



GROSVENOR

Reducing carbon emissions across our rural estates

Grosvenor Rural Estates

Grosvenor Rural Estates is responsible for the long-term stewardship of three rural estates in the United Kingdom – the Eaton Estate in Cheshire, the Abbeystead Estate in Lancashire and the Reay Forest Estate, Sutherland, in the north-west Highlands of Scotland.

Their unique makeup comprises moorlands, forests, farmland, hay meadows, mountains, rivers and their catchments as well as lochs, much of which is designated for the conservation of its rare flora and fauna. These are also places where homes, farms, warehouses, offices – and the jobs that are attached to them – form a significant portion of the local economy and the source of income that keeps the communities that live there closely knitted together.

Working to protect, enhance, and restore sensitive environmental habitats, we seek to improve local property and places, contributing to the economic, social, and environmental wellbeing of the communities we are part of.

Across our rural estates we manage and invest in three principal commercial activities, Grosvenor Farms, which produces high-quality foods – including over 32 million litres of milk a year, enough for 430,000 people every day – the management of 800 residential and commercial properties and Grosvenor TimberWorks, which processes timber sourced from sustainably managed UK woodlands for our own use as well as for commercial sale.



4,950ha

(12,232 acres)

- 750ha of woodlands
- 104ha of wetlands
- 107ha of hay meadows
- 3,658ha of farmed land
- Over 65km of public rights of way and permissive access
- River Dee Site of Special Scientific Interest, notified for its flora and fauna including Atlantic salmon, otters and club-tailed dragonfly
- Two nature reserves managed in partnership with the Wildlife Trust

Eaton Estate

Cheshire

11,130ha

(27,500 acres)

- 390 ha of woodland
- 3,377ha of upland wetland comprising: 2,919ha blanket bog (peatland), 107ha of wet heath, 313ha of rushy pasture and 38ha of wet flushes
- 18ha of hay meadow
- 3,152ha of grassland and dry heath
- 2,616ha of farmed land
- Two-thirds of the estate is designated as a Site of Special Scientific Interest
- More than 6,400ha is open access and we also maintain over 40km of public rights of way including footpaths, bridleways and permissive paths

Abbeystead Estate

Lancashire

38,800ha

(96,000 acres)

- 1,762ha of woodlands
- 21,337ha of wetlands comprising 7,853ha blanket bog (peatland) and 13,484ha of wet heath
- 7,534ha of grassland/heathland
- Six Sites of Special Scientific Interest
- Two Special Areas of Conservation safeguarding rare habitats
- One area is designated as a Special Protection Area for endangered birds
- Almost all 38,800 ha is open access (80 km of hill paths/tracks)

Reay Forest Estate

North-west Highlands, Scotland

6,274ha

(15,503 acres) of farmed land.

784,000

Over the past seven years we have planted over 784,000 trees to improve water quality, increase biodiversity and reduce the risk of flooding. A further 170,000 are planned for planting this year.

801

Residential and commercial properties: 801 (also including village halls and schools).

250

More than 250 Listed properties across our three rural estates.

Our global carbon commitment

We have set a Grosvenor-wide carbon commitment to reduce our emissions in line with limiting global warming to 1.5°C, building on and accelerating our progress in curbing our carbon footprint across our business activities.

