



Independent Limited Assurance Report of KPMG LLP to The Crown Estate Commissioners

KPMG LLP (“KPMG” or “we”) were engaged by The Crown Estate Commissioners to provide limited assurance over the Selected Information of the Crown Estate described below for the year ended 31 March 2024.

Our conclusion

Based on the work we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Selected Information has not been properly prepared, in all material respects, in accordance with the Reporting Criteria.

This conclusion is to be read in the context of the remainder of this report, in particular the inherent limitations explained below and this report’s intended use.

Selected Information

The scope of our work includes only the information included within The Crown Estate’s Integrated Annual Report and Accounts and The Crown Estate’s Sustainability Data Supplement (together the “Report”) for the year ended 31 March 2024 marked with the symbol [△] (“the Selected Information”) and also listed in Appendix 1.

We have not performed any work, and do not express any conclusion, over any other information that may be included in the Report or displayed elsewhere on The Crown Estate’s website for the current year or for previous periods unless otherwise indicated.

Reporting Criteria

The Reporting Criteria we used to form our judgements are The Crown Estate’s Environmental Reporting Criteria, Offshore Wind Renewables Reporting Criteria and Health and Safety Reporting Criteria all as set out at www.thecrownestate.co.uk/about-us/assurance (the “Reporting Criteria”). The Selected Information needs to be read together with the Reporting Criteria.

Inherent limitations

The nature of non-financial information; the absence of a significant body of established practice on which to draw; and the methods and precision used to determine non-financial information, allow for different, but acceptable evaluation and measurement techniques and can result in materially different measurements, affecting comparability between entities and over time.

As described on page 74 of The Crown Estate’s Integrated Annual Report and Accounts, the greenhouse gas (“GHG”) emissions quantification process is subject to: scientific uncertainty, which arises because of incomplete scientific knowledge about the measurement of GHGs; and estimation (or measurement) uncertainty resulting from the measurement and calculation processes used to quantify emissions within the bounds of existing scientific knowledge.

For Scope 1 and 2 GHG emissions relating to the real estate portfolio and Scope 3 GHG emissions, there are also limitations in the availability and quality of GHG emissions data from third parties, resulting in The Crown Estate’s reliance on proxy data in determining such estimated GHG emissions. Over time better information may become available from third parties and the principles and methodologies used to measure and report Scope 3 GHG emissions may change based on market practice and regulation.

The Reporting Criteria has been developed to assist The Crown Estate in reporting selected Environmental and Social information to measure its progress against its Environmental and Social strategy. As a result, the Selected Information may not be suitable for another purpose.

Commissioners’ responsibilities

The Commissioners of The Crown Estate are responsible for:



- designing, operating and maintaining internal controls relevant to the preparation and presentation of the Selected Information that is free from material misstatement, whether due to fraud or error;
- selecting and developing objective Reporting Criteria;
- measuring and reporting the Selected Information in accordance with the Reporting Criteria; and
- the contents and statements contained within the Report and the Reporting Criteria.

Our responsibilities

Our responsibility is to plan and perform our work to obtain limited assurance about whether the Selected Information has been properly prepared, in all material respects, in accordance with the Reporting Criteria and to report to The Crown Estate Commissioners in the form of an independent limited assurance conclusion based on the work performed and the evidence obtained.

Assurance standards applied

We conducted our work in accordance with International Standard on Assurance Engagements (UK) 3000 *Assurance Engagements other than Audits or Reviews of Historical Financial Information* ("ISAE (UK) 3000") issued by the Financial Reporting Council and, in respect of the greenhouse gas emissions information included within the Selected Information, in accordance with International Standard on Assurance Engagements 3410 *Assurance Engagements on Greenhouse Gas Statements* ("ISAE 3410"), issued by the International Auditing and Assurance Standards Board. Those standards require that we obtain sufficient, appropriate evidence on which to base our conclusion.

Independence, professional standards and quality management

We comply with the Institute of Chartered Accountants in England and Wales ("ICAEW") Code of Ethics, which includes independence, and other requirements founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour, that are at least as demanding as the applicable provisions of the International Ethics Standards Board for Accountants ("IESBA") International Code of Ethics for Professional Accountants (including International Independence Standards). Our firm applies International Standard on Quality Management (UK) 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements* which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Summary of work performed

A limited assurance engagement involves planning and performing procedures to obtain sufficient appropriate evidence to obtain a meaningful level of assurance over the Selected Information as a basis for our limited assurance conclusion. Planning the engagement involves assessing whether the Reporting Criteria are suitable for the purposes of our limited assurance engagement. The procedures selected depend on our judgement, on our understanding of the Selected Information and other engagement circumstances, and our consideration of areas where material misstatements are likely to arise.

