

Environmental Reporting Criteria

to the Annual Report and Accounts 2025/26



Contents

Introduction

- 1 Limited assurance

Reporting boundary and methodology

- 2 Overview
- 2 GHG emissions reporting boundary
- 2 Exclusions
- 3 Base year
- 3 Estimations and assumptions
- 3 Restatements

Detailed methodology GHG Emissions

- 5 Scope 1
- 7 Scope 2
- 8 Scope 3

Energy reporting

- 13 Data sources and hierarchy
- 13 Absolute energy consumption
- 13 Like-for-like consumption
- 14 Other energy-related data

Energy and emissions intensity

- 15 Methodology
- 15 Criteria for inclusion


Water and waste reporting

- 16 Water
- 16 Waste

Introduction

This Environmental Reporting Criteria outlines the data collection approach and methodology for environmental data reported in The Crown Estate's Annual Report and Accounts 2025/26 and Sustainability Data Supplement 2025/26. It covers key environmental metrics, including energy consumption and efficiency, renewable energy generation, greenhouse gas (GHG) emissions, water and waste.

Limited assurance

KPMG LLP has provided independent limited assurance over selected non-financial data highlighted in this report with this symbol  in the Integrated Annual Report and Accounts 2025/26. The assurance engagement was planned and performed in accordance with the International Standard on Assurance Engagements (UK) 3000 Assurance Engagements Other Than Audits or Reviews of Historical Financial Information (ISAE (UK) 3000) and the International Standard on Assurance Engagements 3410 Assurance of Greenhouse Gas Statements (ISAE 3410). KPMG has issued an unqualified opinion over the selected data.

The list of data points subject to independent limited assurance can be found in the Assurance Report at: thecrownestate.co.uk/assurance.

Reporting boundary and methodology

Overview

We report our energy and emissions data in accordance with the GHG Protocol and the UK's Streamlined Energy and Carbon Reporting (SECR) requirements. Our reporting covers the seven gases listed in the Kyoto Protocol for Scope 1, 2 and 3 emissions using the 'operational control' approach, which includes activities where we have direct control and areas where we have influence. A breakdown of key emission sources by each Scope is provided on pages 5-12.

GHG emissions reporting boundary

We apply the operational control boundary as defined by the GHG Protocol, covering activities and assets where The Crown Estate has 'full authority to introduce and implement its operating policies at the operation'.

We report Scope 1, 2 and 3 across our value chain where data is available and within our defined reporting boundary.

Our reporting boundary includes emissions from our Urban, Windsor, Rural and Coastal and Marine portfolios. Scope 1 emissions include direct emissions from activities under our operational control, including fuel combustion across our real estate assets, agricultural emissions associated with farm activities, and other directly operated sources. Scope 2 emissions include indirect emissions from the generation of purchased electricity consumed in assets under our operational control.

We also report relevant indirect Scope 3 emissions across our value chain, reflecting activities where we have influence but not operational control, and where data is available and material. These primarily relate to: tenant energy use in leased assets; third party activities on leased land and seabed assets (such as farmland, mineral extraction and offshore wind-related activities); capital goods and purchased goods and services; and corporate activities such as business travel and employee commuting.

We account for acquisitions and disposals by including emissions from the date of acquisition and excluding them from the date of sale, where data is available. Changes in operational control (eg tenant-to-landlord transitions or lease terms) are reflected in our emissions attribution, in line with GHG Protocol guidance. Material shifts are disclosed with appropriate context.

Energy consumption and related emissions from assets held in joint ventures where The Crown Estate manages the assets are included within our reporting boundary. Scope 1 and 2 emissions from joint ventures managed by third parties are included within Scope 3, Category 15: investments. Scope 3 emissions from joint ventures are included where the data is available and material to the operation.

Wider influence boundary

Activities where The Crown Estate has lower levels of influence (eg coastal assets, long-lease real estate, Agricultural Holding Act (AHA) tenancy farmlands and Welsh common land) are currently excluded from the reporting boundary. These activities continue to be monitored for potential future inclusion. For example, in 2025/26, a number of AHA tenancy farmlands which were previously in our wider influence boundary came into our reporting boundary as those leases transitioned to environmental Farm Business Tenancies (eFBT).

Future alignment with FLAG guidance

We recognise the importance of alignment with emerging guidance for land-based emissions and removals, including the GHG Protocol's Land Sector and Removals Standard and Forest, Land and Agriculture (FLAG) guidance. While we currently report emissions from agricultural activities across our Windsor, Rural and Coastal portfolio, we continue to review the methodologies required to incorporate Land Sector and Removals/FLAG-specific categories, including land-use change, soil carbon fluxes, and biogenic emissions. Consideration of these areas will inform future reporting as data availability improves and methodologies continue to evolve.