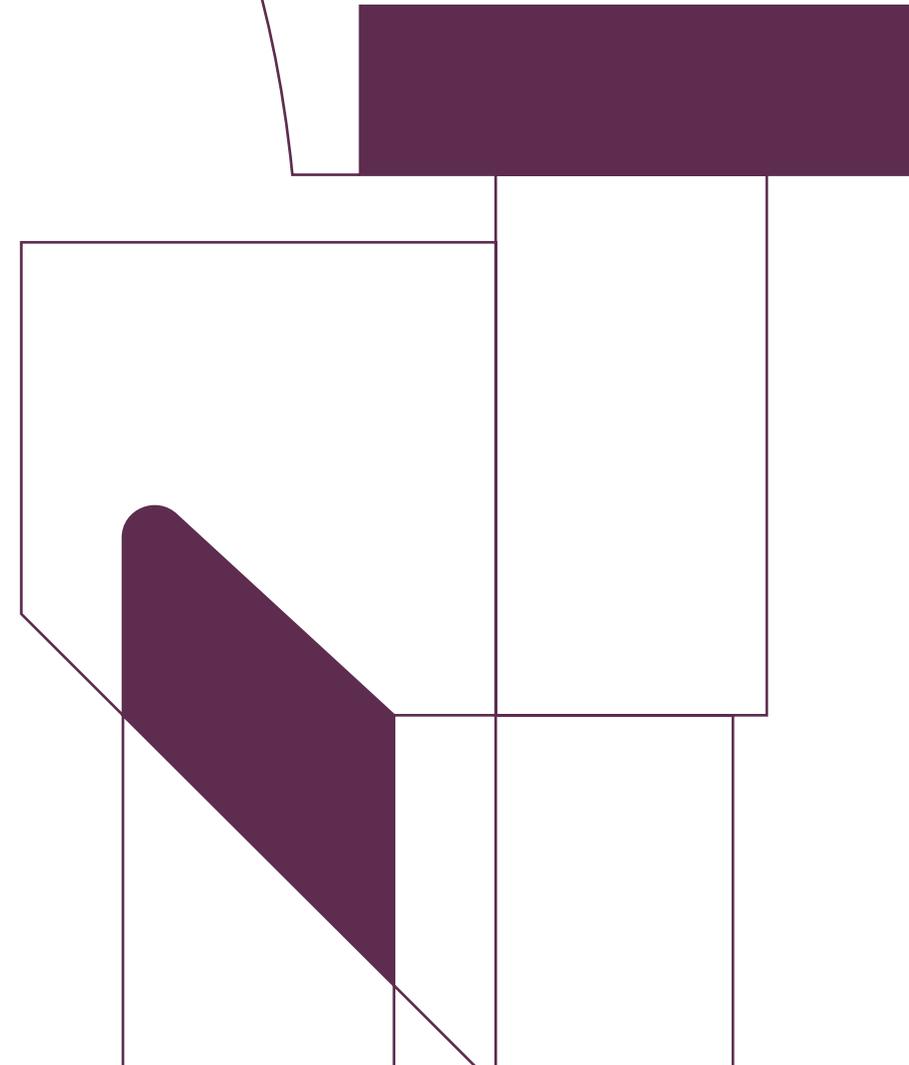
Across Grosvenor's businesses, we will:

- Take responsibility for 100% of our direct (Scope 1 and 2) and indirect emissions (Scope 3), calculated in line with the latest Greenhouse Gas (GHG) Protocol guidance.

- Set ambitious goals to deliver, at a minimum, a science-based reduction in carbon emissions in line with limiting global warming to 1.5°C and the latest climate science, following the latest industry guidance from the Science-Based Targets initiative (SBTi).
- Report transparently on our progress, sharing our knowledge and experience externally.
- Partner with others to drive the wider industry change needed to keep the 1.5°C target alive.

Aware of the complex relationships between climate change, biodiversity loss, inequality, social cohesion and economic growth, we will also look for opportunities to deliver our commitment in a holistic way that identifies benefits beyond carbon reduction.

Furthermore, we will look to accelerate our real-world impact through our indirect investment activities, working with our partners to drive wider industry decarbonisation.



Building our strategy

Throughout the long-term stewardship of Grosvenor's rural estates, we have maintained an unwavering commitment to protecting, enhancing and restoring their sensitive environmental habitats and to improving local property and places. From installing individual wind generators on homes in Scotland in the early 1900s, developing landscape conservation plans to inform nature recovery for woodlands, hedgerows and the farm landscape at Eaton in the 1980s or promoting a programme of peatland restoration which began over a decade ago at Abbeystead, we have continually sought to improve the sustainability of our activities, enhance our climate resilience and support our communities.

