedures, nothing has come to our attention that causes us to believe that the Subject Matter is not presented in the Report fairly by the Company in all material respects, for the reporting period of 1 April 2025 to 31 March 2026.

Earthood UK Limited, London, UK
Date: 21 July 2026

Appendix

A

Carbon emissions scope classification

Goodstone applies the Greenhouse Gas ("**GHG**") Protocol using a financial control approach to determine organisational boundaries and operational control over consumption to classify emission scopes. Below, we provide more information on our breakdown of scope 1, 2 and 3 carbon emissions.

Definitions:

- Scope 1 carbon emissions occur from sources that a company owns or controls
- Scope 2 carbon emissions are indirect GHG emissions that result from the generation of purchased or acquired electricity, steam, heat, or cooling consumed by an organisation
- Scope 3 emissions are all indirect GHG emissions that occur in the value chain of the reporting company, including both upstream and downstream emissions

At Goodstone we classify emissions based on our operational control over consumption:

- **Scope 1** emissions include direct fuel consumption under our operational control
- **Scope 2** emissions include purchased electricity under our operational control
- **Scope 3** emissions include all emissions where we lack operational control over consumption

Key classification principles

Corporate Office (Leased):

Natural gas and refrigerant ("**F-gas**")[1] losses are Scope 1 - direct emissions from sources we operationally control. Landlord-supplied electricity is Scope 2. Electricity transmission & distribution ("**T&D**") losses, waste, purchased goods & services, and business travel are Scope 3.

Operational Assets (Owned):

F-gas losses from landlord-controlled plant are Scope 1. Common-area electricity and purchased heat from district networks ("**DHN**")[2] are Scope 2. Tenant-controlled electricity, T&D losses, and embodied carbon are Scope 3.

Control Test:

Where Goodstone has operational control over consumption levels, emissions are Scope 1 (direct fuel) or Scope 2 (purchased electricity). Where Goodstone lacks operational control over consumption, emissions are defined as Scope 3.

The table on the right provides a breakdown of our definitions.

1. F-gas - Fluorinated greenhouse gases, which are synthetic, powerful greenhouse gases that trap heat in the atmosphere and contribute to global warming 2. DHN – District Heating Networks (and abbreviation used to describe in-building heating networks)

Financial control - emissions scope classification

Asset category	Emission source	Scope
Corporate	Natural gas	Scope 1
Corporate	F-gas	Scope 1
Corporate	Electricity (landlord)	Scope 2
Corporate	T&D	Scope 3
Corporate	Waste	Scope 3
Corporate	Purchased goods & services	Scope 3
Corporate	Business travel	Scope 3
Operational assets	F-gas (landlord plant)	Scope 1
Operational assets	Common-area electricity	Scope 2
Operational assets	DHN	Scope 2
Operational assets	Tenant electricity	Scope 3
Operational assets	T&D	Scope 3
Operational assets	Embodied carbon	Scope 3