Exclusions

Our GHG emissions reporting excludes activities and emission sources that are outside of our reporting boundary, where emissions are considered immaterial, or where data is not currently practical to obtain.

Key exclusions include:

- Emissions arising from assets in our wider influence boundary
- Scope 3 categories where methodologies and data availability are still evolving
- FLAG land-use and removals categories following the GHG Protocol's Land Sector and Removals Standard, which takes effect on 1 January 2027
- Certain Scope 1 and 2 emission sources that are estimated to be immaterial

Reporting boundary and methodology continued

These exclusions are reviewed annually as part of our reporting cycle.

Scope	GHG Protocol Category	Emissions source	Reason for exclusion
Scope 1 and 2	Direct emissions from gas consumption Emissions from generated electricity use	Gas/electricity consumed in void residential properties in the London portfolio	Metered energy consumption for these assets is not practicable to obtain, as they are not managed through our energy bureaux. The associated emissions are considered immaterial.
Scope 1	Direct emissions from fuel oil consumption	Fuel oil consumed in back-up generators in the London portfolio	Back-up generators at a limited number of London assets are used only during infrequent power outages; associated emissions are therefore considered immaterial.
Scope 2	Emissions from generated electricity use	Electricity recharged to tenants for commercialisation use in the Urban portfolio	Immaterial.
Scope 3	Category 13: downstream leased assets (evidenced tenant energy use in buildings)		

Base year

Our GHG reporting uses 2022/23 as the base year for emissions measurement. A separate base year of 2021/22 is used for the target to track energy consumption performance. Details of energy and emissions reduction targets are set out in the Annual Report and Accounts 2025/26 at: thecrownestate.co.uk/annual-report.

Estimations and assumptions

GHG emissions reporting involves estimates with varying degrees of uncertainty. Scope 3 emissions, due to their nature, tend to have higher levels of uncertainty compared with Scope 1 and 2 emissions. We are working to reduce this uncertainty by prioritising material emission sources and those where we have the opportunity to reduce emissions, while considering the practical limitations of obtaining more detailed or primary data.

Key estimations and assumptions used throughout our GHG reporting are included in the 'Calculation methodology' column for each GHG reporting category in the tables on pages 5-12.

Restatements

Where errors are identified, methodologies are improved, or more complete or accurate datasets are acquired resulting in material changes to previously reported data, restatements will be made as part of the annual reporting cycle. In line with HM Government's Environmental Reporting Guidelines for limited assurance, we apply a materiality threshold, typically where changes exceed 5%, to guide our consideration of whether restatement is appropriate. We apply the materiality threshold against the following aggregated emissions categories:

- Total assured Scope 1 and Scope 2 (location-based¹) emissions²
- Scope 2 (market-based³) emissions
- Total Scope 1 + Scope 2 emissions
- Total Scope 3 emissions (excluding Category 13: downstream leased assets)
- Scope 3 emissions Category 13: downstream leased assets (excluding Marine offshore wind (fuel and energy use - operational activity and embodied carbon))
- Scope 3 Category 13: downstream leased assets (Marine offshore wind (fuel and energy use - operational activity and embodied carbon)) emissions

In determining whether changes to previously reported data are considered material, qualitative factors are also considered. We continue to review our restatement policy as reporting practices evolve and data quality improves, supporting consistency and meaningful interpretation of our emissions data over time.

1. Location-based emissions: emissions from electricity usage calculated using average emission factors for the National Grid, reflecting the overall mix of energy sources (eg fossil fuels and renewables) used to generate electricity over the reporting year.

2. Total assured Scope 1 and 2 (location-based) emissions consist of: direct emissions from gas consumption, refrigerants, owned vehicles and machinery, biomass (non-CO₂ GHG emissions) and emissions from generated electricity use.

3. Market-based emissions: emissions from electricity usage calculated based on the specific sources of energy purchased, such as validated renewable energy backed by certificates (eg Renewable Energy Guarantees of Origin) and the associated emissions factors provided by suppliers or contractual instruments.

