



## 2007 Objectives and Targets

	Target	Achievement	Commentary
<b>1.</b>	<b>Environmental</b>		
1.1.1	To ensure energy audits completed on at least 25% of the joint venture portfolio	100%	Energy audits have been carried out on 46% of the Joint Venture portfolio.
1.1.2	To switch 5% of energy consumption at our properties onto green energy tariffs	100%	In the year to 31 March 2008 14.6% of energy purchased for our managed portfolio, based on available capacity, is on green tariffs.
1.1.3	To ensure 10% of energy used in buildings over 200,000 sq.ft. post development is derived from renewable sources	N/A	Our development at 240 Blackfriars Road, SE1 is in progress and due to be completed in August 2010.
1.1.4	To reduce head office energy usage by 15%	100%	Achieved
1.1.5	To introduce long life light bulbs in 40% of the portfolio over three years	100%	During the year to 31 March 2008 long life light bulbs were introduced throughout individual buildings in 14% of the managed portfolio.
1.1.6	To introduce check meters in landlord areas in 30% of the portfolio	90%	This was partially completed in 2008. Our 2008/09 target is to introduce check meters in an additional 25% of the portfolio, where appropriate.
1.1.7	To regularly include environmental improvement topics on tenant meeting agendas	100%	Achieved
1.2.1	To have zero enforcement notices for environmental issues	0%	A notice for noise was received due to late contractor deliveries. This was resolved immediately.
1.2.2	To ensure all building and maintenance contracts and consultant appointments include a requirement to comply with the Company's environmental policy	84%	Partially complete and ongoing. This target will be included again in our 2008/09 objectives and targets to emphasis our commitment.
1.2.3	To ensure that all building and maintenance contractors and all consultants have an environmental policy	57%	Partially complete and ongoing. This target will be included again in our 2008/09 objectives and targets to emphasis our commitment.
1.3.1	To undertake a BREEAM audit for all developments over 50,000 sq.ft. with the aim of achieving a minimum scoring of "very good".	100%	Achieved

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1.3.2	To carry out an environmental review for all development and refurbishment projects over the value of £1,000,000.	100%	Achieved
1.3.3	To review and update the Company's refurbishment policy	100%	Achieved
1.3.4	To ensure all developments over 10,000 sq.ft. are registered with the Considerate Constructors Scheme	100%	Achieved
1.4.1	To ensure a minimum of fifty hours of targeted environmental training in 2007/2008	100%	95 hours of targeted environmental training were completed by employees during the year to 31 March 2008.
1.5.1	To carry out a review of the Company's Environmental Management by March 2008.	100%	Achieved
1.6.1	To set up new recycling schemes in 20% of portfolio by March 2008.	100%	New recycling schemes have been identified in 28% of portfolio during the year to 31 March 2008.