Big Yellow Group

Energy Management System

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General information

Purpose of document
The purpose of this document is to define the Environmental Management System ("EMS") implemented by Big Yellow Group in support of continual environmental improvement and effective environmental risk management. This document establishes the framework by which Big Yellow identifies, manages, monitors and reviews its environmental aspects, impacts, risks, opportunities, objectives, controls and performance. Constructed in alignment with ISO 14001, to provide a structured basis for environmental governance, compliance and continual improvement.
Review frequency
Three years or due to significant change in process
Definition and interpretation
Please explain any acronyms and terms here that feature in the document

CSR	Corporate Social Responsibility
ESG	Environmental Social Governance
EMS	Energy Management System

Revision History

Version	Date	Revision Author	Summary of Changes
1	Nov 2023	G. Zepf	Document creation
2	Mar 2026	S. Lonergan	Updates following three year review

Online distribution

Location	Link
Intranet	http://intranet/csr/policies/_layouts/15/start.aspx#/default.aspx
Corporate Website	https://corporate.bigyellow.co.uk/sustainability/governance-andpolicies

Departmental distribution

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Part 1 – Policy

1. Aim

The aim of our Energy Management Policy and Process is to continuously improve energy efficiency within the organisation. We will attempt to do so by taking into account economic benefits as well as optimising the use of available resources. The Policy must deliver against the overarching commitment to decarbonise our business and to ultimately support our Sustainability strategy. In alignment with ISO 14001, we commit to protection of the environment, preventing pollution associated with our activities. The company commits to complying with applicable legal requirements such as the Streamlined Energy and Carbon Reporting first incorporated in FY2019/20 and other voluntary commitments.

It is the Company's aim to:

- **Identify environmental aspects and impacts** across our activities, such as the emissions attributed to our grid energy usage across our estate.
- **Assess risks and opportunities** related to climate change, biodiversity, and resource scarcity, such as reduced exposure to risk of business disruption due to faults with the UK grid as the majority of our sites generated power from solar PV panels.
- **Set objectives and targets** annually to drive measurable improvement, including carbon reduction goals.

2. Scope

The scope of this document includes all Big Yellow and Armadillo stores. It refers exclusively to energy used to operate our stores and our administration buildings; energy used for construction or demolition activities sit within our wider supply chain.

The EMS covers environmental aspects arising from the Company's direct activities, including but not limited to:

- Resource use; (for example, energy and water use)
- Greenhouse gas emissions
- Waste generation and recycling
- Pollution prevention and Climate-related risk
- Procurement-related environmental influence
- Biodiversity

Where environmental impacts arise outside the Company's direct operational control, including certain construction, demolition and supply chain activities, the Company will apply a **lifecycle perspective** and manage those impacts through related policies; please note, our Big Yellow Sustainability and ESG Policy Statement does commit us to 'design buildings and services to minimise our carbon footprint as far as practicable via a range of mechanisms. Please also see the Big Yellow Sustainable Construction Policy and the Big Yellow Construction Sustainable Procurement Policy for further information on these commitments

3. Energy Management Policy

It is Big Yellow's policy to:

- Reduce unnecessary expenditure – either directly through the purchasing of energy that could have been saved - or indirectly through associated carbon taxes;
- Improve effectiveness and efficiencies in our daily operations;
- Reduce greenhouse gas emissions, through a number of mechanisms, depending on most appropriate strategy at the time:
    - Investment in onsite renewable technology, such as solar PV facilities;
    - Optimising onsite renewable systems through supplementary technology such as battery storage;
    - Investment in energy efficiency, such as upgrading motion sensors and LED lights;
    - Renewable Energy Purchasing ('green tariff')

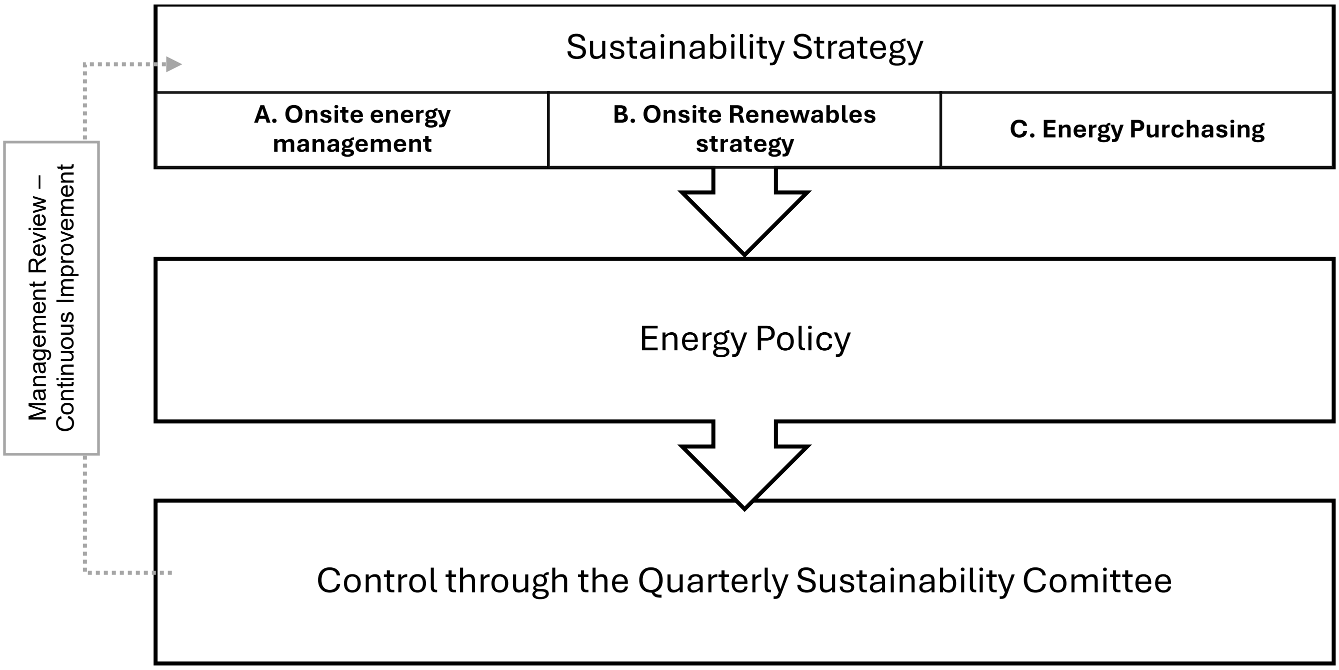
This policy is reviewed to ensure it is up to date and show the drive within the business for continual improvement towards our Sustainable goals.