Reporting boundary and methodology continued

The following emissions were restated in 2025/26:

Scope	GHG Protocol Category	Rationale for change
1	Direct emissions from gas consumption	Indirect impact of restating Scope 3 Category 13: downstream leased assets (evidenced tenant energy use in buildings).
1	Emissions from land-use change	Previously estimated land-use change emissions have been excluded, as they relate to pasture expansion and soy feed production for cattle, which are not relevant to The Crown Estate.
2 (location-based)	Emissions from generated electricity use	Indirect impact of restating Scope 3 Category 13: downstream leased assets (evidenced tenant energy use in buildings).
2 (market-based)	Emissions from generated electricity use	During the current year, we have obtained access to data from a different third party which provides more accurate information on the timing of the transition including the prior year.
3	Category 13: downstream leased assets (evidenced tenant energy use in buildings)	Access to more granular data to enable clearer attribution of energy consumption between The Crown Estate and our tenants. Replacement of previously estimated data with primary data.
3	Category 1: purchased goods and services	Inclusion of previously unreported expenditure data identified during a data completeness review.
3	Category 2: capital goods	Correction to fuel consumption data used for marine surveys.
3	Category 13: downstream leased assets	Application of improved emissions modelling for marine activities, resulting in more robust estimates of operational and embodied emissions. Updated energy intensity assumptions based on a review of external literature. This resulted in improved estimates of tenant energy consumption that better reflect the use of our assets.
3	Category 15: investments	Reclassified emissions arising from joint venture assets from Scope 3: downstream leased assets into Category 15: investments and replaced estimates with actuals.

Detailed methodology GHG emissions – Scope 1

Assets under The Crown Estate’s operational control

Category	Description	Activity data source	Emission factor data source	Calculation methodology
Direct emissions from gas consumption	Emissions from consumption of natural gas used for space heating and hot water in our offices, communal areas of leased assets and void properties	AMR, invoices, meter readings, Perse data, estimates	UK Government conversion factors	<p>Data on gas consumption is received from source providers, spreadsheets from the Energy Bureau’s invoice management system or monthly meter readings. Where insufficient data exists, Perse data is used to fill in gaps and for estimation purposes. Further detail on data sources and hierarchy is set out in page 13.</p> <p>Estimations and assumptions Data gaps are identified where monthly information is incomplete. Where some data is available for the month, missing values are filled using data from the same month. Where there is insufficient current-month information to calculate the estimate, the value is estimated using the corresponding month from the previous year.</p>
Oil consumption (void residential Rural assets)	Emissions from consumption of oil in unoccupied residential assets in the Rural portfolio	Rural portfolio assets list and estimated energy consumption from Energy Performance Certificate (EPC) ratings per property	UK Government conversion factors	<p>Primary energy consumption data is unavailable for unoccupied residential assets in the Rural portfolio.</p> <p>The estimated oil consumption for unoccupied residential assets is calculated using:</p> <ul style="list-style-type: none"> – The number of unoccupied residential assets per year – Mean oil consumption per year (kWh) – Estimated oil used when properties are unoccupied (%) based on EPCs – Estimated % of year these assets are void <p>Emissions from this source are immaterial and reported as part of Direct emissions from gas consumption.</p>
Refrigerants	Release of refrigerant gas used for refrigeration units in assets under The Crown Estate’s operational control	Invoices, F-gas service records collated by third parties	UK Government conversion factors	<p>Data on the loss of refrigerant gas from HVAC systems (in kg) is collected from invoices and F-gas service checks.</p> <p>Estimations and assumptions The service completion date is used as a proxy for the date the emissions took place. In certain cases, where it is not possible to accurately calculate the refrigerant loss, we estimate emissions using the maximum capacity of the unit.</p>

Detailed methodology GHG emissions – Scope 1 continued

Assets under The Crown Estate’s operational control continued

Category	Description	Activity data source	Emission factor data source	Calculation methodology
Owned and leased vehicles and machinery	Emissions from consumption of fuel used by cars, commercial vehicles and machinery owned or leased by The Crown Estate	Windsor fuel database Fuel use report from managing agent	UK Government conversion factors	The validated data for each category is totalled for the reporting year. Conversion factors are applied according to fuel type to calculate emissions.
Biomass	Emissions from consumption of biomass used for district heating at the Windsor Estate	Woodchips delivered or purchased	Forest Research conversion factors UK Government conversion factors	<p>The volume of woodchips delivered is obtained from receipts. A softwood conversion factor is applied to this amount to determine tonnes delivered. UK Government conversion factors are applied to determine tCO₂e. Non-CO₂ GHG emissions are reported under Scope 1. CO₂ emissions are reported outside of Scope in line with the SECR guidance. The UK Government conversion factors provide separate emission factors for CO₂ and non-CO₂ GHG emissions.</p> <p>Estimations and assumptions The volume of woodchips delivered is used as a proxy for woodchips used as fuel in the district heating system.</p>
Emissions from mechanical and non-mechanical sources on farms operated by The Crown Estate	Emissions from arable land, grass ley, livestock and consumption of fuel used by vehicles and machinery owned or leased by The Crown Estate and used on the farms	Land use and livestock numbers from relevant farms Fuel used on the farms	Emission factors used by the Farm Carbon Toolkit, taken from academic sources and industry sources UK Government conversion factors	<p>The Windsor, Rural and Coastal team provide the composition of the agricultural land (hectares), fuel used and number of livestock on relevant farms. The activity data is fed into the Farm Carbon Toolkit (farmcarbontoolkit.org.uk), which is used to estimate emissions from our farms.</p> <p>Estimations and assumptions Where estimates from the Farm Carbon Toolkit are not available, estimates are calculated using the same methodology as Farmland.</p>