- 2021**
In 2021 we launched an ambitious Rural Estates' Strategy to provide the direction for the future management of the Grosvenor Rural Estates over the next 25 years with the aim of becoming a leading example of sustainability in the rural economy.
- 2022**
In 2022 we completed an analysis of our 2021 carbon baseline and consulted with all teams across the rural estates to develop a carbon reduction strategy.
- 2023**
In 2023 Grosvenor made a global commitment to reduce emissions in line with limiting global warming to 1.5°C.
- 2024**
In 2024, we began baselining the natural capital of the three rural estates.

Our approach and scope

As we look to build on and accelerate the reductions which have already been achieved through our activities on the rural estates, our approach to lowering emissions in line with limiting global warming to 1.5°C is consistent with that of the wider Grosvenor businesses.

To develop our strategy, we reviewed the latest industry guidance for calculating emissions and developing credible 1.5°C-aligned carbon reduction pathways and chose to follow the latest and most relevant Green House Gas (GHG) Protocol and Science-Based Target initiative (SBTi) standards and guidance.

This included the GHG Protocol Land Sector and Removals Guidance and SBTi Forestry, Land and Agriculture (FLAG) guidance, both published in September 2022.

We baselined our emissions following the GHG Protocol guidance, using 2021 as our baseline year, and projected the emissions forward in a business-as-usual scenario. This enabled us to identify where to focus our efforts to reduce our emissions, which we sense checked with internal stakeholders through an extensive series of workshops across the three estates to create our reduction pathway.

Monitoring evolving climate science and industry guidance

We acknowledge that some areas of our strategy may need revisiting and updating in the future as climate science, industry guidance and best practice evolves.

Governance and reporting

Measuring and reporting our progress is critical to ensure transparency and accountability. We will report on our progress annually.

