

Crest Nicholson Holdings Plc Greenhouse Gas (GHG) Limited Assurance Statement FY2024

1. Boundaries of the reporting company covered by the assurance report and any known exclusions

Crest Nicholson's GHG reporting is completed on an operational control basis. The operational boundary covers emissions arising from Crest Nicholson's direct operations and includes scope 1, 2 and 3 emissions as described below:

- Scope 1 direct emissions include site and premises fuel combustion, and company-owned vehicles and refrigerant gas losses.
- Scope 2 indirect emissions include purchased electricity. To align with the Greenhouse Gas Protocol, scope 2 emissions have been reported using both the location-based method and the market-based method. Location-based emissions are calculated using the UK Government's GHG Conversion Factors for Company Reporting. Market-based emissions are calculated using tariff specific factors, or if this is unknown AIB residual mix emission factors are applied.
- Scope 3 indirect emissions include business travel, employee commuting, waste disposal, water, upstream 'well to tank (WTT)' emissions from vehicle fuels and electricity, downstream transmission & distribution losses from electricity, purchased goods and services, capital goods, use of sold products from regulated and unregulated occupant energy use (over 60 years), fugitive emissions related to refrigerant use in heat pumps, and end-of-life treatment of materials.

The organisational boundary includes head and regional office activities, and site related emissions.

2. Emissions data subject to limited assurance - broken down by Scope 1, Scope 2 and Scope 3 categories with figures given

Total Scope 1, 2 and 3 emissions reported from Crest Nicholson's operations:

Location-based method: **409,450 tonnes CO₂ equivalent (tonnes CO₂e)**

Market-based method: **408,729 tonnes CO₂e**

Total Scope 1 and 2 emissions reported from Crest Nicholson's operations:

Location-based method: **3,105 tonnes CO₂e**

Market-based method: **2,384 tonnes CO₂e**

Breakdown of Scope 1, 2 and 3 emissions reported from Crest Nicholson's operations:

Direct Scope 1 emissions reported, **2,030 tonnes CO₂e** includes:

- Onsite energy combustion (natural gas, Biodiesel HVO, LPG and diesel);
- Company owned vehicles;
- Emissions from refrigerant gases which occurred during the reporting year.

Indirect Scope 2 emissions reported using the location-based method, **1,075 tonnes CO₂e** includes:

- Purchased Electricity.

Indirect Scope 2 emissions reported using the market-based method, **354 tonnes CO₂e** includes:

- Purchased Electricity.

Indirect Scope 3 emissions reported **406,345 tonnes CO₂e** includes:

- Employee commuting;
- Business travel (road including employee-owned vehicles, rail and air);
- Waste;
- Water;
- 'Well to tank' emissions from vehicle fuels, natural gas, electricity;
- Downstream transmission & distribution losses from grid electricity;
- Purchased goods and services;
- Capital goods – construction materials;
- Use of sold products – regulated and unregulated occupant energy use (over 60 years),
- Use of sold products – fugitive emissions from refrigerant use in heat pumps, and
- End-of-life treatment of materials.

This does not include the following Scope 3 categories as these are considered not applicable to Crest Nicholson operations:

- Upstream leased assets
- Processing of sold products
- Downstream leased assets
- Franchises
- Investments

Period covered

The reported emissions cover 12 months from 1st November 2023 to 31st October 2024.

3. Limited assurance

Verco completed a limited assurance exercise to ensure Crest Nicholson has confidence in the final published data in its 2024 report. This consisted of a risk-based review of evidence against

submissions for Scopes 1 & 2 (vertical verification), assessing a minimum of 20% of Scope 1 and 2 data by total emissions, and a high-level review of systems employed to manage data for Scope 1, 2 & 3 (horizontal verification).

The limited assurance data review report outlines the data sources, process, and review undertaken, with key findings including major findings (variance greater than 1% of stated emissions for a reported emission source), and minor findings (variance <1%).

All findings related to raw data input and emissions calculations were flagged and addressed by Crest Nicholson before the issue of the final reported emissions.

The data review report that details the scope, activities carried out and key findings is provided separately to the limited assurance statement.

4. Verification standard used

ISO 14064-3.

5. Assurance opinion

Limited assurance statement

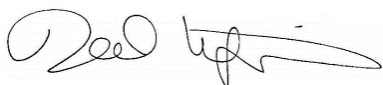
Verco has reviewed Crest Nicholson Holdings Plc's GHG calculations using the World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD) Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard.

Based on its review of Crest Nicholson's GHG emissions inventory for 1st November 2023 to 31st October 2024, Verco has determined that there is no evidence that the GHG assertion is not materially correct. Furthermore, Verco finds no evidence that Crest Nicholson's assertion is not a fair and accurate representation of Crest Nicholson's actual emissions.

Verco finds that the information submitted by Crest Nicholson is consistent with the WRI/WBCSD GHG Protocol's methodology and reporting guidance, and conforms to generally accepted GHG accounting standards.

5. Lead verifier name and relevant accreditations/professional membership

Dave Worthington AMIMechE



Dave Worthington



Managing Director, Verco

DATE: 17 January 2025