Detailed methodology GHG emissions – Scope 2

Assets under The Crown Estate’s operational control

Category	Description	Activity data source	Emission factor data source	Calculation methodology
Emissions from generated electricity use (location-based)	Emissions from electricity, heat, steam and cooling purchased by The Crown Estate used in our offices, communal areas of leased assets and void properties	HHD, AMR, invoices, meter readings, Perse data, estimates (void Rural assets)	UK Government conversion factors	<p>Electricity consumption is received through the various activity data sources and validated with source providers. Where insufficient data exists, Perse data is used to fill gaps where required. Further detail on data sources and hierarchy is set out in page 13.</p> <p>Emissions are calculated by combining consumption data with the relevant emission factor.</p> <p>Estimations and assumptions Gaps are identified as months where insufficient data (readings or invoices) are available. If there is consumption data within the same year available, the average consumption for the months prior to the gap is used to estimate. If there are still data gaps, then these are filled using the equivalent month from the previous year as an estimate.</p> <p>Primary energy consumption data is unavailable for unoccupied residential assets in the Rural portfolio. The estimated electricity consumption for unoccupied (void) residential assets in the Rural portfolio is calculated using:</p> <ul style="list-style-type: none"> – The number of unoccupied residential assets per year – Mean electricity consumption per year (kWh) – Estimated electricity used when properties are unoccupied (%) – Estimated % of year these assets are void
Emissions from generated electricity use (market-based)	Emissions from electricity, heat, steam and cooling purchased by The Crown Estate used in our offices, communal areas of leased assets and void properties	Perse, supplier contracts, REGO certificates and supplier public disclosure	Residual mix emission factors from the Association of Issuing Bodies	<p>Electricity tariff data from Perse industry data, supplier contracts, supplier public disclosures and Renewable Electricity Guarantees of Origin certificates are used to determine electricity contracts on green tariffs.</p> <p>Estimations and assumptions Industry data tariff information is available at a monthly level and does not show granular information of the exact date the tariff transitioned from standard to green or vice versa. Where the industry data labels a given month as sourced from renewables, the consumption for the full month is considered to be sourced from zero emissions generation.</p> <p>For contracts where tariff information is not available, we assume that the contract is on standard tariff. This assumption only applies for an immaterial % of our calculated market-based emissions.</p>

Detailed methodology GHG emissions – Scope 3

Category	Sub-category	Description	Activity data source	Emission factor data source	Calculation methodology
Category 1: purchased goods and services		Emissions from the extraction, production and transportation of goods and services purchased	Purchase ledger	Supplier-specific emission factors Third party emission factor databases	<p>The purchase ledger provides spend (£) per supplier. For top suppliers by spend (£), supplier-specific emission factors are applied.</p> <p>For the top 100 product codes by spend, emission factors are selected from external literature sources. For all remaining product codes, emission factors are derived using Standard Industrial Classification (SIC) code categorisation.</p> <p>Estimations and assumptions Exclusions are made for some spend items, including intercompany charges, void costs relating to energy utilities, salaries and bad debts. Exclusion categories are reviewed annually.</p> <p>Expenditure mapped to operating expenditure is allocated to this category.</p>
Category 2: capital goods		Emissions from the extraction, production and transportation of capital goods purchased in the reporting year	Purchase ledger Fuel use from suppliers	Supplier-specific emission factors Third party emission factor databases UK Government conversion factors	<p>The purchase ledger provides spend (£) per supplier. Where Whole Life Carbon Assessment data (kgCO₂e) for major developments, calculated by external consultants, is available, this data is prioritised. GHG emissions for Royal Institute of British Architect (RIBA) stages A0-A5 are divided by the expected total cost (£) of the development to derive a development-specific GHG emissions factor and applied to the spend. For certain fuel-intensive spend categories, actual fuel used is used to estimate emissions from that spend.</p> <p>Other emission factors are prioritised as specified above for Category 1: purchased goods and services.</p> <p>Estimations and assumptions Exclusions apply, as per Category 1: purchased goods and services. Expenditure mapped to capital expenditure is allocated to this category.</p>
Category 3: fuel- and energy-related activities not included in Scope 1 or Scope 2		Transmission and distribution losses from electricity consumed by The Crown Estate and emissions from generation of purchased electricity sold to customers for Electric Vehicle (EV) charging	Data for electricity purchased by customers for EV charging on our assets is provided by a third party organisation that manages EV charging points	UK Government conversion factors	<p>Relevant emission factors from UK Government conversion factors are applied to electricity consumption.</p> <p>Category 3 includes emissions from Activity C (transmission and distribution losses from electricity consumed by The Crown Estate), and Activity D (emissions from generation of purchased electricity sold to customers for EV charging), as defined by the GHG Protocol.</p>