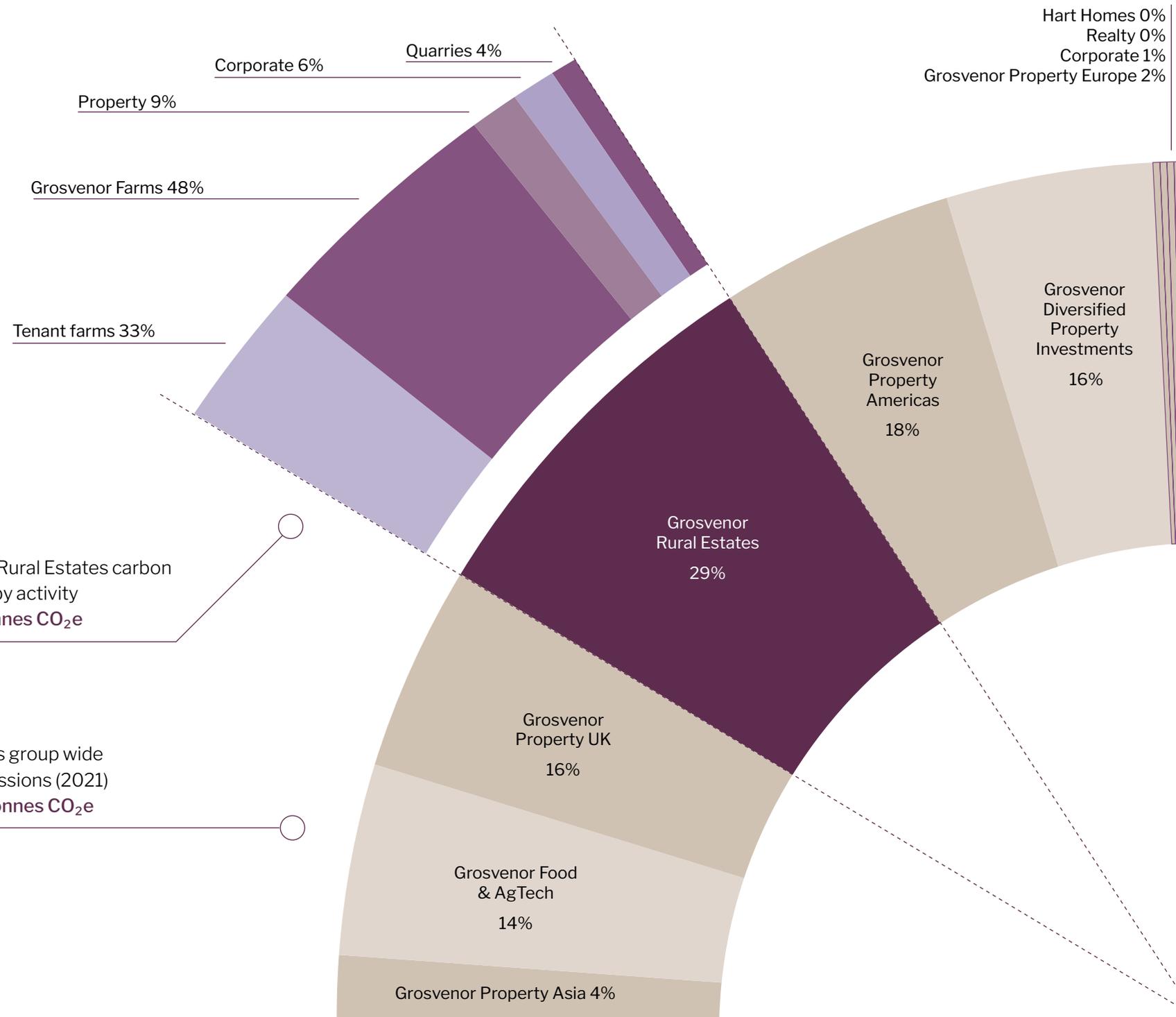
Our carbon emissions baseline

2021

Emissions from the diverse activities across Grosvenor's rural estates include fuel and energy use from our buildings, vehicles and machinery as well as our supply chain, water, waste, business travel and employee commuting. FLAG emissions include our direct farming activities, our tenant farms and other emissions relating to land use such as fuel use in agricultural vehicles and machinery, purchased goods such as animal feed and fertilisers and the downstream emissions from our sold products.

Grosvenor Rural Estates carbon emissions by activity
78,000 tonnes CO₂e

Grosvenor's group wide carbon emissions (2021)
267,000 tonnes CO₂e



Hart Homes 0%
 Realty 0%
 Corporate 1%
 Grosvenor Property Europe 2%

Our commitment

Grosvenor Rural Estates
has committed to:

Monitoring

...the latest science and industry
guidance on peatland emissions...

Develop a comprehensive carbon
baseline and review our peatland
restoration strategy in 2025.

Reducing

...**energy and industrial**
emissions by:

42% by 2030
90% by 2050

...**forest, land and
agricultural (FLAG)**
emissions by:

30% by 2030
72% by 2050

Delivering our strategy

“...we will work to reduce
our emissions in line
with limiting global
warming to 1.5°C...”

By better understanding our natural environment, enabling more informed land-use decisions which benefit people and the planet, taking data driven actions to reduce the carbon footprint of our property activities and investigating further opportunities to adopt renewable energy schemes, we will work to reduce our emissions in line with limiting global warming to 1.5°C and accelerate our progress by engaging with our tenant farmers, suppliers and partner organisations.



Carbon Action Plan

In the next year (to 31st March 2025), across our rural estates we will:

Develop a detailed natural capital baseline to inform our land-use decisions

We will work with partner organisations to better understand our natural capital and the benefits to people and wildlife that flow from it. We will use existing data and also undertake an extensive ground truthing exercise, through direct observation and measurement, to ensure this baseline is as accurate as possible and to enable us to measure improvements as a result of our activities. Detailed surveys will include analysis of habitat biodiversity, quantity of above ground vegetation, soil organic content and peat depths. Using this information, we will make more informed land-use decisions which are better for nature recovery and our communities.