4. Responsibilities

Management of Energy Management system as stated in this policy is held with the Head of Sustainability and is discussed within the Quarterly Environmental Committee as part of the broader Environmental Management aspects this forum covers. The Committee consists of the Head of Estates and Facilities, the Head of Planning, the Construction Director and Head of Sustainability (responsible for Sustainability Strategy).

Part 2 – Process

Process Overview



A. Onsite Energy Management

1. Monitoring, Measurement and Analysis

As part of our annual ESG reporting regime, the Head of Sustainability produces a yearly Basis of Reporting document which defines reporting scope and data acquisition process. This addresses the 'what we measure' and 'how we measure', these documents are held publicly on our corporate website.

The majority of our gas and electricity meters transmit data via half-hourly AMRs, which feeds into our reporting platforms to investigate data on at least a quarterly basis. To monitor energy performance energy indicators are used, both company-wide as well as for individual stores. These are documented and regularly reviewed by the Head of Sustainability to ensure reasonableness. At company level, the CSR department reviews current quarter performance versus same quarter previous year performance.

- Total energy in kWhs, broken down by energy type (gas, electricity and solar); the Forum look at absolute and like for like consumptions for the time period in question (usually quarterly) compared to the same time period for the previous year.

Our Energy Intensity as defined by EPRA (MWh/m2/year) is reported against annually within the ESG report illustrating performance against our set targets along with the benchmarking of our performance against industry standards.

2. Corrections & Preventative Measures, Evaluation & Continuous Improvement

The Environmental Committee agrees on corrective actions during the quarterly meetings and follows up their completion in between meetings. This may involve working with our Energy Management Company / Energy Broker and / or Platform Management company to understand exactly what has happened.

Preventative measures are considered as part of the Facilities annual maintenance and repair schedule. For example, the LED lighting upgrade was initiated, led and executed by the Facilities team. Preventative measures are tabled with the Environmental Committee and pilots or implementation agreed.

The Company continually audit the effectiveness of our environmental management practices. The Company continues to not operate Building Management Systems; having installed submetering in a number of test stores it was concluded that the systems do not offer the opportunity for enough savings for them to be a finically viable installation. The company is continuing to trial other potential options which are more financially viable.

The company is committed to training and informing employees throughout the business on environmental issues.

3. Internal Audit of effectiveness of the Energy Management System Process and Adherence to policy

The Head of Sustainability monitors the effectiveness of the Energy Management System process and adherence to policy. In the first instance, any issues are raised and discussed in the bi-monthly meeting. This is chaired by the Head of Sustainability and includes representatives from our Energy Broker and Facilities department. Outside of these meetings the CSR department have regular contact with our Platform Management company and will bring any flags to the relevant people for action. Any unresolved issues are then discussed at the Environmental Committee. As the committee consists of the relevant business owners, corrective actions are agreed upon then and there.

B. Energy Purchasing

The Head of Estates, Finance and Facilities is responsible for energy supply contracting. They use the Company's energy broker to conduct market research and propose an energy purchasing strategy to the Chief Financial Officer for review and approval. The Head of Sustainability and/ or the Environmental Committee may be consulted. In line with our Science Based Targets and Strategy, the Head of Estates and Facilities will purchase renewable energy ('green tariff').

C. Onsite Renewables Strategy

The Company has determined that investing in onsite renewables is an integral part of creating a sustainable business. The company has an established solar retrofit programme in progress which involved installing solar systems on the remaining of our estate, balancing the kWp of the solar PV system to best balance the energy load of the store. This is being completed in a staged approach, and we hope to have all suitable roofs installed with solar across the estate before 2030 as part of our Sustainability Strategy. Solar systems are installed as standard for new construction.