Detailed methodology GHG emissions – Scope 3 continued

Category	Sub-category	Description	Activity data source	Emission factor data source	Calculation methodology
Category 5: waste generated in operations		Emissions from the disposal and treatment of waste generated in assets under our operational control	Waste record loader	UK Government conversion factors	<p>Waste data for portfolios is recorded using the waste record loader. The data is extracted from the platform and emission factors are applied for total waste tonnes per disposal method.</p> <p>Estimations and assumptions At year end, waste data is extrapolated for the last quarter if actual data is unavailable. Where information on the waste treatment method is unavailable, assumptions are used based on the most common waste treatment method for the waste category.</p>
Category 6: business travel		Emissions from business-related travel by employees	Financial database	UK Government conversion factors	<p>Business travel data is provided by The Crown Estate Finance team then categorised by transport type (air, bus/coach, train, etc). Key journey details are used to estimate GHG emissions, eg number of travellers, start location and end location, spend or fuel purchased.</p> <p>Estimations and assumptions For flight expenses, distance travelled is manually calculated using an online platform.</p> <p>Where journey details are missing, spend-based emission factors have been used to estimate emissions based on the expenses claim value by travel type.</p>
Category 7: employee commuting		Emissions from the transportation of employees between their home and workplace	Employee commuting survey	UK Government conversion factors	<p>The survey provides information on: how employees travel to the office, their method of transport, frequency of the journey and the number of miles per transport method. This information is combined with transport-specific emission factors to estimate emissions.</p> <p>Estimations and assumptions Depending on the total survey responses, the output of the survey is uplifted to cover 100% of full-time equivalent.</p> <p>Responses that appear erroneous are excluded from the final results.</p>
Category 10: processing of sold products		Emissions from processing of timber sold at Windsor Great Park	Windsor Forestry team	Timber Development UK emission factors	<p>Tonnes of timber dispatched is combined with emissions factors to estimate emissions.</p> <p>Estimations and assumptions Firewood was excluded as, on average, it accounts for less than 10% of dispatches.</p>

Detailed methodology GHG emissions – Scope 3 continued

Category	Sub-category	Description	Activity data source	Emission factor data source	Calculation methodology
Category 12: end-of-life treatment of sold products		Emissions from the end-of-life treatment of sold timber	Windsor Forestry team	Timber Development UK emission factors	<p>Tonnes of timber dispatched is combined with waste processing and transport life-cycle emissions factors to estimate emissions.</p> <p>Estimations and assumptions Firewood was excluded as, on average, it accounts for less than 10% of dispatches. Emissions from game are excluded as it is deemed immaterial due to the low quantities sold.</p>
Category 13: downstream leased assets	Evidenced tenant energy	Emissions from gas and electricity procured by The Crown Estate and recharged to tenants in our leased assets	Monthly/quarterly tenant recharge	UK Government conversion factors	<p>Managing agents and The Crown Estate track and compile energy recharged to tenants, which is treated as evidenced tenant energy. Tenant energy consumption is calculated predominantly using direct metered data, but apportionment based on floor area or usage benchmarks are used where actual readings are not available.</p> <p>Electricity and gas procured by The Crown Estate and recharged to tenants are excluded from Scope 1 and 2 calculations and reported under Scope 3.</p> <p>Estimations and assumptions Any missing recharged consumption (primarily recharged consumption in the last quarter of the reporting year) is estimated using historic recharged data adjusted for total kWh supplied by the meter and occupancy levels in the current year.</p>
Category 15: investments		<p>Scope 1 and 2 emissions of investee companies not managed by The Crown Estate.</p> <p>Scope 3 emissions are included where material and the data is available</p>	<p>Land use and livestock data from relevant farms</p> <p>Energy used in investee company</p>	<p>UK Government conversion factors</p> <p>Emission factors taken from academic sources and industry sources</p>	<p>See emissions from Farmland (fuel and energy use, crop residue, fertiliser, pesticide, methane and waste management).</p> <p>Emissions data for joint venture real estate assets managed by third parties is provided by the company managing the asset.</p>