The procedures performed included:

- obtaining an understanding through inquiry of The Crown Estate's control environment, processes and information systems relevant to the preparation of the Selected Information, but did not include evaluating the design of particular control activities, obtaining evidence about their implementation or testing their operating effectiveness;
- performing risk assessment procedures over the aggregated Selected Information, including a comparison to the prior period's amounts having due regard to changes in business volume and the business portfolio;



- performing selected limited substantive testing, including agreeing a selection of the Selected Information to corresponding supporting information including invoices, automatic meter reading data and meter readings provided by third parties but did not include any testing of the underlying information supplied by those third parties to The Crown Estate;
- considering the appropriateness of the carbon conversion factor calculations and other unit conversion factor calculations used by reference to widely recognised and established conversion factors;
- reperforming a selection of the carbon conversion factor calculations and other unit conversion factor calculations;
- recalculating the intensity metrics, dividing total included emissions by respective floor area, as provided by the property management system, Horizon; and
- reading the Report with regard to the Reporting Criteria and for consistency with our findings over the Selected Information.

The work performed in a limited assurance engagement varies in nature and timing from, and is less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

This report's intended use

Our report has been prepared for The Crown Estate Commissioners solely in accordance with the terms of our engagement. We have consented to the publication of our report on The Crown Estate's website for the purpose of The Crown Estate Commissioners showing that they have obtained an independent assurance report in connection with the Selected Information.

Our report was designed to meet the agreed requirements of The Crown Estate Commissioners determined by The Crown Estate Commissioners' needs at the time. Our report should not therefore be regarded as suitable to be used or relied on by any party wishing to acquire rights against us other than The Crown Estate Commissioners for any purpose or in any context. Any party other than The Crown Estate Commissioners who obtains access to our report or a copy and chooses to rely on our report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, KPMG LLP will accept no responsibility or liability in respect of our report to any other party.

KPMG LLP

KPMG LLP

Chartered Accountants

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10 July 2024

The maintenance and integrity of The Crown Estate's website is the responsibility of the Commissioners of The Crown Estate; the work carried out by us does not involve consideration of these matters and, accordingly, we accept no responsibility for any changes that may have occurred to the reported Selected Information, Reporting Criteria or Report presented on The Crown Estate's website since the date of our report.



Appendix 1 – Selected Information

The individual metrics that constitute the Selected Information are listed below. The information in this Appendix needs to be read together with the limited assurance report and the Reporting Criteria.

Metric for the year ended 31 March 2024	Assured Value
Cumulative capacity of offshore wind (GW)	11.8
Increase in operational capacity of offshore wind (GW)	0.05
Total Scope 1 GHG emissions (tCO ₂ e)	3,114
Scope 2 GHG emissions (location based) (tCO ₂ e)	6,934
Scope 2 GHG emissions (market based) (tCO ₂ e)	696
Certain categories of Scope 3 GHG emissions (includes the categories of business travel, energy used exclusively by The Crown Estate tenants, leased vehicles/machinery/tools, electricity transmission and distribution losses) (tCO ₂ e)	9,451
Energy consumption - absolute: Total including EV charging (MWh)	86,516
Energy consumption - absolute: Total excluding EV charging (MWh)	85,964
Energy consumption – like-for-like: Total including EV charging (MWh) (based on consumption of properties which were part of the portfolio in 2022/23)	84,375
Energy consumption – like-for-like: Total including EV charging (MWh) (based on consumption of properties which were part of the portfolio in 2021/22)	83,811
Percentage of energy procured from renewable sources (%)	97%
Energy Intensity – Offices (kWh/m ²)	243.3
Energy Intensity – Shopping centres (kWh/m ²)	45.8
Energy Intensity – Retail parks (kWh/m ²)	3.0
Emissions Intensity – Offices (kgCO ₂ e/m ²)	46.7
Emissions Intensity – Shopping centres (kgCO ₂ e/m ²)	9.4
Emissions Intensity – Retail parks (kgCO ₂ e/m ²)	0.6
Lost time injury frequency rate (LTIFR)	0.21
Accident Frequency Rate (AFR)	0.08
Construction Accident Frequency Rate (CAFR)	0.00