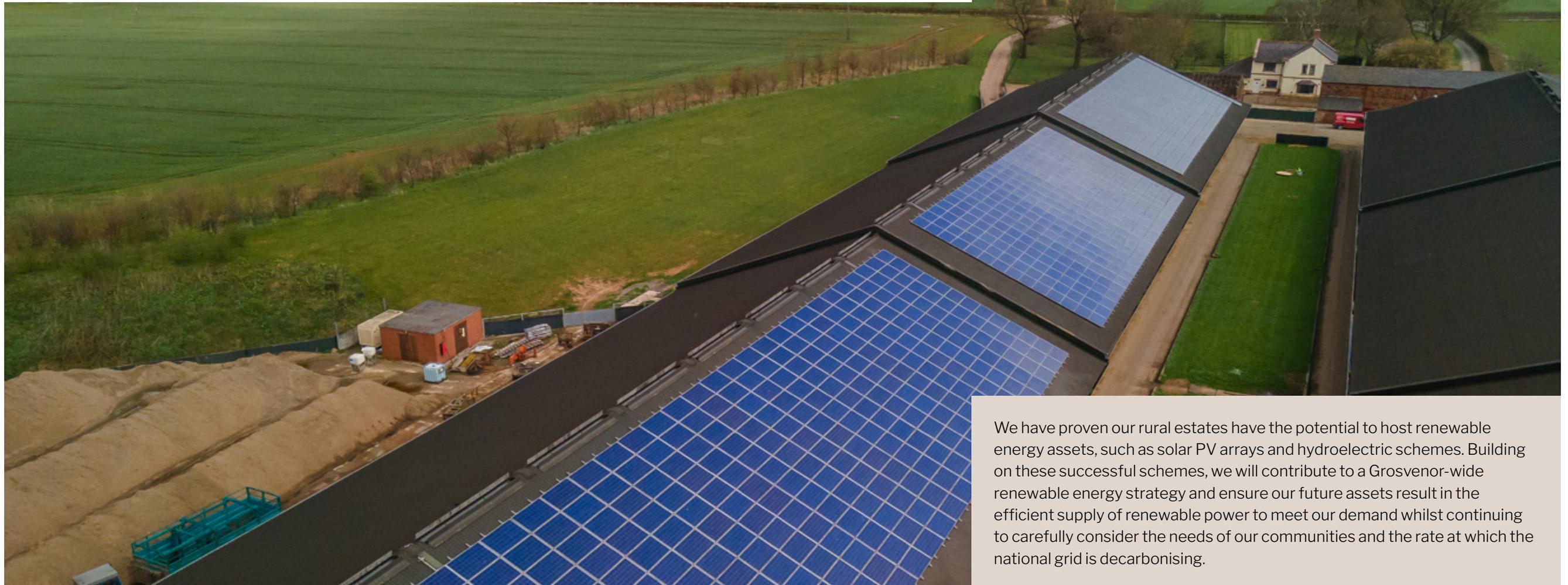


Engage with tenant farmers on carbon reduction and habitat enhancement

We recognise that collaborating with our tenant farmers to find commercially viable ways of reducing carbon emissions is of vital importance. At Grosvenor Rural Estates we work by the principles of regenerative agriculture and circular farming –contributing to the production of commercially viable, high-quality, affordable food whilst reducing farm emissions, improving our soil's health, creating biodiverse habitats and implementing measures to ensure better water quality and climate resilience. We will create a dialogue around best practice solutions and discuss collaborative approaches with our like-minded tenants as we continue our sustainability journey together.



Assess further opportunities for renewable energy



We have proven our rural estates have the potential to host renewable energy assets, such as solar PV arrays and hydroelectric schemes. Building on these successful schemes, we will contribute to a Grosvenor-wide renewable energy strategy and ensure our future assets result in the efficient supply of renewable power to meet our demand whilst continuing to carefully consider the needs of our communities and the rate at which the national grid is decarbonising.



Embed carbon considerations in property-related activities

We will implement systems that enable better collection and analysis of energy consumption and carbon emissions data across our property portfolio. Through comprehensive energy data management, we will be able to monitor our use and implement targeted actions to drive down our carbon emissions. We will assess embodied carbon alongside the financial considerations of building projects and make our expectations on carbon reduction more transparent to suppliers through the development of a Rural Estates Supply Chain Charter.





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