Detailed methodology GHG emissions – Scope 3 continued

Breakdown of Category 13: downstream leased assets

Sub-category	Description	Activity data source	Emission factor data source	Calculation methodology
Estimated tenant energy use in buildings	Emissions from the estimated use of electricity and other fuels by tenants in our leased assets	Assets database Number of events held on the Windsor Estate	Internal carbon intensity estimates National Energy Efficiency Data-Framework (NEED) Non-domestic National Energy Efficiency Data Framework (ND-NEED) Building Energy Efficiency Survey (BEES) UK Government conversion factors	Emissions are estimated using The UK Green Building Council Scope 3 estimation for leased assets. Estimations and assumptions Where actual data exists for equivalent sector types (ie we have an internally calculated carbon intensity), the calculated carbon intensities are applied to the floor area. Where no actual data exists for equivalent sector type, an applicable emission factor from industry sources is applied to calculate the required carbon emissions (location-based approach).
Marine offshore wind	Emissions from the operation and maintenance of offshore wind farms Emissions of the lessee corresponding to the manufacturing and construction of offshore wind farms	Data on wind farm size, turbine size and capacity rating Spatial location and associated variables Lifetime energy generation	Ecoinvent emission factor database for materials and fuels used in the construction and ongoing operation of offshore wind farms.	Our internal offshore wind model outputs are combined with offshore wind subcomponent emission factors to produce estimates for the embodied and operational carbon. The methodology followed is aligned to the Carbon Trust's Sustainability Joint Industry Programme (SUS JIP) offshore wind carbon footprinting guidance.
Marine minerals	Emissions from marine gas oil (MGO) consumption from dredging activity	Tonnes of marine aggregate dredged per licence site Distance travelled by vessels and speed of vessels Breakdown of time spent in each phase of the dredging cycle	UK Government conversion factors for MGO	Estimated MGO consumption, based on transit times, vessel speeds, and actual dredging volumes from sector reporting, is multiplied by the MGO emission factor to estimate emissions.

Detailed methodology GHG emissions – Scope 3 continued

Breakdown of Category 13: downstream leased assets continued

Sub-category	Description	Activity data source	Emission factor data source	Calculation methodology
Other marine infrastructure	Emissions from the repair, maintenance, installation, and fuel storage of other marine infrastructure	Total length of each cable type (telecom and power) installed under The Crown Estate's leases Environmental statements from gas storage facility	UK Government conversion factors for MGO	The emission factor from UK Government conversion factors for MGO is applied to estimated consumption. For each type of cable, the material composition and associated carbon are identified from academic sources and extrapolated for the total length of each type of cable installed under The Crown Estate's leases. Emissions for natural gas storage infrastructure are used directly from the data source.
Farmland	Emissions from the production of cereals, fruit and vegetables, and livestock (dairy and non-dairy)	Farmland area and % split of land use by produce and/or livestock type	Department for Environment, Food & Rural Affairs (Defra) Farming statistics UK GHG emissions statistics Office for National Statistics Food and Agriculture Organization UK Government conversion factors	Defra averages are used to estimate production from agricultural lands growing cereals, and fruits and vegetables. UK Government conversion factors are used to calculate emissions. Emissions from dairy and non-dairy livestock farmland are estimated using UK grassland emissions intensity data, from the Office for National Statistics, uplifted with Food and Agriculture Organization data to account for additional commercial farming emissions. This adjusted emissions factor is then applied to respective land areas.
Onshore minerals	Emissions from the extraction of onshore minerals in our leased assets	Quantity of minerals mined, provided by our tenants	British Geological Survey data UK GHG emissions statistics	Emissions intensity data for mining and quarrying is applied to the quantity of minerals extracted annually. This approach includes only the extraction phase, not downstream processing. Due to data limitations, quarrying-specific emissions factor is not used.
Fixed infrastructure	Estimated electricity use by lessees in the Rural portfolio that operate telecoms/radio masts	Streamlined energy reporting from telecoms companies	UK Government conversion factors	Estimated electricity consumption of telecoms and radio masts are combined with the relevant UK Government conversion factors to estimate emissions. Estimations and assumptions Emissions from the repair of telecoms equipment and installation of new telecoms equipment are excluded on the basis of immateriality.
Renewable generation	Estimated operational and maintenance emissions from solar and wind energy generation, on The Crown Estate's leased sites	Energy capacity and renewable energy generated on The Crown Estate's leased assets	External life-cycle emissions factors	Annual emissions are estimated by applying life-cycle emissions factors to generation capacity. Emissions are then discounted based on the proportion attributed to the operations and maintenance phase. Estimations and assumptions Installation timing is estimated for some solar plants. Offshore wind data informs onshore wind calculations.

