

For self-certified investors only, not suitable for retail investors.

**ENVIRONMENTAL  
MANAGEMENT:  
OBJECTIVES & TARGETS  
2022/2023**

**KLUG NOWY GROUP**

The Klug Nowy Group (KNG) aims to become a regulated member of the United Nations Principles for Responsible Investment ([UNPRI](#)) and the Global ESG Benchmark for Real Assets ([GRESB](#)) in 2023. To ensure a smooth transition, the Group has chosen to adopt many of the policies that conform to its regulatory requirements in advanced.

The targets and objectives below have been developed in-line with ISO 14001:2015.

The KNG aims to continually enhance and adapt its environmental objectives into the areas that create the most viable impact. Where practical, we will monitor our objectives to ensure we can enhance and develop these.

In setting these objectives and targets the KNG has reviewed its current and expected future activities, which are and would be expected to;

- Have a net positive-negative impact on the environment,
- Require our compliance with specific environmental legislations, and
- Areas within the Group that may create further risk or opportunity in meeting its objectives.

The objectives of setting these targets, is not just to meet our legislative requirement. It is to continually learn and improve what we are doing to reduce our environmental impact, respond to changing stakeholder expectations, manage risk and to lead in our sector.

In all of our objectives and targets, the KNG maintains accountability. However, there will be points in which associated professional bodies, such as; managing agents, main contractors, environmental consultancies, shall have a direct impact of the implementation of these objectives and targets, as well as the collation of the data required to monitor and enhance these.

#### **Objective 1**

To minimise our ecological impact, we will favour the redevelopment of existing sites when viable.

#### **Objective 2**

We will aim to integrate environmental considerations into site selection, site design, site development and construction.

#### **Objective 3**

Ensure all employees and contractors are aware of our commitment to the highest possible Health & Safety standards.

#### **Objective 4**

Optimise all of our properties to perform to their maximum viable HERS score, WaterLabel EU efficiency rating and BREEAM score.

**Objective 5**

Ensure we consider the risks and opportunities of resource efficiency in our operations and monitor how we incorporate these throughout our business processes.

**Objective 6**

Communicate how we have used resources efficiently to our customers, as well as how they can also continue to act sustainably.

**Objective 7**

To be an energy efficient user across our portfolio and to constantly monitor our usage, with a view to improving this.

**Target 1**

Never receive a monetary loss resulting from the legal proceedings involved in the enforcement of environmental regulations.

**Target 2**

Develop environmental and energy management considerations into our due diligence specification and use these within our site selection, site design development, construction and other operational processes.

**Target 3**

Maintain an Accident Incident Rate (AIR) and Accident Frequency Rate (AFR) above national average.

**Target 4**

Acquire properties that perform to a HERS score of 85 or, that can be improved over time to perform at this level. When building, aim to build developments to a HERS score of 85 when viable.

**Target 5**

New builds should receive an Excellent, or as a minimum Good, BREEAM certification whenever viable.

**Target 6**

Document how resource efficiency is incorporated throughout the business process and create continuous learning and improvement document for RIBA Lessons Learned.

**Target 7**

Monitor energy consumption data coverage as a percentage of total floor area, percentage grid electricity and percentage renewable, like-for-like change and by property sub-sector.

**Target 8**

Ensure properties reach an EPC rating between A – C were viable.

Please note: this is a working document and as such, the objectives and targets contained here-in may change to reflect the most relevant environmental legislation as the Group become aware of them.

**Contact us**

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**For sophisticated investors only**

The views expressed are those of KNG at the date of publication unless otherwise indicated, which are subject to change, and is not investment advice.

Telephone calls may be recorded.

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**Sources**

<https://www.rlam.co.uk/globalassets/media/literature/reports/rlam-property-objectives-targets-dec-20.pdf>

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