Energy reporting

Data sources and hierarchy

Energy consumption underpins our energy-related Scope 1 and 2 emissions. These emissions are directly measurable and controllable within our operations, therefore remain an important input to our emissions reporting.

Electricity and gas data are received from a number of sources. Half-hourly data (HHD) or automated meter readings (AMR) are considered the most reliable and are the preferred data source for reporting purposes. If such data is not available or is insufficient, other data sources are used, with a hierarchy applied to our electricity and gas data. Meter data is considered insufficient if it covers less than 25% of the month – in which case the next source in the hierarchy is used. The electricity and gas data is used to calculate Scope 1 emissions, Scope 2 emissions, like-for-like and intensity metrics. The hierarchy ranking is detailed in the table below.

Utility	Rank	Hierarchy ranking	Portfolio
Electricity and gas	1	HHD/AMR	Urban (assets in London)/Windsor
	2	Meter reads	
	3	Invoices	
	4	Perse industry data ¹	
	5	Calculated estimate	
Electricity and gas	1	HHD/AMR	Urban (assets in regional locations)
	2	Invoices	
	3	Meter reads	
	4	Perse industry data ¹	
	5	Calculated estimate	

1. Perse is an industry data provider of energy consumption that uses the same data source and methodology as energy suppliers.

Meter reads and invoices have a different position in the hierarchy for Urban (assets in London)/Windsor compared with Urban (assets in regional locations), reflecting the varying levels of data reliability across the differing asset types within the Urban portfolio. Where a particular data source appears to have incorrect data then the hierarchy may be overridden. In such cases an exception is logged and the reason is recorded. Where sufficient data are not available from meter reads or invoices, then we request data from the Perse industry service.

Absolute energy consumption

Absolute energy consumption includes all energy used in properties where we have operational control and procure the energy (including energy recharged back to tenants), including those acquired or disposed of during the reporting year.

Like-for-like consumption

Like-for-like data excludes properties that were purchased or sold at any point during the two comparative years. Meters where there is incomplete data (either through missing consumption data, or as procured by tenants for part of the year and therefore outside of data collection scope) in either reporting year are also excluded from the analysis.

Energy reporting continued

Other energy-related data

Category	Description	Data source	Data collection
Energy savings	Narrative on energy savings applied during 2025/26.	Spreadsheet template	<p>The Crown Estate collates information on energy improvements within the portfolio completed within the reporting year and where possible, energy savings associated with these improvements.</p> <p>Estimations and assumptions Where energy savings per intervention are not available, energy savings from previous interventions (eg lighting and air conditioning unit upgrades) are estimated using actual reduction in energy use per asset.</p>
Onsite renewable generation	Photovoltaic (PV) sites are located at a number of assets across The Crown Estate's portfolios.	Meter readings	Onsite facilities management teams record meter readings for onsite renewable generation. The meter readings are collated by the managing agents and/or The Crown Estate within a master spreadsheet for the respective portfolios.
Transport fuels	Fuels consumed for transport purposes by The Crown Estate	Windsor fuel database Fuel use report from managing agent	Energy consumption in this category relates to activity data used to estimate Scope 1 Owned and leased vehicles and machinery and Scope 3 Category 6: business Travel emissions.
EV charging consumption	EV charging sites are located at a number of The Crown Estate's assets. EV charging at the Windsor Estate is used for The Crown Estate's own consumption. The related emissions are included in Scope 2 emissions. In our Urban assets, electricity is paid for by customers and included in The Crown Estate's Scope 3 emissions.	Meter readings	Total EV consumption is collected by manual meter readings from the managing agent and reported quarterly in a spreadsheet to The Crown Estate.

Energy and emissions intensity

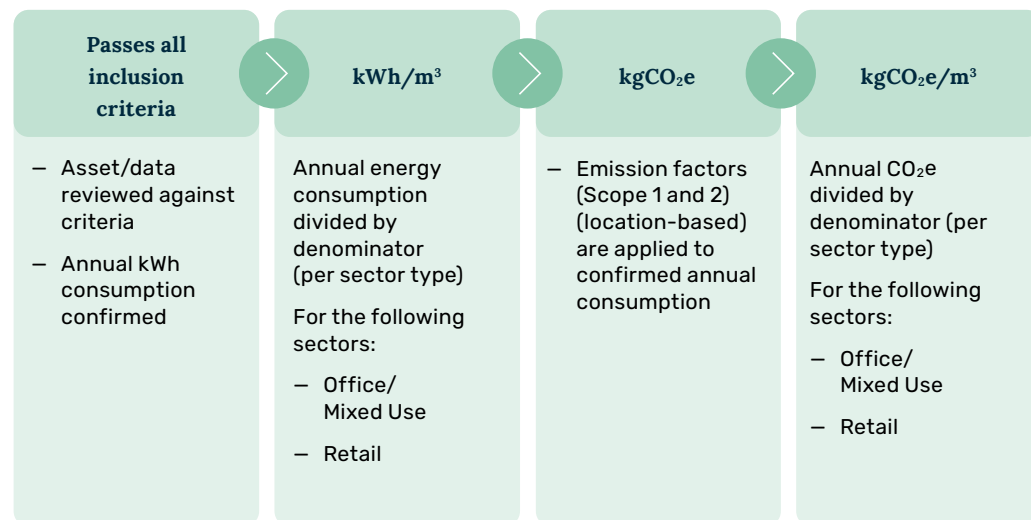
Methodology

Energy data has been normalised against floor area (square metres) and time-based (per annum) denominator to identify an intensity ratio (in kWh for energy, in kgCO₂e for emissions) for two asset classifications based on high-level Better Building Partnership's 2024 Real Estate Environmental Benchmarks (BBP 2024 REEB)¹ categories. Calculations are in line with best practice reporting from BBP.

Gross Internal Area and Exterior Area have been used for Office/Mixed assets and for Retail Parks respectively.

Both energy and emission intensities are subject to independent limited assurance by KPMG.

Data flow of intensity analysis



Criteria for inclusion

Criteria	Inclusion
Owned for 12 months reported.	Include
Complete electricity and gas data set for 12 months reported. All data gaps in the 2025/26 data set have been filled with estimations where possible. Electricity only can be used; limited to cases where other energy utilities (eg gas) are confirmed as not present at the property.	Include
Multiple meters for energy; complete data set for some but not all meters (electricity and gas) for 12 months reported. Data from a meter would be considered incomplete if meter goes outside of The Crown Estate's responsibility.	Exclude
Meter-level set-up and area coverage for electricity and gas are confirmed to represent 'whole building' for offices/mixed use and 'exterior area' for retail parks.	Include
Meter-level set-up and area coverage for electricity and gas are a combination of 'common space', 'shared services' and 'tenant space' and are confirmed to represent the 'whole building' for offices/mixed use.	Include

As a final check, calculated intensities of assets are compared with high/low thresholds by property type, reported by REEB (BBP, 2024 REEB)¹. Where intensities fall outside of the thresholds, they are considered anomalous results and excluded from the final calculations.

1. betterbuildingspartnership.co.uk/our-priorities/measuring-reporting/real-estate-environmental-benchmark

Water and waste reporting

Water

For water reporting, we collect data across our Urban and Windsor Estate assets. Data source and hierarchy for water follows that of energy on page 13.

Category	Description	Data source	Data collection, estimation and calculation methodology
Total water consumption	Total water consumed across Urban and Windsor portfolios	Municipal supplies (AMR, invoices, meter readings, estimations)	Data on water use is received from source providers, spreadsheets from the Energy Bureau's invoice management software, or monthly meter readings. Estimations and assumptions Where at least 28 days of consecutive, actual data is available to use as a baseline from which to estimate, average daily consumption is calculated (ensuring only actual consumption is used, and not previously estimated consumption). This daily consumption is then used to estimate any data gaps. Where 28 days of consecutive data is unavailable to use as a baseline from which to estimate, these meters are excluded from the analysis.
Water abstraction from Windsor	Total water abstracted on the Windsor Estate	Meter readings	Supplied as quarterly or annually (depending on the lake from which water is abstracted) by the Windsor Sustainability team.
Rainwater harvesting	Total water harvested in the Urban portfolio	Meter readings	Meter reads taken annually in the Urban portfolio by The Crown Estate and managing agents.
Construction water	Total water consumed by our construction activities	Database and contractor data	Construction water consumption is recorded for each development.

Waste

For waste reporting, we collect data across our Urban and Windsor Estate portfolios.

Category	Description	Data source	Data collection
Operational waste	Total waste generated and contracted for collection by The Crown Estate at assets across Urban and Windsor portfolios	Contractor data	Contractor data is obtained through online portals, or via emailed spreadsheets/PDFs either directly from the contractor or via the managing agents.
Construction waste	Total waste generated by our construction activities	Database and contractor data	Construction waste generated is recorded for each development and logged in an online portal or provided by contractors.

London

The Crown Estate
1 St James's Market
London
SW1Y 4AH

020 7851 5000

Windsor

The Crown Estate
The Great Park
Windsor
SL4 2HT

01753 860 222

Cardiff

The Crown Estate
Hodge House
114-116 St Mary St
Cardiff
CF10 1DY